

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 16, 2017 Item No. 9
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Freddy's Steak Burgers 55-DR-2016

Location: 7139 East Shea Boulevard

Request: Request approval of the site plan, landscape plan, and building elevations for a new restaurant with approximately 3,150 square feet of building area, outdoor dining, and drive through service, all on a 0.5-acre site.

OWNER

Trojan Development Associates III, LLC
925-906-1960

ARCHITECT/DESIGNER

Archicon
602-222-4266

ENGINEER

RCC Design Group
Julie Rayburn
480-598-0270

APPLICANT CONTACT

Archicon
Michael Oakleaf
602-222-4266

BACKGROUND

Zoning

The 0.5-acre site is within the 6.2-acre Scottsdale Commons Shopping Center and is zoned Highway Commercial District (C-3), which allows a variety of commercial activities located along major streets, including shopping and service needs.

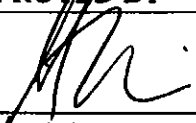
Context

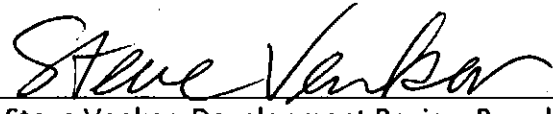
Located near the southwest corner of N. Scottsdale Road and E. Shea Boulevard, within an existing shopping center and surrounded by other commercial developments.

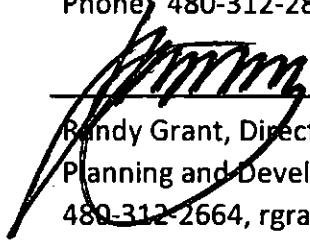
STAFF CONTACT

Meredith Tessier
Senior Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY


Meredith Tessier, Report Author 11/03/2017
Date


Steve Venker, Development Review Board Coordinator 11/6/17
Date
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov


Randy Grant, Director 11/7/17
Date
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

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. Building Perspective
 - 8. Landscape Plans

**Stipulations for the
Development Review Board Application:
Freddy's Steak Burgers
Case Number: 55-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, 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 Archicon, with a city staff date of 09/19/2017.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RCC Design Group, LLC, with a city staff date of 09/19/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by T.J. McQueen & Associates, Inc., with a city staff date of 09/19/2017.
 - d. The Water and Sewer Basis of Design Report submitted by Archicon and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Development Review Board cases for the site were: 205-DR-1984 and 26-DR-2006.

ARCHITECTURAL DESIGN:

Ordinance

- B. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

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

SITE DESIGN:

Ordinance

- C. Revise the northern portion of site plan so that the screen walls at the northwest corner of the site will be extended in order to screen the parking spaces and maneuvering aisles from view along the Shea Boulevard frontage, per Zoning Ordinance Section 10.402.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. All drive-through lanes shall provide a minimum of 120 feet of queuing distance.
6. At time of final plans, the applicant shall revise the site walls to be constructed with 6-or-8-inch-wide concrete masonry blocks, 8-inches-wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest.
7. At time of final plans, the applicant shall provide refuse enclosures in conformance with the City of Scottsdale's Supplements to MAG Standard Details, detail 2146-2.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

8. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING:

Ordinance

- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- G. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. At time of final plans, the applicant shall revise the gooseneck lighting from 'Brite Red' to a flat black or dark bronze finish.
9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
10. 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.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- H. At time of final plans, 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.

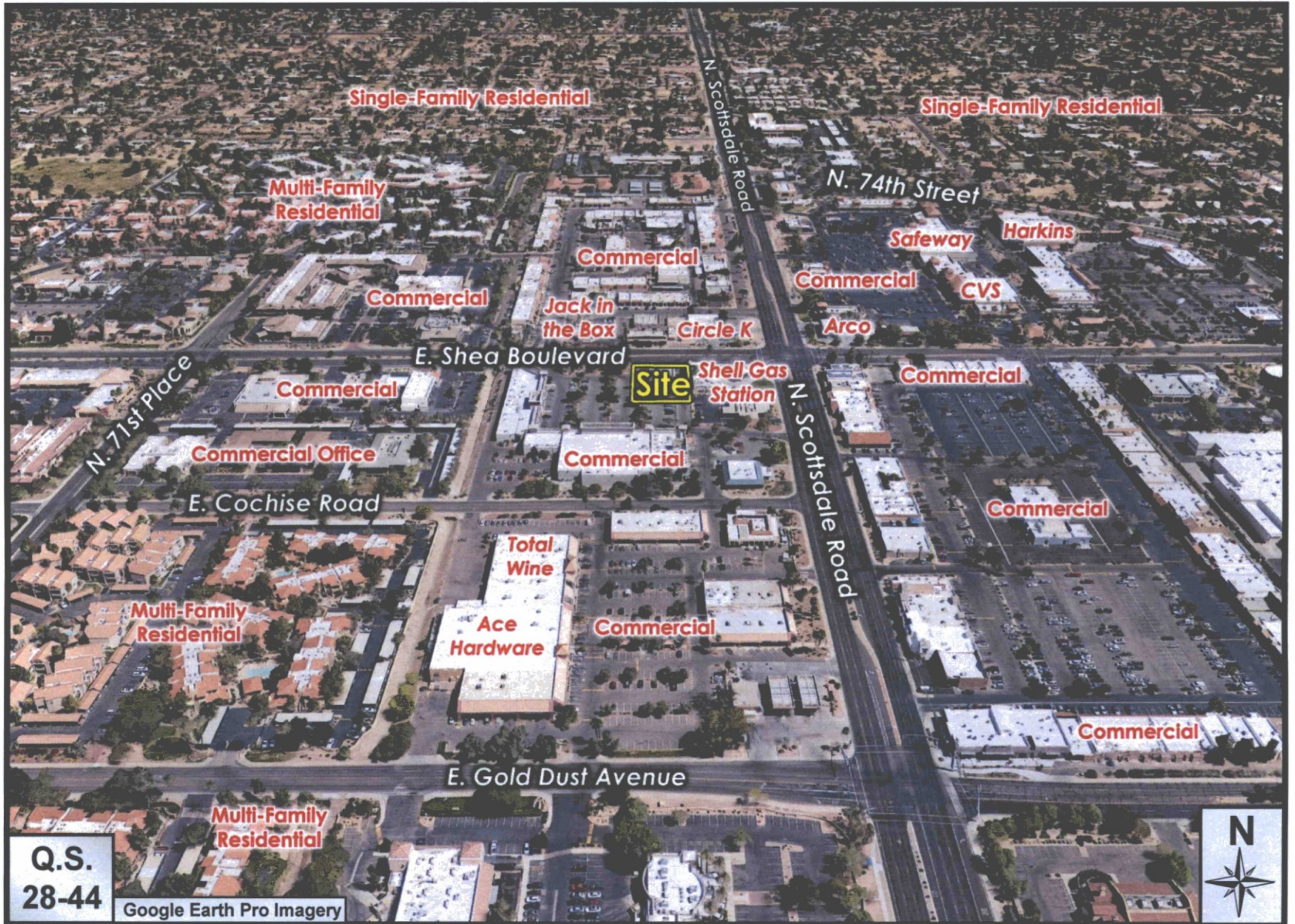
WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

