

LV's RESTAURANT & LOUNGE

7323 E. Shoeman Lane, Scottsdale, Arizona 85251

Application Narrative for Development Review (Major)



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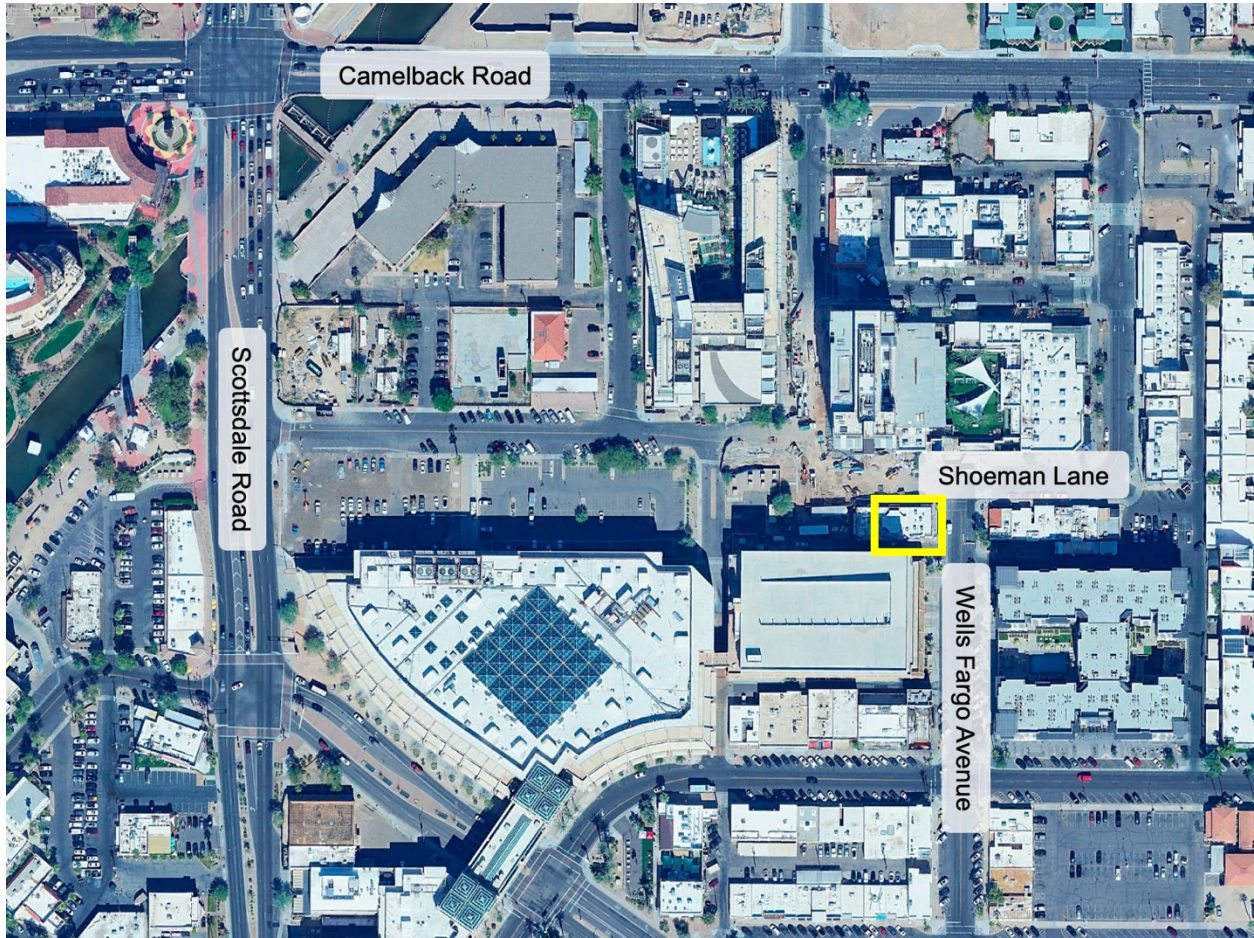
Applicant:

GIBRO LLC

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PROJECT OVERVIEW

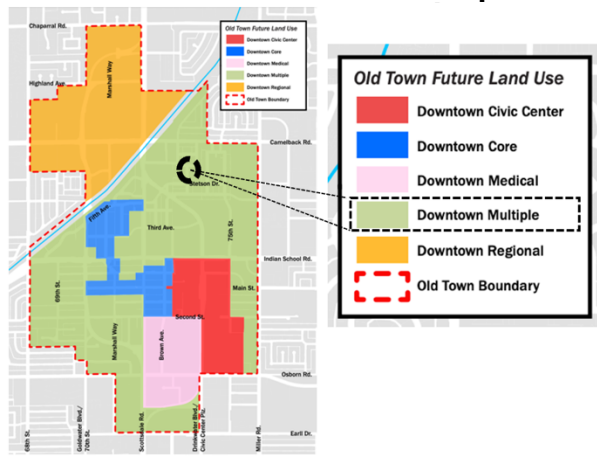
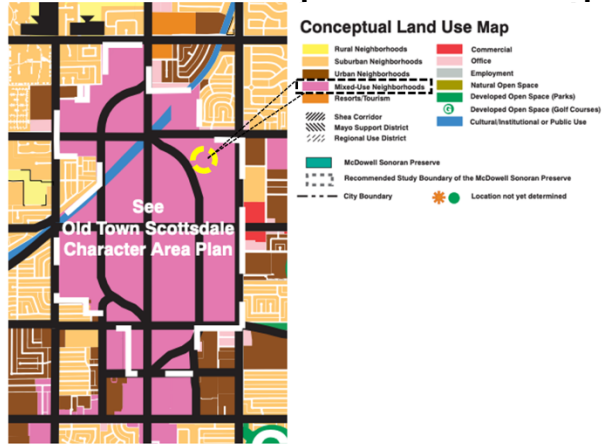
GIBRO LLC is the current owner of the property located at 7323 E. Shoeman Lane in Old Town Scottsdale. The property is approximately 0.13 acres at the intersection of Shoeman Lane and Wells Fargo Avenue as depicted below:



The property owner is proposing to perform exterior improvements to the existing worn and unattractive building to accommodate a new restaurant in this part of the Entertainment District undergoing a revitalization. Part of the proposed improvements include the addition of a second story patio area that has an open slatted roof and floor-to-ceiling windows that can be opened (weather permitting). To accomplish the proposed redevelopment, the property owner seeks approval of this Development Review submittal.

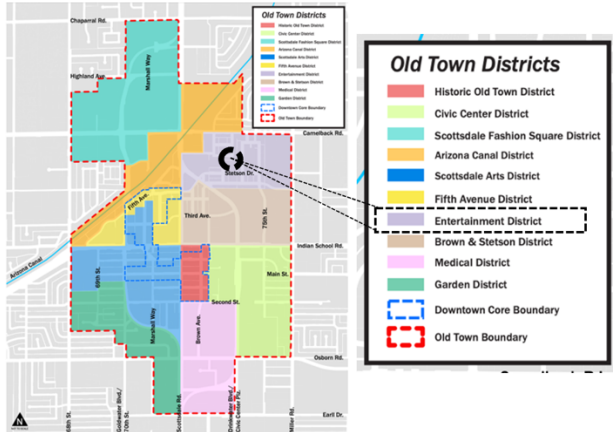
The site is zoned C-2/P-3 within the Downtown Overlay. The subject site is located within is located within the Mixed-Use Neighborhoods/Old Town Scottsdale Character Area Plan of the General Plan and within the Downtown Multiple Future Land Use as shown below:

General Plan Conceptual Land Use Map Old Town Future Land Use Map

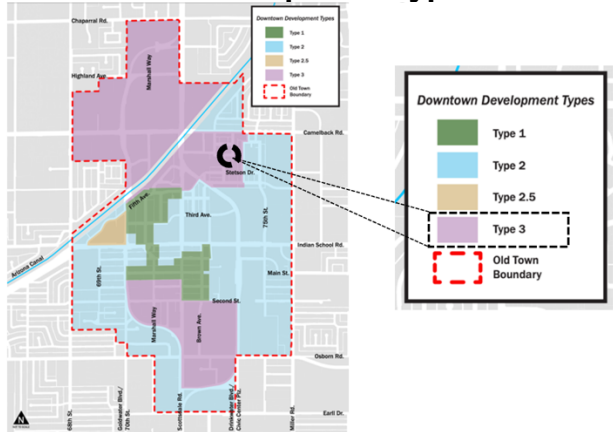


The subject site is within the Entertainment District of the Old Town Scottsdale Character Area Plan and is designated as a Downtown Development Type 3 as shown below:

Old Town Districts



Downtown Development Types



Because the site is located within the Old Town Character Area Plan, its design is guided by the standards set forth in the Old Town Scottsdale Urban Design and Architecture Guidelines (current as of August 2024). A number of other design guidelines apply to the site, including the Sensitive Design Guidelines, Restaurant Design Guidelines, Lighting Guidelines and Shading Guidelines and are discussed below.

The Design Standards and Policy Manual also applies, although generally these items are civil standards which are addressed during the construction document phase. The design team is experienced in Old Town and will comply with all relevant DSPM requirements, which will be demonstrated when construction documents are submitted.

DESIGN GUIDELINES

Old Town Scottsdale Urban Design & Architectural Guidelines

Human Connectivity

1. Create an interconnected, walkable downtown.

1.1. Maintain the Old Town pedestrian grid pattern found within the context of each Old Town district.

LV's is located along an existing pedestrian grid pattern along both Shoeman Lane and Wells Fargo Avenue and will maintain this configuration.

1.5. Coordinate the design of pedestrian, auto, parking and service areas to minimize pedestrian interruption and pedestrian-vehicular conflicts.

Vehicular access is limited to a singular driveway off of Wells Fargo Avenue, which minimizes pedestrian interruption and pedestrian-vehicular conflicts.

The exhibit below demonstrates how the proposed LV's tenant improvements meet the intent of the elements in Figure 1:



2. Maintain a consistent street edge and continuity of street-spaces.

2.6. Locate outdoor dining where it will not impede public right-of-way, pedestrian clear widths, landscape areas, and other locations needed for safety and mobility.

Outdoor dining is located in two separate and distinct areas on the site – a small patio along Wells Fargo Avenue at the ground level and a larger enclosed patio on the rooftop. The ground floor dining area is existing and located in a way that does not impact the pedestrian environment nor interfere with safety or mobility.

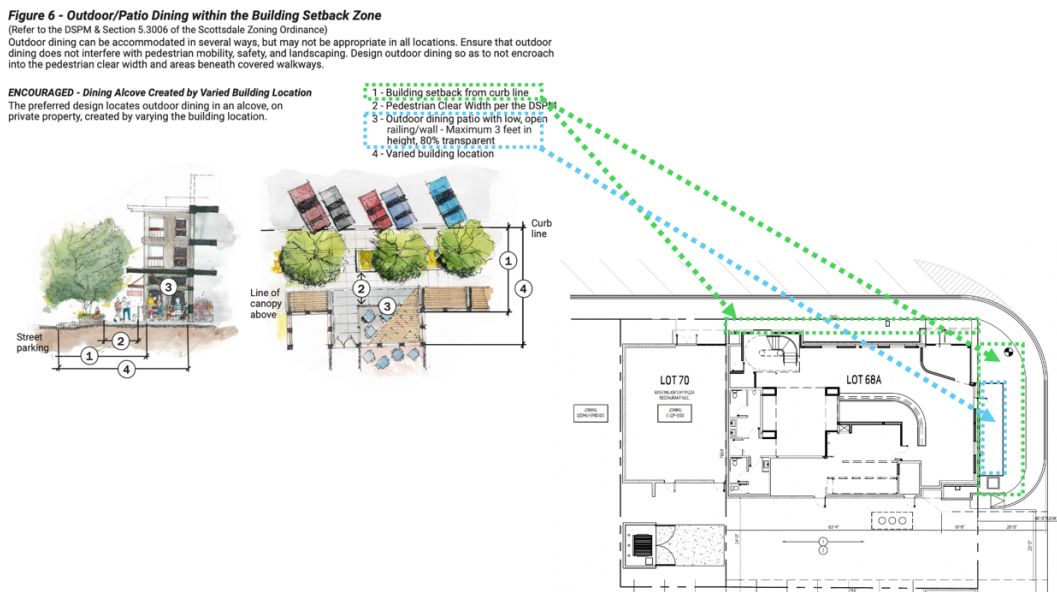
2.7. Design outdoor dining improvements to maintain the openness of the adjacent street or open space by utilizing permanent fencing that is low and predominantly transparent. Specifically, these low walls/fences are to be a maximum of 3 feet in height and be 80% transparent.