11. 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.
12. Prior to the issuance of a building permit for the site, the owner shall submit plans and receive approval to construct a 6-foot-wide sidewalk connection from the site building to the sidewalk along Shea Boulevard in conformance with the City of Scottsdale DSPM Section 2-1.808.

ADDITIONAL PLANNING ITEMS:

13. All signs require separate review and approval.



Q.S.
28-44

Google Earth Pro Imagery

Freddy's Steak Burgers

55-DR-2016



Q.S.
28-44

Google Earth Pro Imagery

Freddy's Steak Burgers

55-DR-2016



Freddy's Steak Burgers

55-DR-2016



Project Narrative
Development Review Board

Date: August 8, 2017

Subject: Freddy's Frozen Custard and Steakburgers
7139 E. Shea Blvd
Scottsdale, AZ 85253

Dear Development Review Board Member:

Enclosed you will find our Project Narrative for the above-mentioned project for your review. First, I will provide a brief description and scope for our proposed project, followed by the detailed explanations and descriptions for required information to be provided.

Brief Description and scope:

The proposed project consists of demolishing an existing Banking Facility structure and replacing it with a new approximately 3,146 sq. ft. ground-up single story restaurant structure on the SEC of Shea Blvd. and Scottsdale Road. The project will be fronting Shea Blvd in front of the existing Beverages and More business and adjacent to the east most access drive from Shea Blvd.

The project will be a new fast food restaurant with drive thru facilities for Freddy's Frozen Custard and Steakburgers. The outdoor patio that is located along the front of building (north side along Shea Blvd.) is for customers to choose to sit and eat their meals after they have ordered and received said meals at the order counter inside. There will not be any seated orders taken nor alcoholic beverages provided for this establishment.

The existing parking field will be modified to provide parking along the west side of the building and also the drive thru will be placed on the east side of the building with approximately 148'-0" of drive thru stacking which meets City requirements.

The existing landscaped areas along Shea Blvd. will be enhanced as well as new landscaping will be placed around the entire new building.

A new trash enclosure will be provided along the drive access entry on the east side of the building and the existing parking spaces along the south side of the building will be modified to provide the new drive thru and parking drive aisle access for the remainder of the parking lot.

A new 6'-0" wide concrete sidewalk is being installed along the north side of the building (across the exit of the drive thru to access the public sidewalk area along Shea Blvd. as well as a new screen wall will be provided to screen the cars exiting the drive thru from the east side and crossing over the north side of the building to the drive thru exit.

55-DR-2016
09/19/17

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design standards and Policies Manual, master plans, character plan and General Plan.

Response: This proposed project will be eliminating a vacant building that is an eyesore to the existing shopping center. The exterior facade of the existing shopping center was updated a few years back and in doing so some materials and tower elements were enhanced to make the development more attractive and desirable. With the elimination of the existing vacant building and replacing with a new building, we are following the design elements and materials that currently exist on the main development building facades. We will also be providing additional landscape enhancements to provide a better appearance for customers entering the existing shopping center.

2. The architectural character, landscaping and site design of the proposed development shall :

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: By the removal of the vacant banking building and providing our proposed new restaurant building, we are tying in the overall shopping center design and materials into the construction of this new Freddy's restaurant. We have tied the existing public pedestrian access along Shea Boulevard with a new 6'-0" wide sidewalk that accesses the main entry to the Freddy's Steakburger on the west side of the building.

- b. Avoid Excessive variety and monotonous repetition;

Response: We have provided the architecture of the proposed building to have varied decorative piers with different parapet heights; however, we have provided the design to be aesthetically appealing and with the colors and materials that also compliment the rest of the existing shopping center.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: As discussed in the Sensitive Design principles, we have provided design character for the proposed building that will enhance and strengthen the existing shopping center. We have incorporated the design qualities that are present within the existing shopping center. We have included an outdoor patio along Shea Boulevard to bring the public realm of the project and tie it to our design concept. We have taken account special consideration for the pedestrian to visually see appealing new landscape and attractive building design elements, such as the covered drive thru canopy and the shading canopies and awnings that are provided over the window areas.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive lands (ESL) Ordinance, in the ESL Overlay District; and

Response: The ESL district does not apply to this project.

- e. Incorporate unique or characteristic architectural details, in the Historic property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The existing vacant bank building was provided with a drive thru that had direct access to the drive entry aisle from Shea Boulevard, which provided congestion and confusion at this location and for traffic exiting out onto Shea Boulevard. With our proposal, we have removed this access to this drive aisle and redirected the drive thru customers towards the full signal access that is west of this project site. This will now provide customers full access to go either east or west at the traffic light instead of directing them to the right-only exit onto Shea or having to drive back through the entire development to access this full signal access on Shea Boulevard. We have provided a new 6'-0" wide pedestrian sidewalk that connects the public sidewalk along Shea Boulevard to the west main entry for the Freddy's project.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: The overall shopping center has the mechanical units placed up on the roof surface of all buildings. With this proposed project, we have also provided all of the roof units on the roof as can be viewed on the exterior elevation sheets that are provided in this submittal.

5. Within the Downtown Area, building and Site Design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design and Architectural Guidelines;

Response: This project is not in the Downtown District.

- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

Response: This project is not in the Downtown District.

- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

Response: This project is not in the Downtown District.

- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

Response: This project is not in the Downtown District.

- e. Address building mass, height, materials, and intensity transitions between adjacent / abutting Type 1 and Type 2 Areas, and adjacent / abutting Type 2 Areas and existing development outside the Downtown Area.