An existing outdoor patio will be incorporated into the tenant improvement project proposed for LV's Restaurant and Lounge. The railing is required to be 42" per the building code, but the transparency exceeds 80% which maintains the openness of the area.

2.8. Accommodate table seating, lighting, menu signs, host stations, patron queuing, and other features associated with outdoor dining and entertainment venues, on private land.

The proposed tenant improvements include an interior waiting area and host stand to keep patrons who may be waiting for a table on the interior of the site and on private property. The majority of the outdoor dining is located on the roof of the building; however, an existing outdoor patio permitted under a license agreement with the City is located adjacent to the building but on City-owned land.

The exhibit below depicts the ways in which the proposed development meets the intent of the encouraged outdoor dining within setbacks in Figure 6:



4. Connect Old Town open spaces to the surrounding context.

4.4. Distinguish between public and private spaces. Design public spaces to be transparent and welcoming, and design private spaces to have a larger sense of privacy. Provide a clearly defined transition between public and private space.

LV's Restaurant and Lounge features private open space at the ground floor and on the rooftop where outdoor dining occurs. The ground floor outdoor dining area is separated from the public space on the adjacent sidewalk through the use of fencing around the dining area. The fencing is at a low height and mainly transparent, allowing the public and private spaces to interface with each other while maintaining separation.

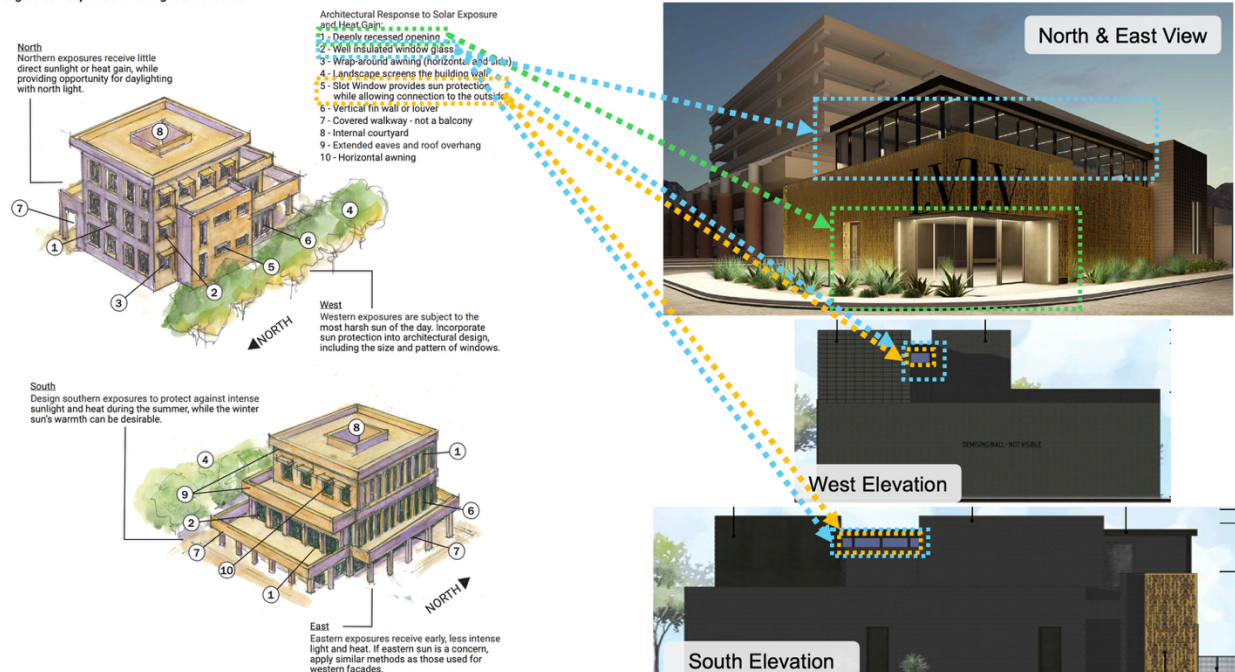
5. Manage access and exposure to sunlight; provide shade.

5.2. Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.

The buildings have been designed to limit solar exposure through orientation and design. Windows at the rooftop outdoor dining area are oriented north and east to limit solar exposure during the hottest times of the day. The use of windows is minimized on the western and southern elevations and are limited in size to minimize solar gain.

The exhibit below depicts the various ways in which LV's mitigates solar gain through the principles shown in Figure 10:

Figure 10 - Exposure to Sunlight & Heat Gain



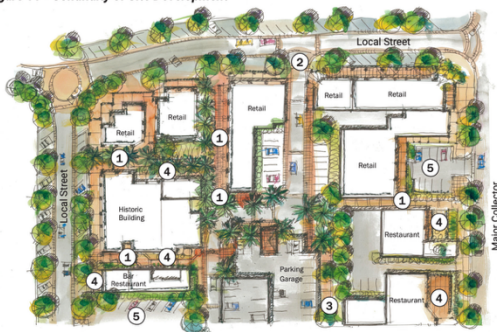
7. Ensure continuity of site development.

7.1. Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.

The existing building is located at the intersection of Shoeman Lane and Wells Fargo Avenue with openings along both street frontages to activate the ground level. Outdoor dining is located adjacent to Wells Fargo Avenue, further providing activation along this vibrant pedestrian area in the Entertainment District.

The exhibit below how LV's promotes continuity of site development through the principles shown in Figure 11:

Figure 11 - Continuity of Site Development



- 1 - Passages and courtyards connect interior parking to the street, sidewalk, and front business entrances
- 2 - Alley provides access to parking and is enhanced for pedestrian use
- 3 - Passages to other businesses
- 4 - Orient outdoor dining and other uses toward streets and other pedestrian areas
- 5 - On-site parking along a public street is discouraged



9. Minimize the visual and physical impacts of utility equipment and building service areas.

9.1. Locate building service areas so as to minimize visibility from public view, and reduce potential conflicts with on-site circulation.

The building service area is located on the south (rear) of the building, which is visible only from the parking area and drive aisle on site.

9.2. Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on-site users, and neighboring properties.

Mechanical equipment is roof mounted and concealed by the existing roof deck.

10. Contribute to the ambiance, character, and safety of Old Town through architectural and site lighting.

10.1. Reinforce architectural design of a building, and the surrounding context, through complementary exterior decorative light fixtures.

LVs proposes a unique method for its exterior lighting that features backlit decorative metal panels, which allows for the integration between architectural design and ambient lighting.

10.2. Emphasize architectural features when illuminating building façades via concealed lighting.

The exterior of the building is proposed to have a decorative metal panel with a pattern created from cutouts in the material that is backlit. The lighting is concealed behind this design element and emphasizes the unique design of the material while providing lighting in this pedestrian-oriented area of the Entertainment District.

10.3. Design lighting systems to minimize glare, excessive brightness, and visual hot spots; and, incorporate transitional light levels between lower and higher illuminance.

The lighting is designed to provide safe conditions at appropriate levels that are sensitive of the desire to limit light pollution. Exterior wall fixtures feature downward-facing LED lighting that is limited to 2,749 lumens/3000K. Recessed lighting at the front of the building above the front door is also downward-facing with a 1,000 lumens output/3000K LED fixture.

10.4. Encourage exterior and interior building lights that illuminate windows and doors and contribute to increasing the light levels in pedestrian areas.

The backlit exterior of LVs will increase the light level in pedestrian areas without providing excessively bright lighting. Decorative lighting at the recessed entrance area illuminates the front door.

12. Design buildings to complement the existing development context.

12.1. Provide compatible transition in building scale, height, and mass.

The existing building is a single-story in an area generally surrounded by larger scale buildings. LV's proposes the addition of a 2nd story/rooftop dining area that is stepped back from the street. Even with the addition of the rooftop dining area, LV's is smaller in scale than most of the surrounding buildings which include the Galeria parking garage directly to the south, the new Remi hotel directly to the north, the W Hotel to the northwest, the Galeria building to the southwest, and a 5-story multifamily development to the northeast.

16. Design building façades and architectural features to fit with the surrounding context.

16.6. Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow contrast, and color.

While LV's is mainly a tenant improvement project within an existing building, a much-needed upgrade to the building's façade is proposed as part of the enhancements. This includes design elements that are unique but integrate well into the area. The backlit building façade, which features soft LED lighting filtered through metal panels with circular cut outs in varied sizes, enhances the building's prominence in an area that is surrounded by ground floor uses that consist of the back-of-house portions of larger buildings. LV's aims to re-activate this street so it does not just represent parking garages and hotel service entrances that detract from the pedestrian environment.

Additionally, the proposed rooftop deck prominently features large glass windows that will add to the open appearance in the area. Many of the surrounding new developments consist of large amounts of glazing with metal accent features, tying in LV's proposed materials with the redevelopment nearby.

17. Design buildings that are inviting.

17.1. Activate the ground floor of buildings to provide interest and a safer pedestrian environment.

LV's proposes to activate the ground floor in a way that provides visual interest and a safer pedestrian environment by utilizing backlit panels around the façade of the building. The backlighting provides additional lighting in the area to enhance the pedestrian experience and increase safety while the metal panels serve as a design element to promote an attractive appearance to the building's façade.

17.2. Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances.

The entrance to LV's is at the intersection of Shoeman Lane and Wells Fargo Avenue, providing a large public entrance from both street frontages. The entrance is tucked underneath the building with shade for patrons and features downlighting to more clearly define the entrance from the rest of the building.

17.3. Orient the main entrance of a building toward the street.

The main (and only public) entrance of LV's is located at the corner of the building where two streets intersect, so the entrance is oriented towards both frontages.

18. Use context-appropriate materials, colors, and textures in Old Town development.

18.1. Use materials with colors and coarse textures that are associated with the desert southwest.

In addition to the metal cladding that is utilized around most of the street-facing building façade, textured Angelus Hi Lite block in "Opal" with triangular projections are proposed at the stairwell along Shoeman.

18.2. Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.

Much of the surrounding area consists of buildings that contain a combination of stucco, dark metal accents, glazing, and various forms of brick/block. Consistent with the use of those materials in nearby developments, LV's proposes a similar combination with a dark block façade featuring metal accents to emphasize the entrance to the building and a decorative textured block at the new stairwell area up to the predominantly glass-enclosed roof deck.

18.3. Use colors and materials that emphasize shadow patterns.

The main façade of the building along Shoeman features patterned and back-lit metal cladding as well as block with pyramid-like projections. Both of these materials utilize shadow patterns to create additional visual interest and emphasize depth and highlight the texture of the block and metal elements.

Sensitive Design Program

1. The design character of any area should be enhanced and strengthened by new development.

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.

LV's is a proposed tenant improvement project within an existing building that is in a state of disrepair. Accordingly, upgrades to the façade of the building are needed.

- Building design should be sensitive to the evolving context of an area over time.

The proposed tenant improvements incorporate materials that have become more commonplace in the revitalization in the surrounding area. The existing building heavily features stucco whereas the upgraded design features metal cladding, a material utilized in a different color and design by the adjacent Remi hotel, as well as adding textured decorative block at the new stairwell area.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains
This tenant improvement project will not impact any existing views of nearby mountains but may provide an additional viewing opportunity with the addition of the 2nd story rooftop dining area.
 - Archaeological and historical resources
LV's will not be disturbing any archaeological or historical resources.
3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.
This site is within the Old Town Scottsdale Entertainment District, an area which does not have the type of varied topography and terrain that requires development to maintain a natural environment. However, landscaping utilized on site will be respectful of the native desert environment and consist of low water usage, xeriscape plantings.
4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.
The proposed tenant improvement project does not impact the character of the Sonoran Desert nor are there natural habitats or ecological processes to preserve on site.
5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
 - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.
The streetscape is existing and will remain as-is.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.
LV's is located within the bustling Entertainment District of Old Town at the intersection of two well-traveled pedestrian streets. The revitalization of the building will enhance the pedestrian environment, which aims to encourage increased interaction between pedestrians and the surrounding community.
7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.
The upgraded building design features materials that were specifically chosen to emphasize the pedestrian experience and create an inviting environment. The rooftop addition is appropriately scaled and stepped back from the street to vary the building mass.
8. Buildings should be designed with a logical hierarchy of masses:
 - To control the visual impact of a building's height and size
The existing building is a single-story with a proposed rooftop addition. Although much of the surrounding area consists of buildings far greater in height, including the Remi hotel directly to the north, LV's is proposing to step back its roof deck dining to minimize the visual impact of the new enclosed rooftop area.
 - To highlight important building volumes and features, such as the building entry.
LV's features a well-defined entrance located at the intersection of Shoeman Lane and Wells Fargo Avenue. The entrance cuts in and utilizes glazing to set itself apart from the metal cladding that is present around the remaining street frontage facades.
9. The design of the built environment should respond to the desert environment:
 - Interior spaces should be extended into the outdoors both physically and visually when appropriate
There are outdoor dining opportunities at both the ground level and the new rooftop patio area that achieve this principle. At the ground floor, a small patio extends closer to the sidewalk to bring the dining experience closer to the pedestrian activity that is present in this area. At the rooftop, the dining area consists entirely of windows and metal framing to provide a near-seamless transition between the interior spaces and exterior spaces.

- Materials with colors and coarse textures associated with this region should be utilized.

The proposed tenant improvements to the exterior of the building feature a variety of materials, including a textured masonry block stacked vertically at the stairwell with darker paint colors and metal cladding below the maximum allowed LRV to avoid excessive light reflectivity.

- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities

LV's proposed to utilize a combination of materials to provide variation in texture, color and design in an effort to add visual interest to the pedestrian environment in the area. These materials include a pyramid-shaped masonry block in contrast to gold tone metal panels with patterned cutouts. The triangular shape of the block creates shadows in the material and highlights the texture while the metal cladding is back lit with soft LED lighting to playfully enhance the ground level in a way that combined architectural design with practical lighting needs.

- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

An overhang is utilized at the entrance to clearly delineate the area as a focal point while providing shade for pedestrians and to limit solar gain to the glazing featured prominently at the entrance. A window breaks up the masonry block at the stairwell and is recessed to minimize solar gain.

8. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

This site benefits from the location – it is surrounded by taller buildings that provide natural shade and solar protection. Windows are extremely limited on the southern and western facades in an attempt to reduce the energy consumption of the site for cooling purposes.

9. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement

Because the building is existing and the layout is close to the sidewalks consistent with design principles, there are limited areas for landscaping. The existing landscaping will be maintained.

- The landscaping should complement the built environment while relating to the various uses.
This is an existing building, and accordingly no new landscaping is proposed.

10. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously
LV's is not proposing to utilize water as a landscape element.
- Water features should be placed in locations with high pedestrian activity.
No water features are proposed on site.

11. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
LV's proposes a unique solution to enhancing the pedestrian-level lighting by utilizing backlit metal cladding on the street facing facades. The lighting is provided by LEDs behind the metal panels, which shines through holes cut into the panels in an artistic pattern. This creative solution to providing illumination simultaneously with upgrading the building's architectural design.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.
Exterior mounted lighting and overhead lighting at the entrance are all designed to be efficient with the illumination directed downward to avoid invasive overflow of light. Lighting that is utilized as an architectural or decorative element is done so at low levels that are reflective of the character of the area and enhance the pedestrian experience without contributing to excessive glare.

12. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.
Signage has not yet been finalized but conceptual designs provide distinctive lighting that is incorporated into the building design.

Restaurants Guidelines

Site Design

The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a restaurant to be considered in site design include, but are not limited to:

- Primary structure
- Outdoor Dining
- Entry and associated outdoor waiting area
- Service, utility infrastructure, refuse and storage area
- Pedestrian and vehicular circulation systems, parking and valet areas
- Drive through windows and associated equipment and stacking lanes

1. All development proposals should show evidence of coordination with the site plan elements and other contextual influences of neighboring properties. Proposals should respond to local development patterns and the streetscape through the use of building setbacks, orientation, relationship of structures to the street and to each other. The layout of the site should respect and build upon the arrangement of buildings, open spaces and landscape elements of adjacent sites.

- Where a common setback from the street is evident, new buildings should respect the established setback.

The proposed improvements are within an existing building, which contributes to and matches the surrounding established setback.

- Variation to an established setback is allowed if the resulting arrangement of buildings defines a useful public space such as a plaza or open space.

The building is existing and will remain in its current configuration.

- Building entries should be convenient to parking but should also acknowledge the importance of the public realm.

There is a singular building entrance for LV's that is located near the parking area and also in a convenient location for pedestrians and customers utilizing nearby street parking.

- Seek and develop pedestrian linkages between adjacent properties.

LV's is located within an area that has a robust existing pedestrian circulation network and is not proposing any modifications to the current pedestrian connections.

- Seek and develop shared vehicular access points with adjoining sites where feasible.

A shared vehicular access point between LV's and the adjacent Joe's Pizza building serves both parcels. This access point is existing and proposed to remain.

2. Service areas, storage areas and refuse enclosures should be screened from public view and screened from adjacent sites. In highly developed settings, such

as downtown, or in close proximity to residential areas, consider the use of trash compactors with odorizers.

The refuse enclosure at the west end of the drive aisle will remain and be repaired or rebuilt as necessary. This is the furthest point from the nearby streets to minimize the public view of the enclosure.

3. The clustering of service and refuse areas is encouraged where adjacency of similar uses allows.

Service (delivery) and refuse share a singular drive aisle on the southern end of the site adjacent to the parking garage.

4. Drive-through windows or self-service drive-throughs are discouraged in the downtown.

- In locations where drive-through facilities are permitted, drive-through windows, menu boards and associated stacking lanes should be carefully located to minimize the impacts on adjacent residential areas and should be adequately screened from public view and the view of adjacent sites.

LV's is a full-service restaurant with no drive through proposed.

- Circulation shall allow for adequate length of stacking for drive through facilities that does not interfere with the movement of traffic or pedestrians on or off-site.

LV's is a full-service restaurant with no drive through proposed.

5. Site design shall accommodate a logical and safe vehicular and pedestrian circulation pattern throughout the site that minimizes conflicts. Linkages for pedestrians should be direct avoiding circuitous routes that are not easily understood.

The site will remain in its current configuration, with a single vehicular access point to limit conflicts with pedestrians.

6. Parking fields and expansive areas of paved surfaces should be broken up with landscape planting.

The parking area is existing; however, the paving is limited and there is no excessive parking area. The existing landscaping will be maintained or enhanced.

7. Outdoor dining areas are encouraged. The flow of indoor to outdoor spaces is desirable and can be facilitated by operable windows and doors. Outdoor dining areas should be located away from adjacent residential areas and other sensitive uses.

LV's proposes to utilize the existing outdoor dining area and add a rooftop dining area consistent with this guideline. There is no immediately adjacent residential, but the rooftop is designed to be sensitive to potential noise concerns and is proposed to be fully enclosed with floor-to-ceiling windows that can be opened.

8. Identify the location of above ground utility infrastructure facilities early in the design process. When possible, locate utility cabinets, switching cabinets, transformers, cable boxes, communications infrastructure, backflow preventors, irrigation control boxes and other similar above ground utilities in locations that do not conflict with featured views, outdoor dining areas and circulation patterns. Utility cabinets should not be located within parking lot landscape islands or in highly visible locations within the right-of-way. Utilities should be screened to the extent allowable by operation requirements.

There are no modifications to the existing utilities proposed with this tenant improvement project. An existing transformer is located within the City's right-of-way along Wells Fargo Avenue and is noted on the plans with Keynote 24.

Architecture

The intent of the following architectural guidelines is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of the community. Each building will be evaluated with regard to the guidelines below to achieve a final building of good proportion, massing, and scale within its unique context.

1. Building design should take into consideration the unique qualities and character of the surrounding area.

Each district within the Old Town area features its own unique character and qualities, and the Entertainment District is no different. The Entertainment District is eclectic and varied, with uses ranging from apartments to office spaces to nightclubs. This area is undergoing significant growth and revitalization with new hotels and entertainment establishments being constructed in the area surrounding LV's proposed restaurant.

LV's draws on the changing character of the area by featuring architectural design that utilizes materials like decorative block and metal cladding but in textures and colors that are less frequently used. The use of block with triangular pop-outs enhances the appearance of the building and increases the visual interest of the building, and the use of gold-tone decorative metal cladding that is back lit embraces the character of the Entertainment District's nighttime activity while adding to the safety of the pedestrian environment by providing more lighting in an area that currently emphasizes the service area of the nearby hotel.

2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, sheltered and deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity to the Arizona Sonoran Desert.

While the building is existing, LV's is proposing significant upgrades to the façade. The building is a single-story currently, so the ground floor is the main emphasis and features heavier materials like block and metal. The proposed rooftop addition seemingly floats on top of the building in a glass enclosed patio.

The block is textured and a neutral grey tone (“Opal”). Windows and the glazing at the entryway are recessed to minimize solar gain.

3. Buildings that derive their image predominantly from applied treatments that express corporate identity are discouraged. A building should respond to its context first.

LV’s does not have a corporate identity and is a local family-owned establishment. Its unique character draws on its surroundings but aims to avoid monotony with high-end decorative architectural elements that seek to activate this portion of Shoeman Lane.

4. Where awnings are used, they should be functional and provide maximum shade to the window area. Awnings should be of opaque architectural grade material and should not be internally lit. Metal awnings are preferred to fabric awnings for reasons of durability and flexibility.

Awning are not proposed as part of the tenant improvements.

5. The design of stand-alone restaurants should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through designs that feature interpretations of nearby building designs. Such features may include but are not limited to color, forms, materials, proportional relationships and fenestration patterns.

LV’s is not quite a standalone restaurant because it is connected to another parcel and restaurant (Joe’s NY Pizza). However, the proposed upgrades to the LV’s portion of the building incorporate materials that are prevalent in the surrounding area including block, metal cladding and stucco. The building form is compatible with the neighborhood and less intense than much of the nearby development.

6. The design of a restaurant that occupies a pad or portion of a building within a planned shopping center should share similar design characteristics and design vocabulary. Precise replication is not necessary or desirable. Consider utilizing similar color, material and texture found within the architecture of the primary building. The proportion and massing as well as the use of details and special features as found on the primary structure should be appropriate to the smaller scale of the proposal.

LV’s is not located within a shopping center.

7. All sides of a building should express consistent architectural detail and character. All site and screen walls should be architecturally integrated with the building.

The proposed building upgrades provide continuity between the facades while emphasizing the street frontages. The sides are linked through the use of color while the enhancements to the pedestrian-facing portions of the building feature materials that carry from the eastern to the northern facades. No site or screen

walls are proposed to keep LV's open to the pedestrian environment along Shoeman Lane and Wells Fargo Avenue.

8. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, fin walls and covered walkways.

The building limits the use of glazing, particularly on the rooftop western-facing façade. Orientation plays an important role in shading, and the existing building is surrounded to the south, southwest and north by taller structures which create natural solar relief at the street level.

9. Shading for outdoor dining should be architecturally integrated with the main structure or compliment the massing of the building.

A small existing outdoor dining area is located on site but technically within the City's right-of-way and no modifications to this area are proposed.