Response: This project is not in the Downtown District.

6. The location of artwork provided in accordance with the Cultural Improvement program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;

Response: This project is not required to participate in the Cultural Improvement program.

- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

Response: This project is not required to participate in the Cultural Improvement program.

- c. Location near the primary pedestrian or vehicular entrance of a development;

Response: This project is not required to participate in the Cultural Improvement Program.

- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and


Response: This project is not required to participate in the Cultural Improvement program.

- e. Location in conformance to standards for public safety.

Response: This project is not required to participate in the Cultural Improvement program.

This completes our Project Narrative for the Development Review Board. Please don't hesitate to give me a call with any questions and/or comments that you may have regarding this letter.

Sincerely,



Michael Oakleaf – RA, AIA
Project Manager

SHEA BLVD.

SCOTTSDALE ROAD

COCHISE ROAD

APN #: 175-49-001
WINKLER FAMILY TRUST
(SEPARATE PROPERTY)
(NOT A PART OF THIS PROJECT)
ZONING - C-3

SHOPS BUILDING #C
APN#: 175-49-002E
19,826 SQ. FT.
ZONING - C-3

SHOPS BUILDING #B
APN#: 175-49-003E
4,137 SQ. FT.
ZONING - C-3

MAJORS BUILDING #1
APN#: 175-49-003E
28,514 SQ. FT.
ZONING - C-3

SHOPS BUILDING #A
APN#: 175-49-003E
8,294 SQ. FT.
ZONING - C-3

PAD #2
APN#: 175-49-003E
5,360 SQ. FT.
ZONING - C-3

PAD #1
3,143 SQ. FT.
FREDDY'S
APN#: 175-49-003E
ZONING - C-3

APN #: 175-49-002
SMEKELS HOLDINGS, LLC
(SEPARATE PROPERTY)
(NOT A PART OF THIS PROJECT)
ZONING - C-3

APN #: 175-49-004A
REGER FAMILY TRUST
(SEPARATE PROPERTY)
(NOT A PART OF THIS PROJECT)
ZONING - C-3

APN #: 175-49-003B
VALLEY NATIONAL BANK OF PHOENIX
(SEPARATE PROPERTY)
(NOT A PART OF THIS PROJECT)
ZONING - C-3



ARL
Architects
500 E W
PHOENIX
AZ
FAX
WWW.A

FREDDY'S STEAKBURGER
7130 E SHEA BLVD

175-49-003E

Overall Site Plan

Scale: 1" = 30'-0"

North Arrow

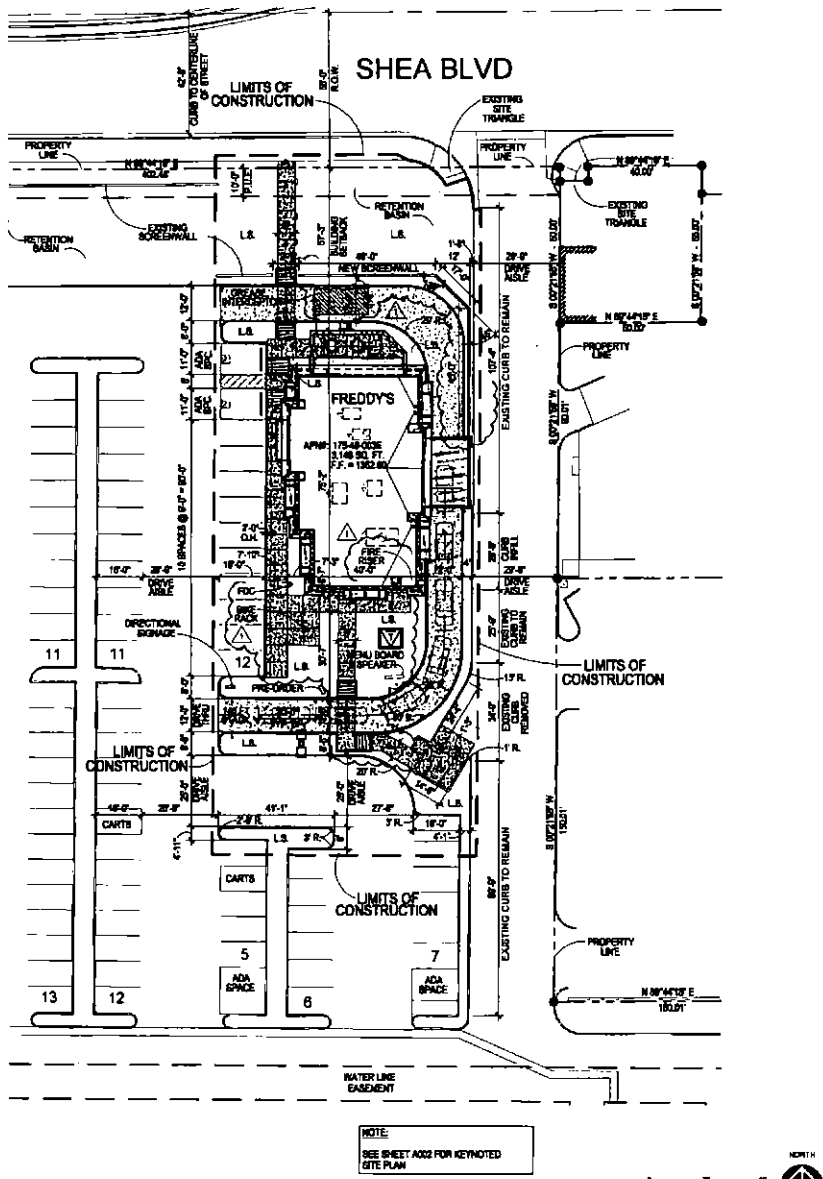
Table with 2 columns: Item, Description. Includes items like 'Overall Site Plan', 'Context Plan', 'Aerial Overlay'.