10. Buildings should reduce their perceived height by dividing the building mass into several smaller-scaled components to reduce their visual impact and provide a more human scale Possible treatments to avoid excessive height include:

- Low-scale planters and site walls
- Architectural wainscot treatment
- Clearly pronounced eaves or cornices
- Subtle changes in material color and texture
- Breakdown of the building into distinct masses
- Covered pedestrian frontages and recessed entries

LV's is an existing single-story building and part of the tenant improvements include the addition of a rooftop dining area. The rooftop addition is set back from the street to reduce the perceived height, but it is worth noting that the majority of the surrounding buildings are much taller in height and this rooftop addition is still well below the height of the nearby developments.

11. Buildings should reduce their apparent bulk by dividing the building mass into several smaller-scaled components. Possible treatments to avoid excessive bulk include:

- Low planter walls and site walls
- Variation in roof forms and heights, including variations in parapet height allowed when mechanical units can be clustered
- Areas of shadow created by the division of horizontal planes with recesses and projections
- Covered pedestrian frontages and recessed entries
- Deeply set windows with mullions

While LV's is not a large, bulky building, measures are utilized to ensure the building does not appear as a single mass. Decorative stacked block from the ground floor to the rooftop breaks up the vertical appearance of the building while a deeply recessed entryway at the corner of the building adds interest to both street frontages. A low wall enclosing the outdoor dining area along

Wells Farge Avenue provides variation along the eastern ground-level façade while the proposed rooftop dining addition adds variation in the roof form.

12. The following architectural treatments are generally discouraged:
 - Gradation in paint color applied to one surface or the use of large graphics
 - Extended bands of vibrant and/or highly contrasting corporate.
 - Long uninterrupted expanses of glass
 - Floor to ceiling glass storefront treatments

None of the discouraged architectural treatments are proposed at LV's.
13. Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be limited and are not appropriate in all contexts.

The building's materials are a dark painted stucco and block at the ground level with backlit artistic metal cladding wrapped around the street frontages. The metal cladding is in a gold tone indicative of color flowering desert accents while the block is a more muted tone. The contrast of the materials highlights their unique qualities and allows for the integration of design and lighting.
14. Drive through elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building.

LV's is not proposing a drive through.

Landscape Design

Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. The intent of these guidelines is to ensure that landscape design contributes to the overall appearance and function of the site and streetscape.

1. Landscaping should blend with the dominant existing or planned streetscape and character of the area.

The existing landscaping on site will remain and is consistent with the surrounding area streetscaping.
2. Landscaping should be provided at the base of buildings to anchor them to the surrounding environment and soften the structure. In-ground landscaping should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and or create pedestrian seating areas.

All landscaping is provided in-ground.
3. Trees should be used throughout paved areas and along pedestrian pathways to provide shade, to reduce heat build-up and glare.

Because the building is existing on a small site and the pedestrian infrastructure has been in place for many years, there are no places for new trees that would

*not interfere with sight visibility triangles or the location of existing sidewalks.
LV's benefits from the natural shade of the nearby multi-story buildings*

4. A landscape buffer should be provided to screen restaurants uses from adjacent residential uses.
There are no adjacent residential uses from which to screen LV's.
5. Dense landscaping and architectural treatments used in combination should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets, and other similar elements.
The refuse enclosure is placed at the furthest point on the property from the street frontages and will be screened by an enclosure. Because of the proximity to the adjacent properties, which are a parking lot and parking garage, there is no location to accommodate landscape screening on this existing site.
6. The site design for projects located at street corners should provide special landscape treatment at street intersection to anchor the corner where the built form is not in evidence.
The landscaping on site is focused at the intersection of Wells Fargo Avenue and Shoeman Lane consistent with this directive.
7. The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.
The existing landscape on site will remain. There are no adjacent uses that would benefit from buffering as those uses consist of a surface parking lot and a multi-story parking garage.
8. Proper maintenance and timely replacement of plant material is expected and required by ordinance.
All landscaping will be maintained consistent with ordinance requirements.

Lighting

Site lighting and architectural lighting of restaurants should provide the user with illumination levels appropriate for the designed activity (i.e. parking, walking, outdoor dining). Illumination levels should also be reasonably uniform throughout the site and absent of glare.

1. A lighting design and plan must accompany all applications for new development or redevelopment. The lighting plan must include, but not limited to: type of lighting equipment, the lamp source and wattage, fixture locations, mounting height, shielding, mounting details, and photometric data, including point-by-point horizontal illuminance at ground level and uniformity ration, etc. (per consultant). All illumination of the site, even that from architectural lighting, should be taken into account in the lighting plan.

The Development Review submittal includes an exterior lighting plan with photometric details as well as illumination details for the exterior mounted lighting fixtures.

2. Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.

This area is somewhat darker than the surrounding area because it is located adjacent to the Galeria parking garage and the lack of streetlights on site; however, LV's proposes to add appropriate lighting to the exterior of the building while increasing the pedestrian experience with backlit metal cladding to provide more lighting in a creative manner.

3. Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook (current edition) should be considered and incorporated where appropriate for lighting designs.

All lighting will comply with City requirements.

4. Light glare or excess brightness should be minimized. Cut-off fixtures, mounting heights, and the elevation of potential viewers must all be considered for effectively controlling glare by directing light below the horizontal.

The proposed lighting is enclosed and downward facing to avoid glare and excessive brightness.

5. Light trespass beyond property lines by shielding or aiming fixtures away from residential properties should not exceed ambient light levels.

Lighting levels at the property lines indicate little to no trespass, except for the intentional increase of lighting in the pedestrian area along Wells Fargo Avenue and Shoeman Lane leading into the entrance of the building, which is provided for safety.

Signage/Corporate Identification

The architecture of the building should be viable and appropriate for its location and use regardless of the business identity. Restaurant signage plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of Scottsdale's streetscapes. Other forms of branding or business identity not falling under the sign ordinance will be viewed as architectural elements and features and evaluated as such.

1. Applied treatments used to achieve business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, decorative roof details or materials should not be the dominant architectural feature. Accent colors should be used judiciously.

A signage design has not been created at this time but will be consistent with this directive.

2. All signage should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they do not visually compete with architecture of the building and design of the site. Signs should be integrated such that they become a natural part of the building façade.
Any proposed signage will be integrated into the façade of the building.
3. When multiple corporations share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package.
Each business is located on a separate parcel, and the existing Joe's NY Pizza signage will not be modified as part of the LV's tenant improvements.
4. Building design should anticipate signage. Designs should provide logical sign areas, allowing flexibility for new users as the building is re-used over time.
Areas for potential signage are identified and a placeholder design is utilized on the Development Review documents, but the design concept is not final at this time.
5. Repetitious signage information on the same building facade should be avoided.
While the final design for signage has not yet been determined, the signage for LV's will not be similar to the existing Joe's NY Pizza signage.
6. Signs composed of individual letters are encouraged. Back lit or indirectly lit individual letters are generally desirable.
Signage designs are still under consideration, but we will consider this guideline as we work through concepts.
7. Visible raceways and transformers for individual letters are discouraged.
The signage for LV's has not yet been finalized.

Lighting Design Guidelines

- The use of lighting should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of our community. In conjunction with the Zoning Ordinance, recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions. All exterior lighting design require the approval of the Development Review Board (DRB).
LV's is proposing to include lighting as a unique architectural design element by utilizing backlit LED metal panels in the street-oriented facades. This balances the need for more lighting in the area while taking into consideration the site constraints that limit the addition of new street lights.

- Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. The lighting designers should consider utilizing pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation.

LV's is located within the Entertainment District in Old Town – an area where nighttime lighting is important for wayfinding, design and safety purposes. The lighting proposed on site consists of a few wall-mounted fixtures at the rear to enhance the parking lot and ground floor outdoor dining area, while a single overhead light will illuminate the deeply recessed entrance to the restaurant. These lights are dark sky compliant, downward illuminating fixtures designed to minimize glare and light trespass.

The remainder of the lighting consists of architecturally-integrated styles that contribute to the design of the building. Those lights are found at the entrance to the restaurant underneath the overhang and along the façade at Shoeman Lane and Wells Fargo Avenue.

- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass.
Non-architectural lighting on site includes fixtures that utilize shielding to control glare and light trespass as required.
- Any exterior lighting designs shall take into account all exterior lighting sources.
The exterior lighting designs take into account the nearby streetlight and mounted fixtures of adjacent buildings.
- Architectural lighting if proposed shall be included with the DRB application. Architectural lighting if proposed should only be utilized to illuminate special features. Lighting of expansive wall planes, towers, and roofs or the use of architectural lighting that results in “hot spots” should be avoided.
This Development Review submittal includes a proposal to use architectural lighting on the building façade. Most of the architectural lighting is proposed as back lighting behind metal panels with an artistic design cut into the panels.
- Landscape lighting if proposed shall be included with the DRB application. Landscape lighting should only be utilized to accent landscaping, be point away from the property line, and fixtures shall contain extension shields in minimize glare and light source visibility.
No landscape lighting is proposed with this tenant improvement project.

DEVELOPMENT REVIEW BOARD CRITERIA

The relevant criteria for Development Review Board from Section 1.904 of the Zoning Ordinance is discussed in detail below.

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.

A thorough discussion of how the proposed tenant improvements for LV's Restaurant & Lounge conform to the Old Town Urban Design and Architecture Guidelines is provided in the preceding section. In addition to the design standards, the proposed development is consistent with the applicable guidelines including The Sensitive Design Guidelines, Restaurant Design Guidelines, and several others which are detailed discussed at length in this narrative.

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;

LV's is within an existing building and proposes a much needed and significant upgrade to the exterior by utilizing a variety of materials that are prevalent in the surrounding area including block, stucco, glazing and metal cladding.

- b. Avoid excessive variety and monotonous repetition;

The design team carefully chose materials that vary in texture and color to elevate the appearance of the building without creating a monotonous design or incompatible elements.

- 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;

The proposed development is attentive to the Sensitive Design Principles through compliance with many of the principles, which are discussed in great detail in the preceding section. Mainly, the materials are chosen to minimize solar gain while enhancing the visual interest of the building.

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

The site features a single, existing point of ingress/egress on the furthest property line adjacent to the Galeria parking garage. This access point minimizes potential conflicts with pedestrians and maintains the current pedestrian circulation network to continue promoting the safe, convenient travel of pedestrians.

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

Mechanical equipment is existing and will remain rooftop mounted with the building design providing seamless screening.

5. Within the Old Town Area, building and site design shall:

- a. Demonstrate conformance with the Old Town Scottsdale Plan Urban Design & Architectural Guidelines;

A thorough discussion detailing the many aspects of the design and its conformance to the Old Town Scottsdale Urban Design and Architectural Guidelines is located in the preceding section.

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

Particular attention to the human scale and pedestrian environment drove the design upgrades proposed with LV's. The rooftop patio dining addition is stepped back from the street to reduce the visual impact of the minimal additional height and the use of decorative metal cladding with backlighting will enhance the pedestrian experience with increased lighting at appropriate levels.

- 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;

The building mass is broken up with the use of decorative block and a recessed window at the stairwell leading up to the proposed rooftop dining area. The block is unpainted and textured to respond to the material palette desires of the Sensitive Design Principles that are respectful of the Sonoran Desert architectural traditions.

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

LV's is located just south of the new Remi hotel and north of the Galeria parking garage in the Entertainment District of Old Town. This area reflects an emerging elevated environment that features neutral textured block with higher concentrations of metal accents and glazing than some other parts of Old Town.

The proposed tenant improvements draw on the surrounding area for inspiration while providing an identity of its own through unique architectural elements.

- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2, Type 2.5 or Type 3 Areas, and adjacent/abutting Type 2, Type 2.5 or Type 3 Areas and existing development outside the Old Town Area.

The site is located within an area that is Type 3 and surrounded by other Type 3 properties. It is not in a transition area between Old Town development types, but LV's is a small-scale building in a single story with a proposed rooftop addition that would be an appropriate height for any Old Town area. The materials were chosen to be compatible with the surrounding area and reflect the type of high-quality design expected in Old Town.

In addition to the criteria set forth above, development in Old Town must also demonstrate compliance with additional standards discussed in the next section.

ADDITIONAL DEVELOPMENT REVIEW BOARD FINDINGS IN THE OLD TOWN AREA

Because LV's Restaurant & Lounge is located within the Downtown Overlay and Old Town Area, the following additional considerations are detailed below.

A. In addition to the findings of Section 1.905 for all development in the Old Town Area, the Development Review Board may approve, or approve with stipulations, a development or portion thereof, if it finds that the development application:

1. Is in substantial conformance with the applicable design components of the Old Town Plan and Old Town Scottsdale Urban Design & Architectural Guidelines; and

A detailed discussion of the proposed development's compliance with the Old Town Scottsdale Urban Design and Architectural Guidelines and how it is consistent with the Old Town Character Area Plan are detailed above.

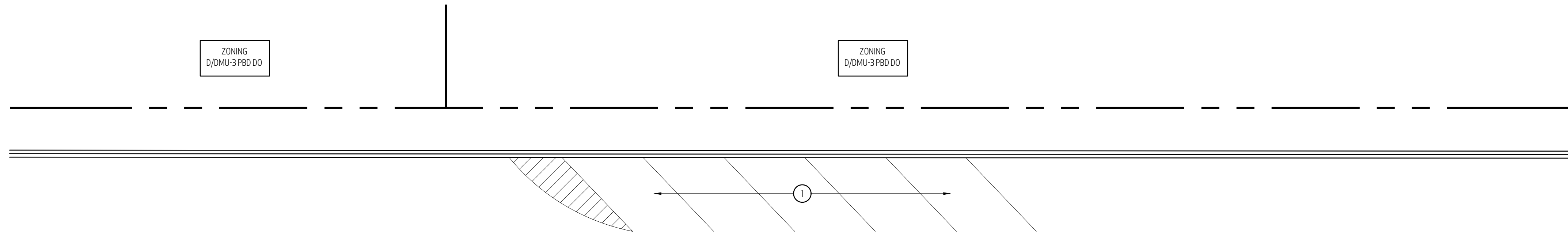
2. Incorporates building(s) compatible with the urban form, human scale, design features, and materials of the urban neighborhoods within which the development is located; and

While LV's proposes to revitalize an aging building in a state of disrepair, the upgrades to the façade maintain the existing building's relationship to the pedestrian realm and surrounding area. A unique approach to providing additional lighting is achieved through the use of metal panels that are back lit to emphasize an artistic pattern cut into the material while block is utilized strategically to provide vertical articulation that draws on shadows to enhance the appearance of the new stairwell.

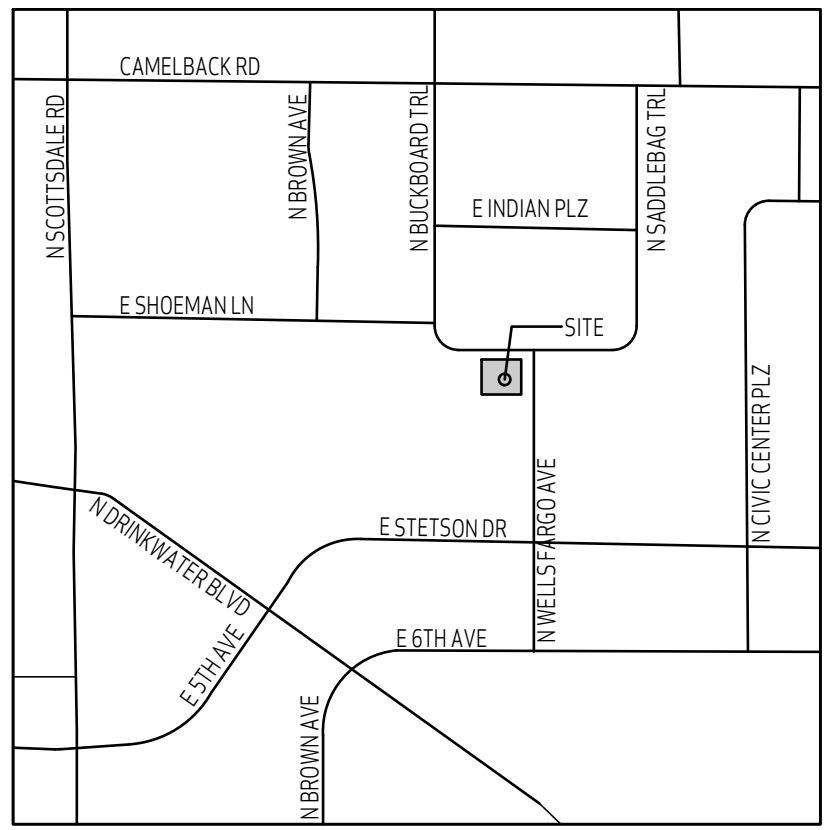
3. Incorporates site design elements, within the design of public and primary pedestrian access areas, that promote pedestrian character and comfort through the use of microclimatic design, and shade, that is appropriate for the Sonoran Desert climate.

The building is located at the intersection of Shoeman Lane and Wells Fargo Avenue with an existing sidewalk around the building frontages. An outdoor dining patio at the ground floor brings the public and private areas closer together while the building design adds lighting for pedestrian safety and doubles as an architectural feature. The existing building falls within the shadow of nearby taller buildings that create natural shade, and LV's takes advantage of this solar protection to provide a comfortable rooftop dining experience with floor-to-ceiling windows that can be opened.

As detailed herein, LV's Restaurant and Lounge is thoughtfully designed in conformance with the governing plans and guidelines and we look forward to presenting this high-quality tenant improvement project to the Development Review Board.



VICINITY MAP

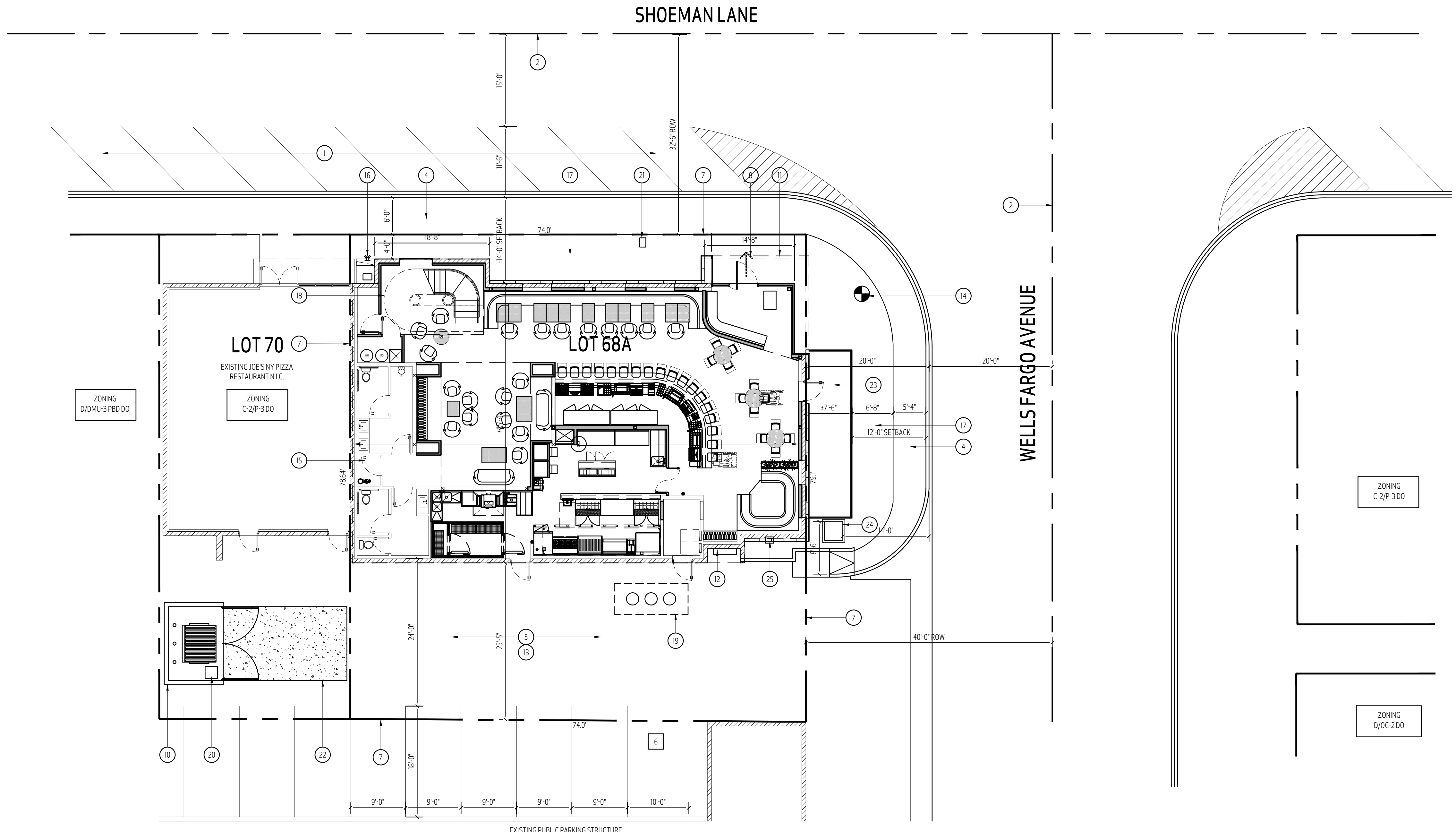


GENERAL NOTES:

- A. KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS
- B. KEYS LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- C. SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- D. PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.

SITE PLAN NOTES:

- 1. EXISTING PUBLIC STREET PARKING TO REMAIN.
- 2. CENTERLINE OF STREET.
- 3. NOT USED.
- 4. EXISTING SIDEWALK TO REMAIN.
- 5. EXISTING DRIVEWAY AND PARKING TO REMAIN.
- 6. NOT USED.
- 7. PROPERTY LINE.
- 8. ADA PATH TO PUBLIC RIGHT OF WAY.
- 9. EXISTING BUILDING.
- 10. EXISTING TRASH ENCLOSURE REPAIR AND REPLACE AS NEEDED.
- 11. EXISTING CANOPY OVERHEAD.
- 12. EXISTING S.E.S. TO REMAIN.
- 13. EXISTING ASPHALT PAVING.
- 14. EXISTING FIRE HYDRANT TO REMAIN.
- 15. EXISTING FIRE RISER.
- 16. EXISTING F.D.C.
- 17. REFURBISH LANDSCAPE IN EXISTING PLANTER.
- 18. NEW INTERIOR EGRESS STAIR.
- 19. GREASE INTERCEPTOR.
- 20. GREASE CONTAINMENT AREA.
- 21. EXISTING BACK FLOW PREVENTER.
- 22. REFUSE ENCLOSURE APPROX. PER CITY OF SCOTTSDALE DETAIL 2146-1.
- 23. EXISTING PATIO LEASED FROM THE CITY OF SCOTTSDALE TO REMAIN.
- 24. EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- 25. EXISTING WATER METER TO REMAIN.