AC

SCALE: 1" = 30'-0"

19 OVERALL SITE PLAN (CONTEXT PLAN) WITH AERIAL OVERLAY



OWNER'S REPRESENTATIVE:

TROJAN DEVELOPMENT AND ASSOCIATES
43 PANORAMIC WAY
WALNUT CREEK, CA 94598
CONTACT: DAVID NEWMAN
P: 925.937.8818
E: newman@trojan.com

ARCHITECT:
ANDREW ARCHITECTURE
AND INTERIORS, L.C.
2009 E WASHINGTON ST
SUITE 200
PHOENIX, AZ 85034
CONTACT: MICHAEL ORLEAF
P: 602.223.4288
E: michael@andrew.com

CIVIL ENGINEER:
ACD DESIGN GROUP, LLC
4300 E CHANDLER BLVD.
SUITE 205
PHOENIX, AZ 85048
CONTACT: JULE RAYLUM
P: 480.986.0273
E: jrayl@acdgroup.com

LANDSCAPE ARCHITECT:
T.J. MCGUIRE AND ASSOCIATES
405 E CHOLLA ST.
SUITE 101
SCOTTSDALE, AZ 85260
CONTACT: TIM MCGUIRE
P: 480.293.0230
E: tim@tjmcguires.com

TEHANT:

FREDDY'S FRODO CLUSTARD
AND STEAKBURGERS
3475 W. FRYE ROAD
CHANDLER, AZ 85226
ARCHITECTURE WILL ADVISE TO THE EXISTING SIGNING CENTER
FOR MATERIAL AND COLORS FOR EXTERIOR FINISHES.

STRUCTURAL:
SIMPLY STRUCTURAL
1500 W. UNIVERSITY DRIVE
TOLPE, AZ 85081
CONTACT: DAVID SCHOTT
P: 602.443.0203
F: 602.443.0494
E: david@simplystructural.com

MECHANICAL & PLUMBING:
ASE ENGINEERING
4327 N. 18TH STREET, SUITE 200
PHOENIX, AZ 85018
CONTACT: ROGER COX
P: 602.287.0300
F: 602.287.0800
E: roger@aseengineering.com

ELECTRICAL:
ASE ENGINEERING
4327 N. 18TH STREET, SUITE 200
PHOENIX, AZ 85018
CONTACT: ERIC CLAASSEN
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F: 602.287.0800
E: eric@aseengineering.com

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF DEMOLISHING AN EXISTING BANKING STRUCTURE AND REPAIRS IT WITH A NEW 3,148 SQ. FT. SINGLE-TEHANT BUILDING FOR RESTAURANT USE AT SHEA AND SCOTTSDALE RETAIL CENTER. THE NEW PAD BUILDING ARCHITECTURE WILL ADVISE TO THE EXISTING SIGNING CENTER FOR MATERIAL AND COLORS FOR EXTERIOR FINISHES.

ALL ASSOCIATED SITE WORK INCLUDING REVISED PARKING, DRIVE ASLES, DRIVE THRU LANE, LANDSCAPING, SITE UTILITY CONNECTION TO EXISTING SERVICES, ETC. ARE INCLUDED.

SITE DATA:
PROJECT NAME: FREDDY'S STEAKBURGERS
7130 E. SHEA BOULEVARD
SCOTTSDALE, AZ 85263

PROPERTY OWNER: TROJAN DEVELOPMENT ASS II, L.L.C.
43 PANORAMIC WAY
WALNUT CREEK, CA 94598

LEGAL DESCRIPTION: THE NORTHEAST QUARTER OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND BALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 220 FEET OF THE NORTH 300 FEET THEREOF.

ASSASSIN PARCEL #: 175-40-000E
ZONING: HIGHWAY COMMERCIAL DISTRICT (C-3)
SITE AREA (GROSS): 333,254 S.F. (7.66 ACRES)
SITE AREA (NET): 268,772 S.F. (6.17 ACRES)

EXISTING BLDGS ON SITE:
ANCHOR - 28,814 S.F.
SHOP 'N' - 6,284 S.F.
SHOP 'N' - 4,137 S.F.
SHOP 'N' - 19,508 S.F.
PAD #2 - 6,380 S.F.
FREDDY'S - 3,148 S.F.
TOTAL S.F. ON SITE: 68,147 S.F.

BUILDING AREA: (FREDDY'S) - 3,148 S.F.
CANOPY/PARKING AREA: (FREDDY'S) - 4,071 S.F.
PROJECT TOTAL AREA: 420 S.F.

OUTDOOR DINING PATIO: 420 S.F.
NOTE: PATIO IS EXCLUDED FROM PARKING CALCULATIONS SINCE PATIO IS ORIENTED TOWARD A PUBLICLY OWNED WALKWAY OR STREET AND IS LESS THAN 500 SQUARE FEET.

ALLOWABLE FLOOR AREA RATIO: 0.25
PROVIDED FLOOR AREA RATIO: TOTAL FLOOR AREA: 86,467 S.F.
(ALL BUILDINGS ON SITE)
F.A.R. CALCULATION: (68,147 SQ. FT. / 268,772 SQ. FT. = 0.25)

BUILDING COVERAGE: 25.8%
NOTE: OPEN SPACE CALCULATIONS ARE SHOWN ON SHEET ADD. ONLY THE FINAL FIGURES ARE PROVIDED IN THIS SITE DATA AREA.

OPEN SPACE REQUIRED (MIN): 38,778 S.F.
FRONTAGE OPEN SP. (REQUIRED): 11,880 S.F.
FRONTAGE OPEN SP. (PROVIDED): 28,780 S.F.

LANDSCAPE AREA (PROVIDED): 59,243 SQ. FT.
LANDSCAPE COVERAGE (%): 59,243 / 268,772 = 22%
PARKING LOT LANDSCAPE (REQUIRED): 12,246 S.F.
PARKING LOT LANDSCAPE (PROVIDED): 17,448 S.F.

LANDSCAPE ISLAND (REQUIRED): 4,046 S.F.
LANDSCAPE ISLAND (PROVIDED): 4,684 S.F.