CODE REVIEW

AUTHORITY	CITY OF SCOTTSDALE, ARIZONA
CODE	2021 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
	2021 RESIDENTIAL CODE W/ AMENDMENTS
	2021 INTERNATIONAL FIRE CODE
	2021 INTERNATIONAL MECHANICAL CODE
	2021 INTERNATIONAL PLUMBING CODE
	2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
	2021 INTERNATIONAL GREEN CONSTRUCTION CODE W/ AMENDMENTS
	2020 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
	2012 ICC-300 BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
	2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
OCCUPANCY USE:	NON SEPARATED
OCCUPANCY	
EXISTING	A-2
PROPOSED	A-2
CONSTRUCTION TYPE	V-B

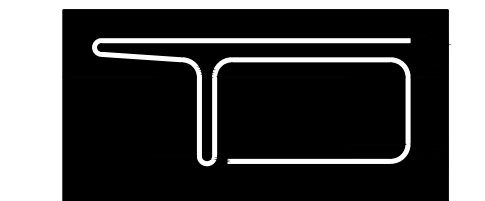
PROJECT INFORMATION

PROJECT NAME	LV'S RESTAURANT & LOUNGE
ADDRESS	7323 EAST SHOEMAN LANE SCOTTSDALE, ARIZONA 85251
LOT #	47 AMD 48
APN	173-41-187B, 173-41-187C
ZONING	C-2/P-3 DO
USE	RESTAURANT
STORIES	
ALLOWED:	(3) STORY
PROPOSED:	(2) STORY
BUILDING HEIGHT	
ALLOWED:	36'-0" HIGH
PROPOSED:	30'-0" HIGH
BUILDING SET BACKS	
FRONT:	14'-0" FROM BACK OF CURB
REAR:	0'-0"
SIDES:	0'-0"
LOT SIZE	
NET ACRES:	5.837 SF (0.13 ACRES)
GROSS ACRES:	12.743 SF (0.29 ACRES)
BUILDING GROSS AREAS	
BUILDING FOOTPRINT	3,340 SF
LEVEL 2	3,233 SF
	3,663 SF TOTAL
FIRE PROTECTION	
SPRINKLERS:	YES (NFPA 13)
FIRE ALARM:	NO
REFUSE:	COMMUNITY PICK-UP
OPEN SPACE:	NO

SITE PLAN
SCALE: 1"=10'-0"
PLAN NORTH

PARKING CALCULATIONS

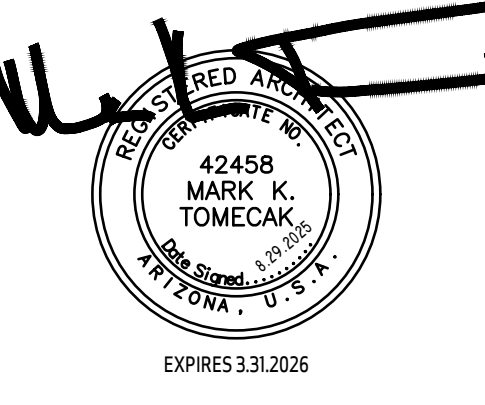
RESTAURANT USE			
REQUIRED:	SF	PARKING RATIO	PARKING REQUIRED
1ST FLOOR			
INTERIOR SPACE	3,095.00	1/300	10.32
PATIO (WITH 500SF REDUCTION)	250.00	1/350	0.00
TOTAL	3,095.00		10.32
2ND FLOOR			
INTERIOR SPACE	325.00	1/300	1.08
ROOF DECK	595.00	1/350	1.70
TOTAL	920.00		2.78
TOTAL REQUIRED	4,015.00		14.00
PROVIDED:			
ONSITE PARKING			6 SPACES
P-3 PARKING CREDITS	3,340 SF / 300		11 SPACES
BIKE PARKING	NONE REQUIRED		
TOTAL PROVIDED:			17 SPACES



TOMECAK DESIGN

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
E INFO@TOMECAKDESIGN.COM



PROJECT:
LV'S RESTAURANT & LOUNGE
7323 EAST SHOEMAN LANE
SCOTTSDALE, ARIZONA 85251

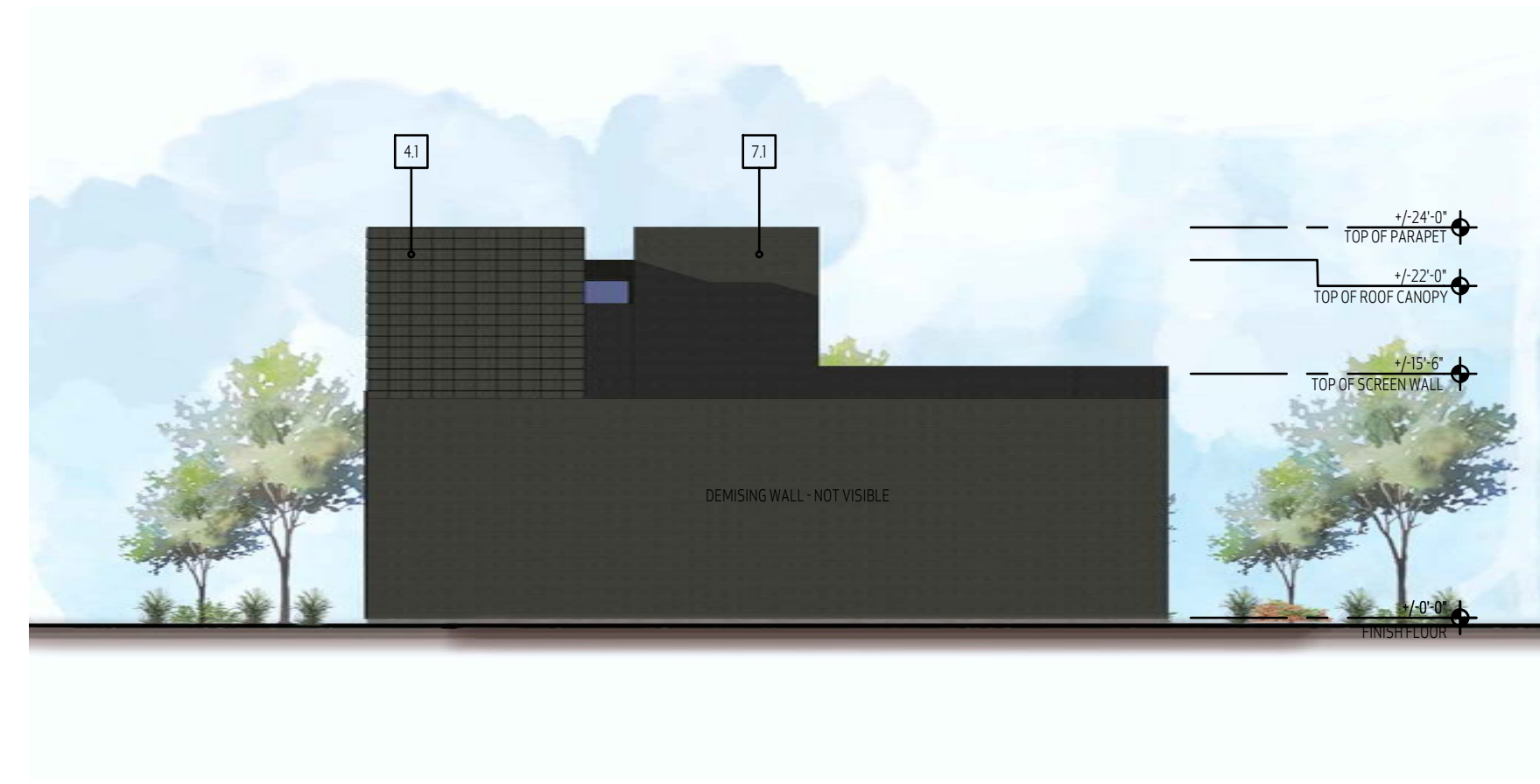
REVISIONS:

JOB #.: 2502
DATE: 8.29.2025
CONTENTS: SITE PLAN

SHEET NO: A0.01



1 NORTH ELEVATION



2 WEST ELEVATION



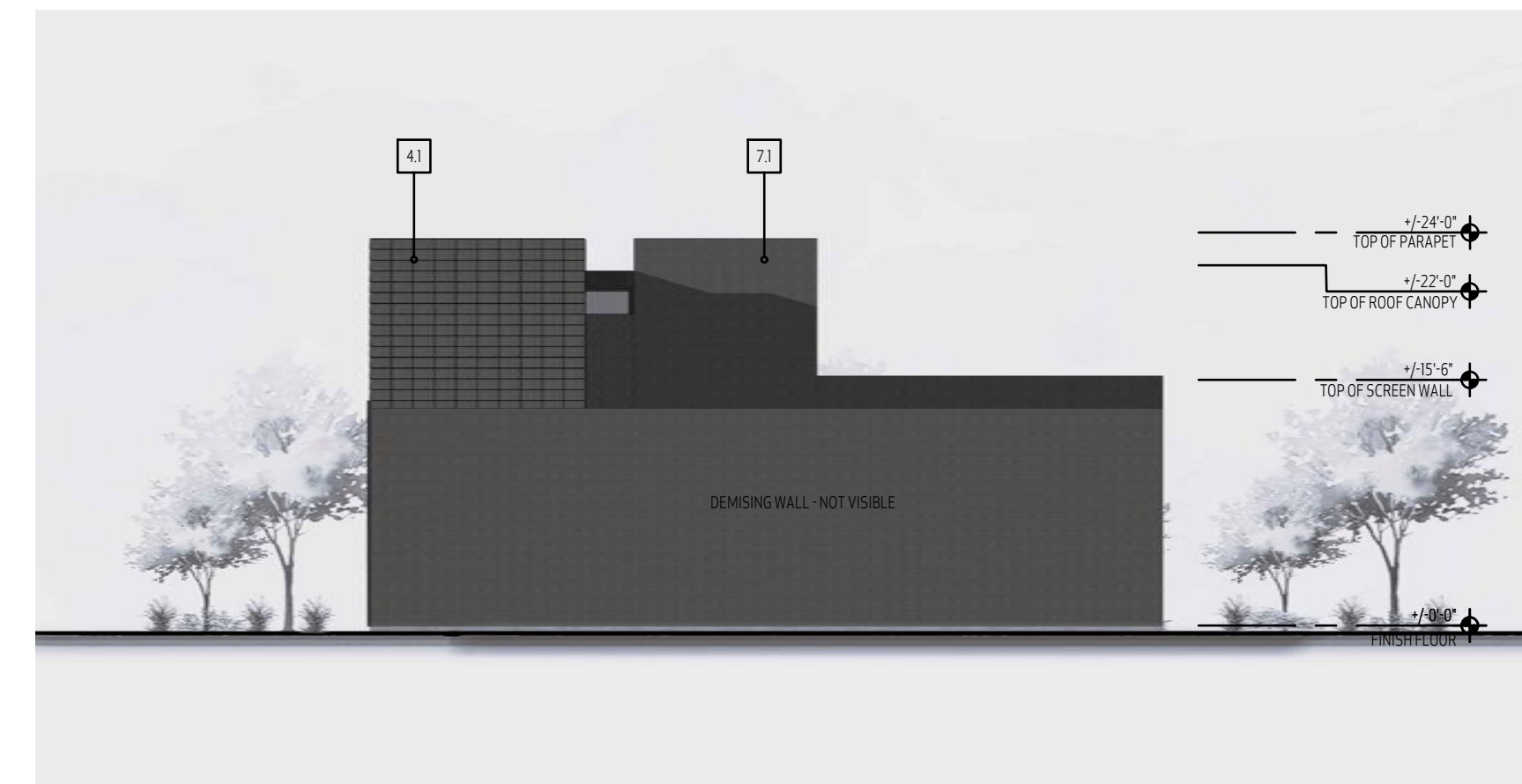
3 SOUTH ELEVATION



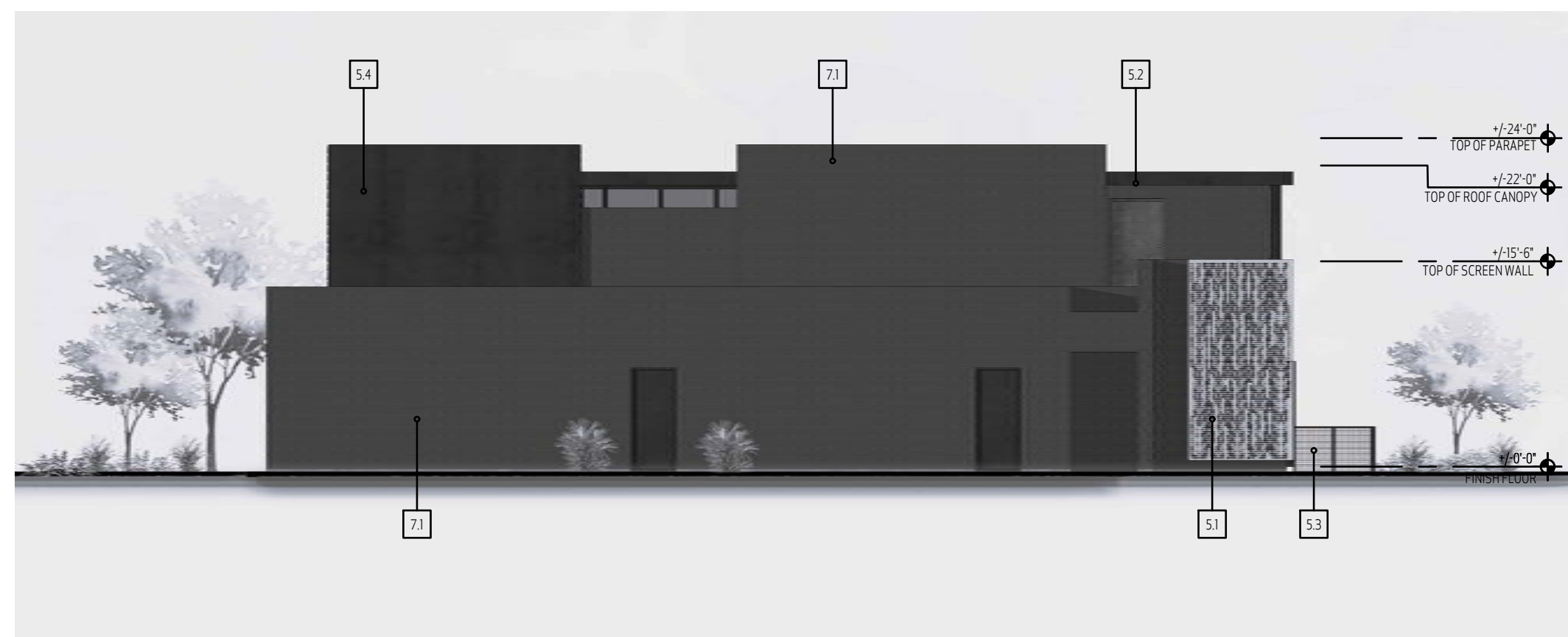
4 EAST ELEVATION



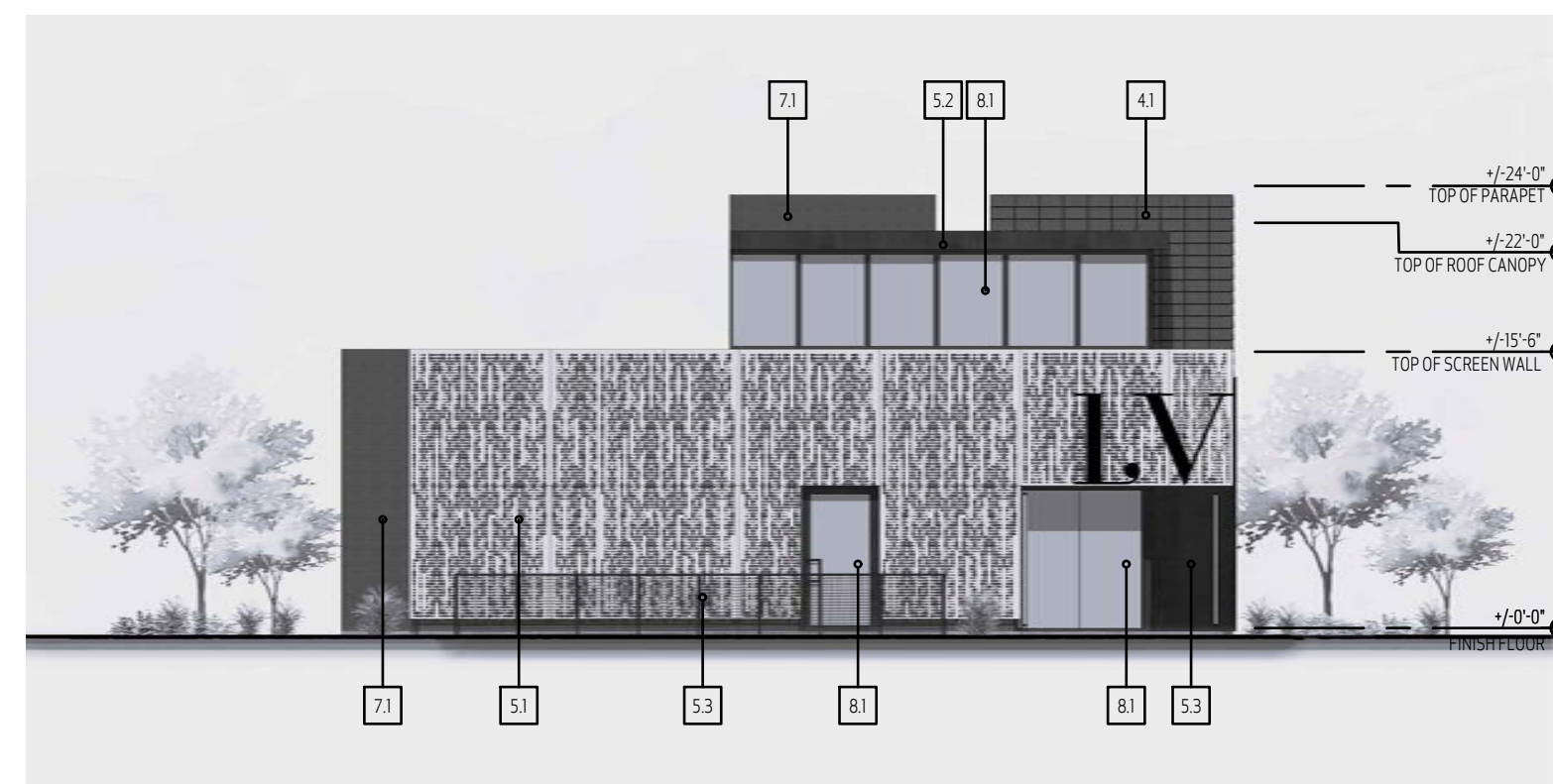
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

GENERAL NOTES:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
- C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS, AND SUBJECT TO ARCHITECT'S APPROVAL.
- D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.

NOTES:

- ALUMINUM STOREFRONT DOORS & WINDOWS DARK BRONZE FINISH - TYPICAL.
- LOW-E CLEAR TEMPERED GLASS - TYPICAL.

- ALL MATERIAL CALL OUTS ARE TYPICAL UNLESS OTHERWISE NOTED.

MATERIAL / COLOR PALETTE

MASONRY/STONE

- 41 INTEGRAL COLOR CONCRETE MASONRY UNIT 800/816 STACK BOND, RAKED JOINTS, HI-LITE FACE PATTERN COLOR OPAL

METALS / STEEL

- 51 METAL PANELING ALUMINUM WALL PANELS M&Z LASERCUT TWINKLE GOLD
- 52 METAL CANOPY, CHARCOAL GREY

- 53 METAL CLADDING WALL PANEL TUSCAN BLACK

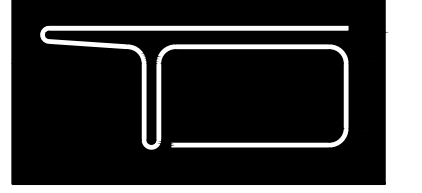
- 54 METAL CLADDING WALL PANEL CHARCOAL GREY COLOR TO MATCH CMU BLOCK

THERMAL & MOISTURE PROTECTION

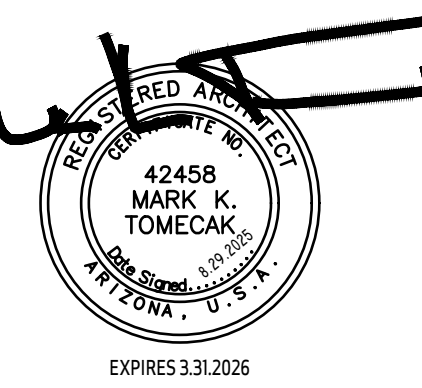
- 71 SAND FINISH STUCCO - PAINTED BLACK DEA 187 LRV - 8

DOORS & WINDOWS

- 81 ALUMINUM DOORS & WINDOWS SYSTEM DARK BRONZE FINISH LOW-E CLEAR TEMPERED GLASS



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PROJECT:
LV's RESTAURANT & LOUNGE
 7323 EAST SHREMAN LANE
 SCOTTSDALE, ARIZONA 85251

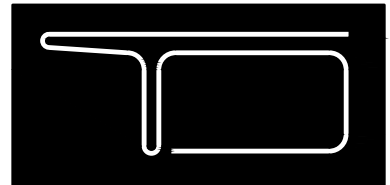
REVISED:

JOB #.: 2502

DATE: 8.29.2025

CONTENTS: BUILDING ELEVATIONS

SHEET NO: **A4.01**



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1 NE NIGHT PERSPECTIVE
SCALE: NTS