OCCUPANCY: A-3
CONSTRUCTION: V-8 W/ A.F.E.S.
ALLOWABLE AREA: 8,000 SQ. FT. (1 STORY)
BUILDING HEIGHT ALLOWED: 36'-0" (MAXIMUM)
BUILDING HEIGHT PROVIDED: 22'-4" (TOP OF PARAPET)
28'-0" (TOP OF DECORATIVE TOWER)

CLEAR HEIGHT (INSIDE): 13'-4"
STRUCTURAL DEPTH: TRUSSES
ROOF SLOPE: 7 PER FOOT
SCREENING HEIGHT: 8'-0" W/ HIGH (MAXIMUM)

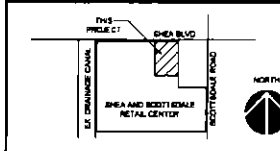
PROJECT TEAM

- SEE SHEET ADD FOR OVERALL SITE PLAN (CONTEXT PLAN) WITH AERIAL OVERLAY.
- SEE SHEET ADD FOR KEYNOTED SITE PLAN.
- SEE SHEET ADDS FOR ENLARGED HARDSCAPE AROUND BUILDING PLAN.
- SEE SHEET ADDS FOR OPEN SPACE PLAN.
- SEE SHEET ADDS AND ADDS FOR SITE PLAN DETAILS.
- SEE SHEET #P1 FOR NATIVE PLANT INVENTORY PLAN.
- SEE SHEET #110 FOR OVERALL FLOOR PLAN.
- SEE SHEET ADD FOR OVERALL ROOF PLAN.
- SEE SHEETS #M0 AND #M1 FOR EXTERIOR ELEVATIONS WITH MATERIAL AND COLOR FINISHES.
- SEE SHEET #M1.6 FOR PHOTO-METRIC SITE PLAN AND EXTERIOR LIGHTING SCHEDULE.
- SEE SHEET #M1.8 FOR MANUFACTURER LIGHTING CUTSHEETS.
- SEE SHEET #L0 FOR LANDSCAPE PLAN.
- SEE SHEET #1.0 FOR PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN.

GENERAL NOTES

- PROPERTY LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- EXISTING 8" WIDE CURBS TO REMAIN
- NEW 8" WIDE CURBS - SEE CIVIL FOR ADDITIONAL INFORMATION
- EXISTING PARKING BARRIER WALL TO REMAIN
- NEW PARKING SCREEN WALL
- BROWN FINISHED CONCRETE SIDEWALK MATERIAL, FINISH
- 4" WIDE PAINT STRIPING AT PARKING SPACES AND CROSSWAIRS
- ACCESSIBLE ROUTE / PATH OF TRAVEL

LEGEND



REQUIRED PARKING CALCULATIONS:

MIXED USE COMMERCIAL CENTERS (OVERALL CENTER)			
US ELEC:	SHEA 101	3,950 S.F. / 300	13 SPACES
ROBATE:	SHEA 108	1,200 S.F. / 300	4 SPACES
POWERSOL:	SCOTTSDALE 107	2,700 S.F. / 300	10 SPACES
JERSEY NUMBER:	SCOTTSDALE 104	1,267 S.F. / 300	5 SPACES
MANAWATER:	SCOTTSDALE 103	1,584 S.F. / 300	7 SPACES
FREDDY'S:	SHEA PAD #1	3,148 S.F. / 300	11 SPACES
RESTAURANT TOTAL: 14,625 S.F. - 53 SPACES			

RETAIL:			
DIAMOND EX.	SHEA 104	876 S.F. / 300	4 SPACES
MAIL & COPY:	SHEA 109	1,200 S.F. / 300	5 SPACES
THE JEWEL:	SHEA 113	1,025 S.F. / 300	4 SPACES
CHOICE PETE:	SHEA 113	5,100 S.F. / 300	16 SPACES
AVIS:	7125-101	800 S.F. / 300	3 SPACES
VACANT:	7125-102	800 S.F. / 300	3 SPACES
H & R BLDG:	7125-105	2,100 S.F. / 300	8 SPACES
VACANT:	7127	14,413 S.F. / 300	48 SPACES
REV & MORE:	7129	14,302 S.F. / 300	48 SPACES
MATRESS FIRM:		5,500 S.F. / 300	17 SPACES
RETAIL TOTAL: 48,574 S.F. - 158 SPACES			

PERSONAL CARE:			
ARON'S BARBER:	SHEA 105	875 S.F. / 300	4 SPACES
TOP NAILS:	SHEA 107	875 S.F. / 300	4 SPACES
PAUL BEACH TANN.	SHEA 111	2,360 S.F. / 300	7 SPACES
PERSONAL CARE TOTAL: 4,020 S.F. - 15 SPACES			

OFFICE:			
JUDY'S PHARM:	SHEA 106	875 S.F. / 300	4 SPACES
COOCHIE VET.:	SCOTTSDALE 101	1,600 S.F. / 300	5 SPACES
OFFICE TOTAL: 2,475 S.F. - 9 SPACES			

DRY CLEANERS:			
SANDY'S MAGIC CLEANERS:	SHEA 110	1,200 S.F. / 300	5 SPACES
DRY CLEANERS TOTAL: 1,200 S.F. - 5 SPACES			

TOTAL OF EXISTING BLDGS. & PARKING:			
S.F. TOTAL:		68,009 S.F.	PARKING REQUIRED: 228 SPACES
NOTE:		STALL REDUCTION ALLOWANCE VARIANCE:	-70 SPACES
		OVERALL PARKING REQUIRED:	158 SPACES

PROVIDED OVERALL PARKING SPACES:			
ACCESSIBLE PARKING SPACES REQUIRED: 4% OF 228 = 10 SPACES			
ACCESSIBLE PARKING SPACES PROVIDED: 13 SPACES			
BICYCLE SPACES REQUIRED: 1 PER 11 CAR SPACES = 25 BICYCLE SPACES			
BICYCLE SPACES PROVIDED: 25 BICYCLE SPACES (4 PROVIDED AT FREDDY'S)			

REQUIRED DRIVE THRU STACKING:			
6 VEHICLES (140 MIN)			
PROVIDED DRIVE THRU STACKING: 7 VEHICLES (27'-0" PER CAR) (148'-0" PROVIDED)			

SITE DATA - CONT.

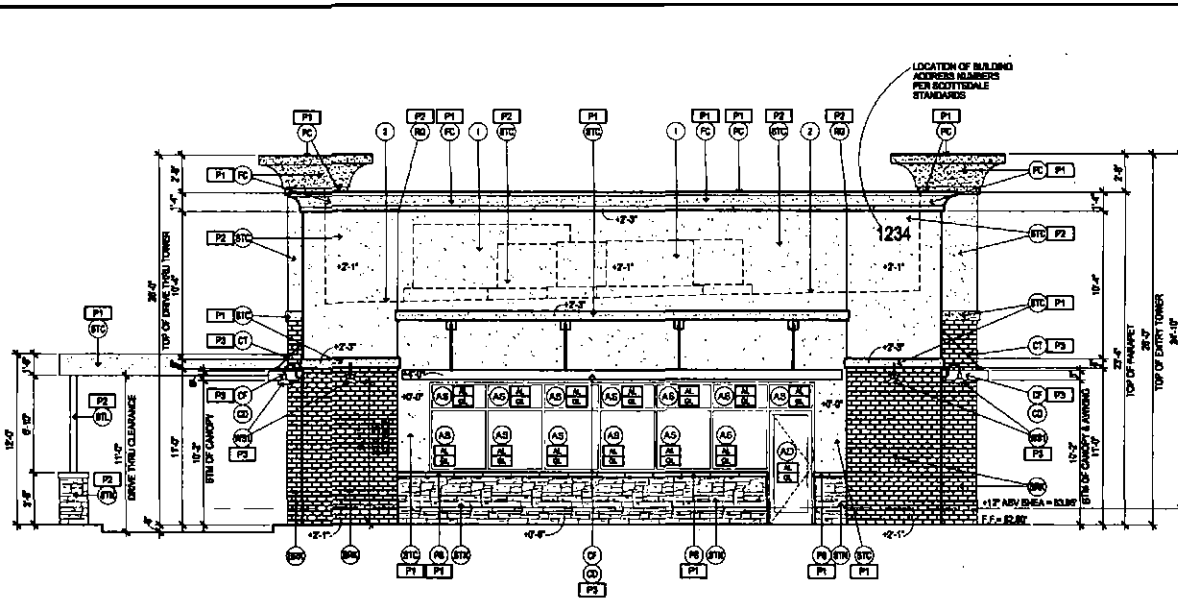
RELEVANT CASES:	
30-BA-78 -	PARKING STALL REDUCTION ALLOWANCE VARIANCE
28-DR-2006	
55-DR-2016	

(19) DIMENSIONED SITE PLAN

(22) VICINITY MAP

(23) SITE DATA

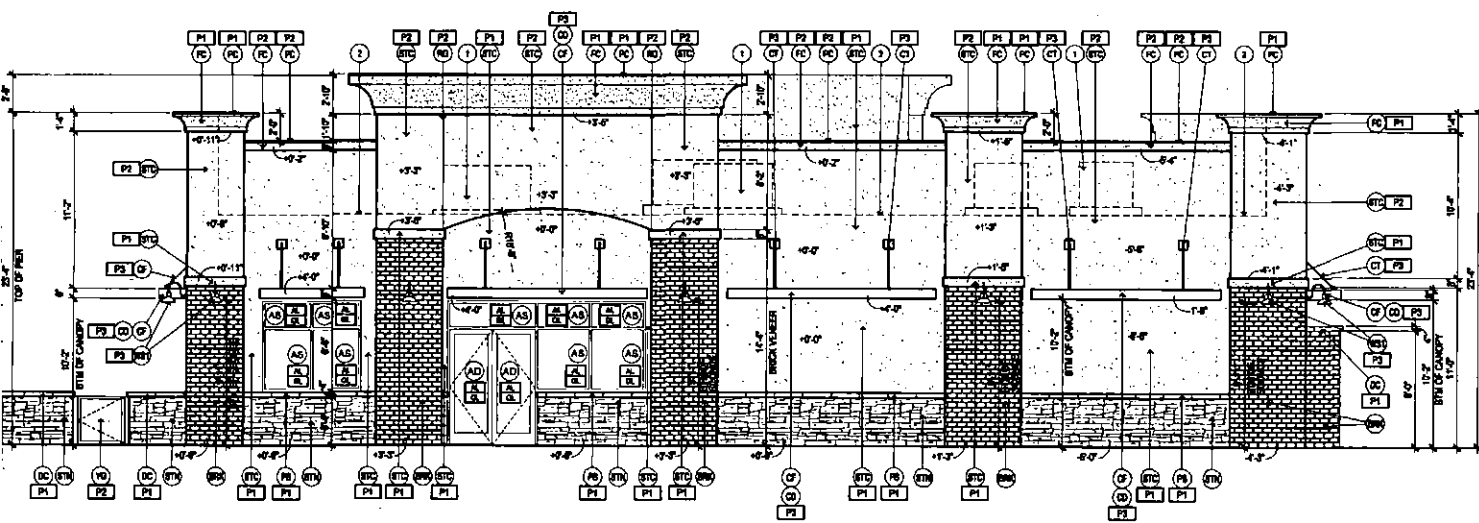
(24) CITY INFORMATION



7 NORTH ELEVATION

SCALE 1/4" = 1'-0"

(1) BLDG HEIGHT CALCULATION



9 WEST ELEVATION

SCALE 1/4" = 1'-0"

1. SEE STRUCTURAL DRAWINGS FOR ALL DETAILS FOR BLOCKING, CONNECTIONS, ETC.
2. SEE STRUCTURAL DRAWINGS FOR CONTRACT JOINT LOCATIONS.
3. PRIOR TO ORDERING, GENERAL CONTRACTOR TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER.
4. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ON-SITE IN SIZES OF NOW LESS THAN 12" x 12".
5. ALL SEALANTS TO MATCH ADJACENT MATERIALS. COLOR - NO WHITE OR OFF-WHITE COLORS TO BE USED.
6. PROVIDE TWO COATS OF SEALER ON ALL EXPOSED PRECAST CONCRETE, UNPAINTED CONCRETE, AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PRODUCT.

(5A) GENERAL NOTES

1. LINE OF MECHANICAL EQUIPMENT BEYOND.
2. LINE OF ROOF BEYOND.

(5B) MISC. KEYNOTES

FINISHED FLOOR ELEVATION: 1382.07
 AVERAGE TOP OF CURB ALONG SHEA BLVD: 1382.88
 +12.00'
 1383.07'

WALL AND ROOF FINISHES:

- STN - STONE VENEER BASE
 MANUFACTURER: DORNDUFG STONE PRODUCTS
 LEDE WEATHERED EDGE
 COLOR: CHABLIS
- BWK - BRICK VENEER
 MANUFACTURER: PINE HALL BRICK
 SERIES: OVERSEAS TUMBLER
 COLOR: CASA GRANDE
- ETC - WESTERN ONE-KOTE STUCCO SYSTEM OVER RIBB INSULATION OVER WEATHER BARRIER OVER WOOD FRAMED WALLS WITH "BAND" TEXTURED FINISH - PAINTED.
- PC - BENT METAL PARAPET CAP - SEE WALL SECTIONS.
 PRECAST # HIGH CONCRETE BELL / CAP - PAINTED. (SEE WALL SECTIONS FOR ADDITIONAL INFORMATION).
- DC - PRECAST # HIGH CONCRETE (DOUBLE SLOPED) CAP - PAINTED (SEE WALL SECTIONS FOR ADD. INFO.).
- FC - WESTERN ONE-KOTE STUCCO SYSTEM OVER RIBB INSULATION CORRIOR OVER WEATHER BARRIER OVER WOOD FRAMED PARAPET WALLS WITH "BAND" TEXTURED FINISH - PAINTED.
- RG - # WIDE REGLET (VERTICAL AND HORIZONTAL) - PAINTED TO MATCH THE ADJACENT WALL COLOR.
- STL - STEEL TUBE COLUMN - SEE STRUCTURAL - PAINTED.