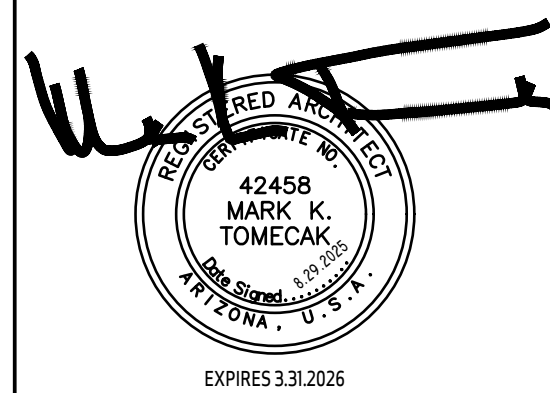
2 NE DAY PERSPECTIVE
SCALE: NTS



1 N ELEVATION PERSPECTIVE
SCALE: NTS



1 NE BIRDSEYE VIEW
SCALE: NTS



PROJECT:
**L.V.'s
RESTAURANT & LOUNGE**
7323 EAST SHREMAN LANE
SCOTTSDALE, ARIZONA 85251

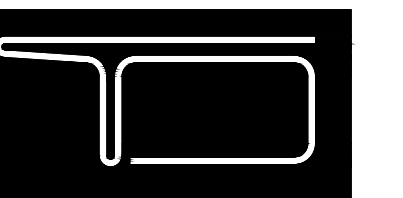
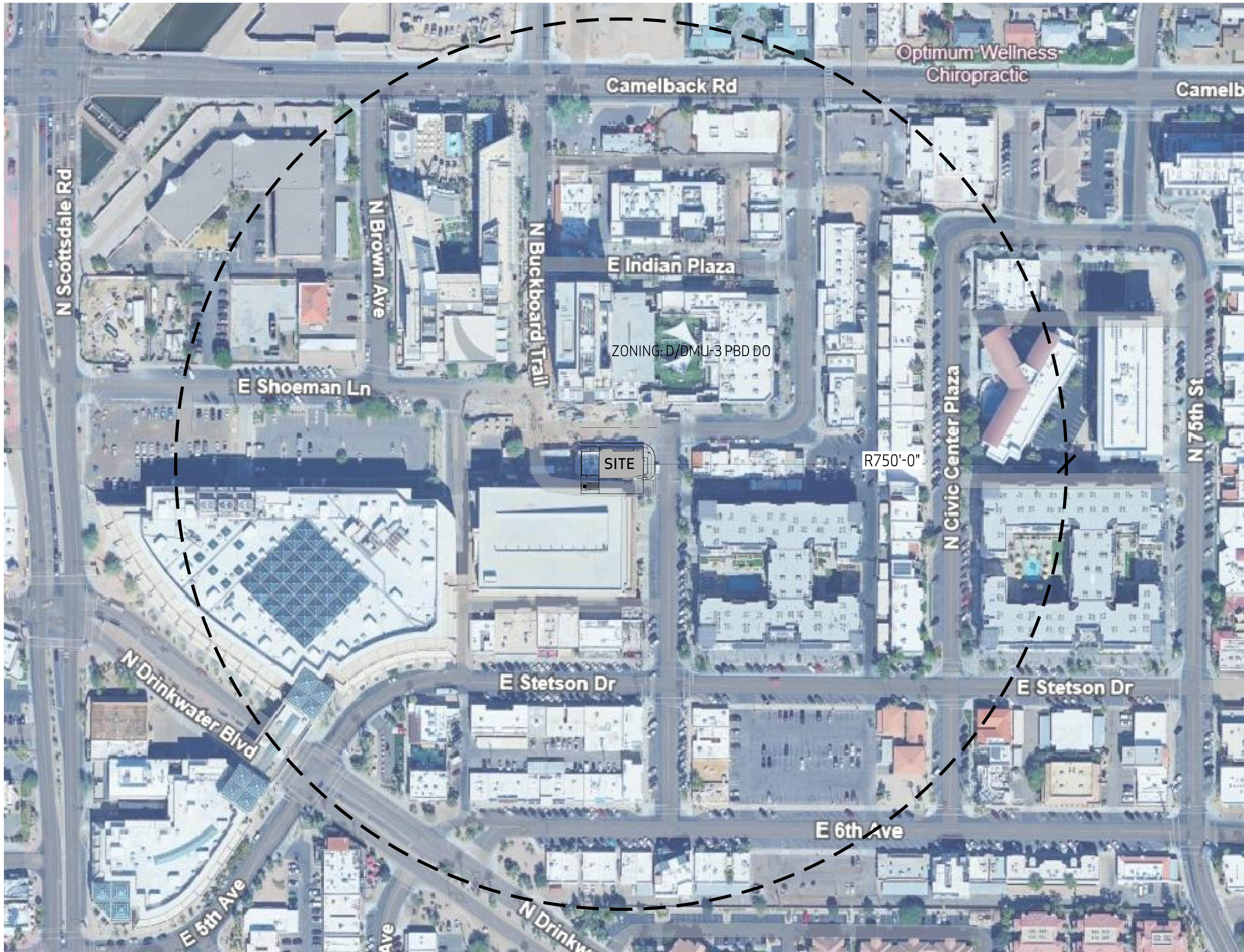
REVISED:

JOB #.: 2502

DATE: 8.29.2025

CONTENTS: PERSPECTIVES

SHEET NO: **A4.02**

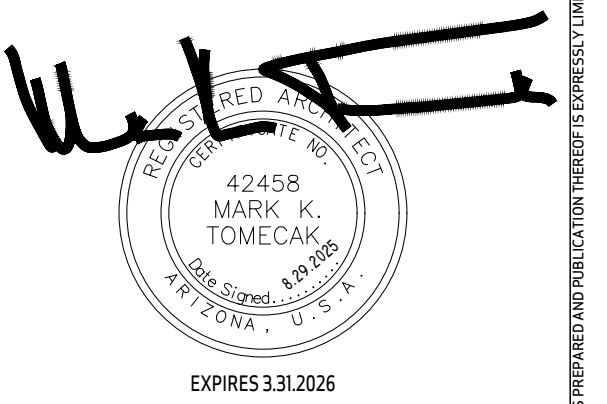


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SITE

ZONING: D/DMU-3 PBD DO

R750'-0"



PROJECT:
LIVE
RESTAURANT & LOUNGE
7323 EAST SHOEMAN LANE
SCOTTSDALE, ARIZONA 85251

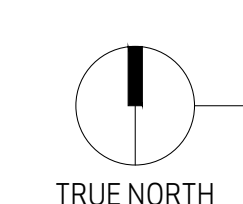
REVISED:

JOB #.: 2502

DATE: 8.29.2025

CONTENTS: CONTEXT AERIAL
PLAN

SHEET No: **A0.02**



CONTEXT AERIAL

SCALE: 1"=60'-0"

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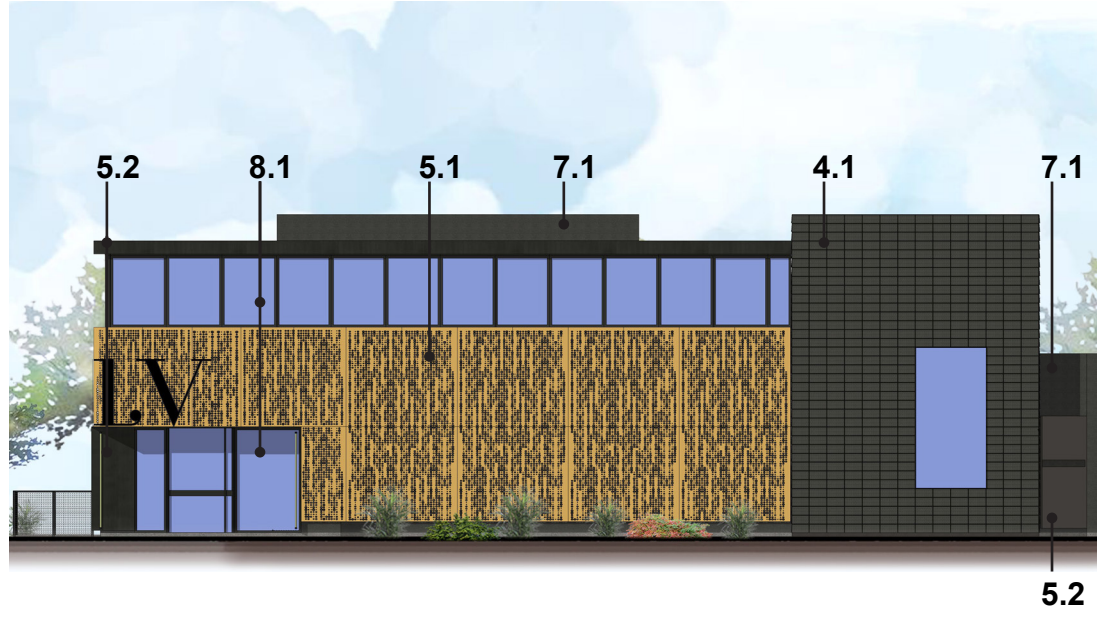
10/14/2025

COLOR PALETTE

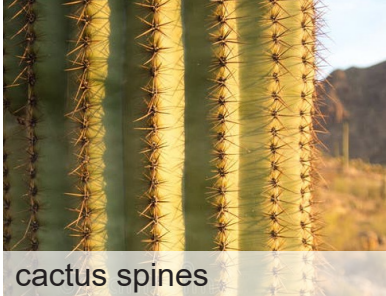


Cactus blossom yellow

KEY ELEVATION

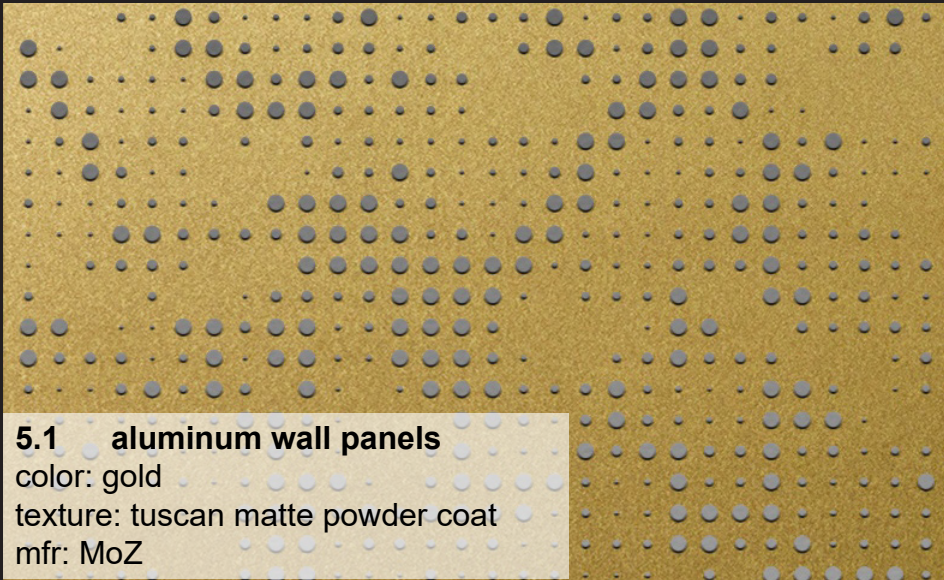


MATERIAL PATTERN

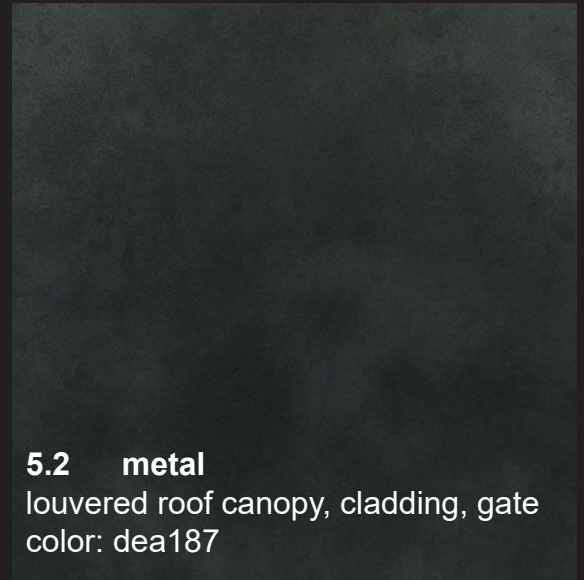


cactus spines

MATERIALS BOARD



5.1 aluminum wall panels
color: gold
texture: tuscan matte powder coat
mfr: MoZ



5.2 metal
louvered roof canopy, cladding, gate
color: dea187



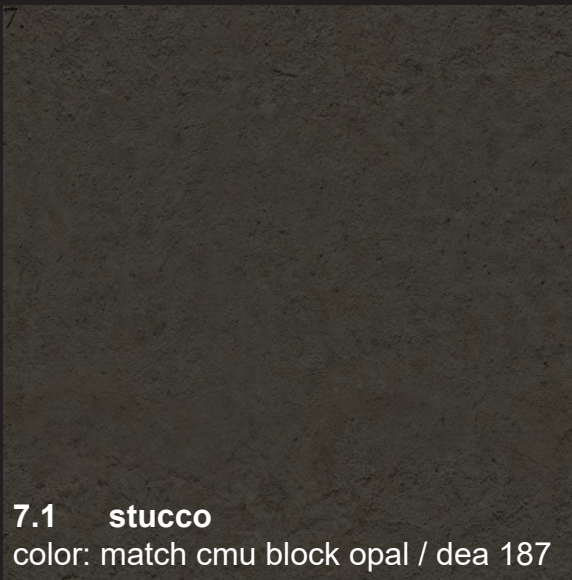
4.1 integral color cmu
color: opal
mfr: trendstone



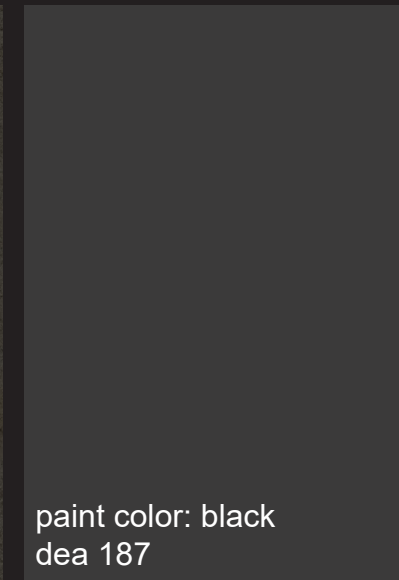
size: 8x8x16
face pattern: hi-lite



8.1 door & window frames
dark bronze aluminum



7.1 stucco
color: match cmu block opal / dea 187



paint color: black
dea 187

project name LV's RESTAURANT
project address 7323 E SHOEMAN LANE
SCOTTSDALE, AZ 85251
apn 173-41-187B, 173-41-187C

21-0R-2025
10/14/2025