CANOPY FINISHES:

- CF - #33 FIN# STEEL TUBE - PAINTED (SEE WALL SECTIONS FOR ADDITIONAL INFORMATION).
- CD - STEEL CANOPY DECK - 3/4" STEEL ANGLES WELDED TO TOP OF STEEL TUBE PERIMETER STRUCTURE - PAINTED (SEE WALL SECTIONS FOR ADD. INFO.).
- CT - CANOPY THE RIBB - PAINTED (SEE WALL SECTIONS FOR ADDITIONAL INFORMATION).

DOORS, WINDOWS AND LIGHTING:

- AS - ALUMINUM STOREFRONT SYSTEM - WINDOW - DARK BRONZE ANODIZED.
- AD - ALUMINUM STOREFRONT SYSTEM - DOOR - DARK BRONZE ANODIZED.
- HM - HOLLOW METAL DOOR AND FRAME - PAINTED.
- WS1 - WALL MOUNTED "GOODIES" LED LIGHT FIXTURE - PAINTED - MOUNTED AT HEIGHT AS LABELED ON ELEVATION.
- WS2 - WALL MOUNTED SECURITY LIGHT - MOUNTED AT HEIGHT LABELED ON ELEVATION.
- YO - OUTSIDE YARD GATE - 2" x 2" ANGLE FRAME WITH PERFORATED METAL INSERT - PAINTED - SEE SHEET A500 FOR ADDITIONAL INFORMATION.

(12) EXTERIOR MATERIALS

MATERIAL	MATERIAL	FRAME	COLOR/FINISH
AL	STOREFRONT	ALUMINUM	DARK BRONZE ANOD.
GL	EXT. GLAZING		1" INSULATED - CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION:

GLAZING: 1" INSULATED GLAZING SYSTEM
 U-FACTOR WINTER DAYTIME: 0.25
 SOLAR HEAT GAIN COEFFICIENT: 0.25

PRODUCT DESCRIPTION: OUTDOORS: 1" PPG SOLARBAN BENT SOLARGREY
 INDOORS: 1" AIRSPACE
 DISCARD: 1" PPG CLEAR ANEALD

NOTE: SEE WINDOW ELEVATIONS ON SHEET A500 FOR LOCATIONS OF TYPED GLAZING.

(18) GLAZING KEY

COLOR KEY:	COLOR NAME	MANUFACTURER / COLOR NUMBER
P1	GREYING	OLYN EDWARDS DEC 779
P2	COCCA	OLYN EDWARDS DEC 786
P3	BRITE RED	ATAS

- SEALANTS: MATCH ADJACENT WALL COLOR
 BELLARDS: SAFETY YELLOW
 LIGHT POLES: MATCH EXISTING SHOPPING CENTER
 S.E.R.: MATCH EXISTING WALL COLOR
 TRANSFORMER: MATCH EXISTING SHOPPING CENTER
 SITE SCREENWALLS: MATCH EXISTING SHOPPING CENTER

(24) COLOR SCHEDULE



ARC
 Architects
 408 S WASH
 SUITE 100
 PHOENIX, AZ
 85018
 602.251.1111

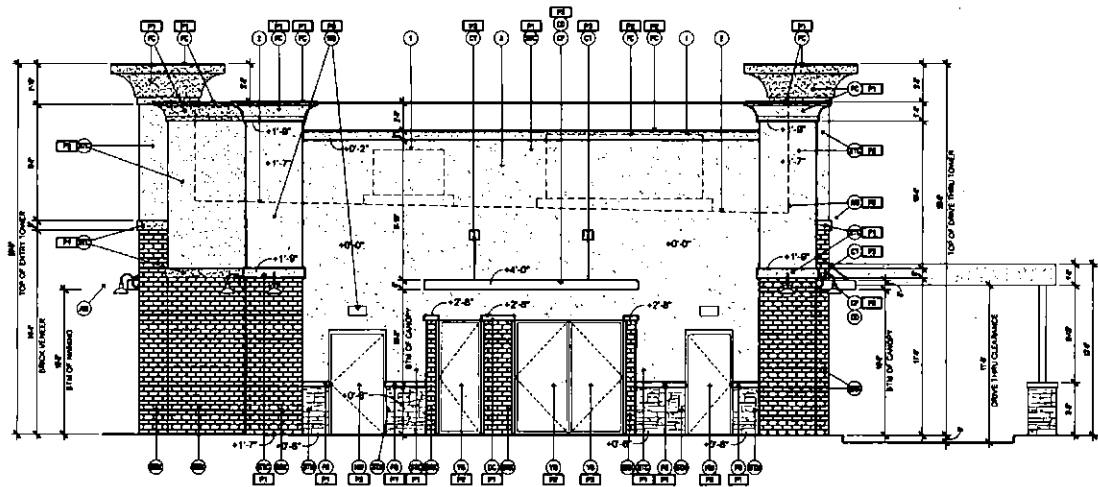
FREDDY'S STEAKBURGER
 7139 E SHEA BLVD



SEE SHEET A500 FOR EXTERIOR WALL ELEVATIONS NORTH AND V.



A3



7 SOUTH ELEVATION

- SEE STRUCTURAL DRAWINGS FOR ALL DETAILS FOR BLOCKING, CONNECTION, ETC.
- SEE STRUCTURAL DRAWINGS FOR CONCRETE JOINT LOCATIONS.
- REFER TO GENERAL NOTES CONTRACTOR TO PROVIDE SCHEDULE SAMPLES OF ALL FINISHES, COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER.
- ALL SCHEDULE SAMPLES TO BE PROVIDED BY ONE TIME, DUE IN PERIOD OF 45 DAYS FROM DATE OF 10'.

(5A) GENERAL NOTES

- LINE OF MECHANICAL EQUIPMENT TO BE INDICATED BY DASHED LINE.
- LINE OF ROOF FINISH TO BE INDICATED BY DASHED LINE.
- FINISHES TO BE INDICATED BY LETTERS A THROUGH R.

(5B) MISC. KEYNOTES

WALL AND ROOF FINISHES:

01	EXTERIOR WALL	CONCRETE BLOCK FINISHED WITH BRICK
02	INTERIOR WALL	CONCRETE BLOCK FINISHED WITH BRICK
03	ROOF FINISH	ASPH/FLT
04	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
05	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
06	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
07	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
08	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
09	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
10	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
11	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK
12	ROOF FINISH	CONCRETE BLOCK FINISHED WITH BRICK

CANOPY AND FABRIC AWNING FINISHES:

13	AWNING	ALUMINUM FINISH WITH BRASS
14	AWNING	ALUMINUM FINISH WITH BRASS
15	AWNING	ALUMINUM FINISH WITH BRASS
16	AWNING	ALUMINUM FINISH WITH BRASS
17	AWNING	ALUMINUM FINISH WITH BRASS
18	AWNING	ALUMINUM FINISH WITH BRASS
19	AWNING	ALUMINUM FINISH WITH BRASS
20	AWNING	ALUMINUM FINISH WITH BRASS

DOORS AND WINDOWS AND LIGHTING:

21	DOOR	ALUMINUM FINISH WITH BRASS
22	DOOR	ALUMINUM FINISH WITH BRASS
23	DOOR	ALUMINUM FINISH WITH BRASS
24	DOOR	ALUMINUM FINISH WITH BRASS
25	DOOR	ALUMINUM FINISH WITH BRASS
26	DOOR	ALUMINUM FINISH WITH BRASS
27	DOOR	ALUMINUM FINISH WITH BRASS
28	DOOR	ALUMINUM FINISH WITH BRASS
29	DOOR	ALUMINUM FINISH WITH BRASS
30	DOOR	ALUMINUM FINISH WITH BRASS

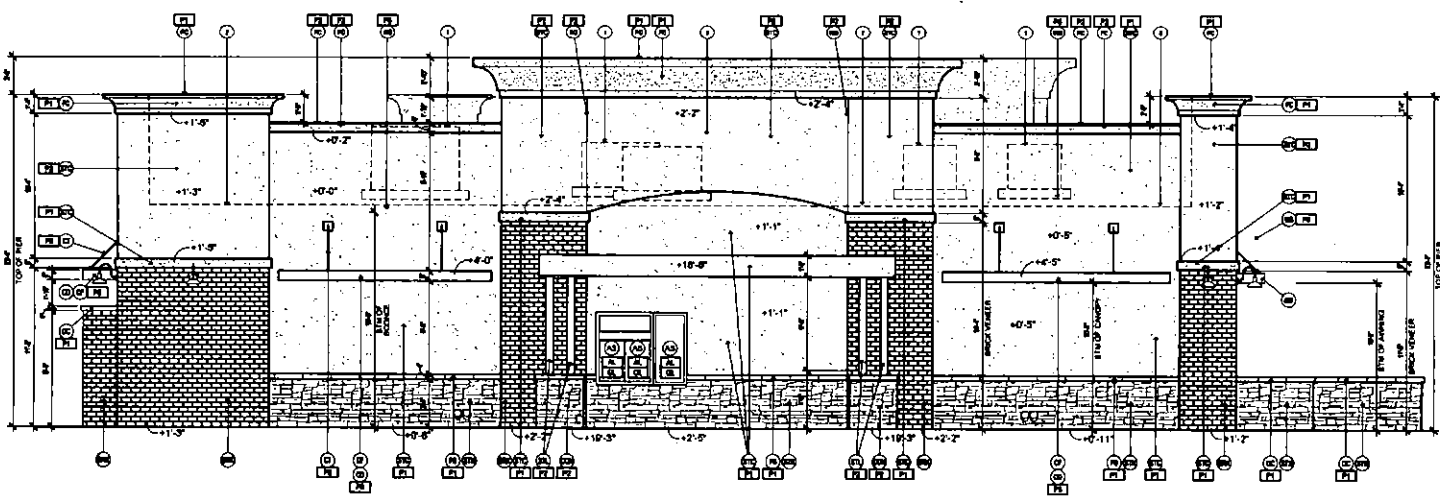
SCALE 1/4" = 1'-0"

(12) EXTERIOR MATERIALS

MATERIAL KEY	MATERIAL	FRAME	COLOR/FINISH
A1	SPONGE	ALUMINUM	BRASS BRUSHED
A2	EXTERIOR GLASS		FINELACED-CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION:
 GLAZING: 1" INSULATED GLAZING SYSTEM
 GLAZING SYSTEM TYPE: IGS
 GLAZING SYSTEM MANUFACTURER: IGS
 PRODUCT DESCRIPTION: IGS
 INSULATION: IGS
 GLAZING TOP: IGS
 GLAZING BOTTOM: IGS
 GLAZING SIDE: IGS
 GLAZING EDGE: IGS

NOTE: SEE WINDOW SCHEDULE FOR DETAILED INFORMATION FOR TYPICAL GLAZING.



9 EAST ELEVATION

SCALE 1/4" = 1'-0"

(18) GLAZING KEY

GLAZING KEY	COLOR	GLAZING SYSTEM	COLOR NUMBER
P1	CLERK	CLERK	CLERK
P2	CLERK	CLERK	CLERK
P3	CLERK	CLERK	CLERK

- REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION FOR TYPICAL GLAZING.
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- REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION FOR TYPICAL GLAZING.
- REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION FOR TYPICAL GLAZING.

(24) COLOR SCHEDULE



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FREDDY'S STEAKBURGER
7139 E SHEA BLVD

SHEET 12
EXTERIOR WALL
ELEVATION
SOUTH AND EAST

A3



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EDDY'S - SCOTTSDALE

SCOTTSDALE, AZ

PERSPECTIVE VIEW

ISSUED: 10.23.17



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