

Staff Summary Report



Development Review Commission Date: 05/11/10

Agenda Item Number: ___

SUBJECT: Hold a public meeting for a Development Plan Review for ELLIOT BUSINESS PARK – PHASE 3 located at 7825 S. Hardy Drive.

DOCUMENT NAME: DRCr_ElliotBusinessPark **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **ELLIOT BUSINESS PARK PHASE 3 (PL100083)** (Vincent Curci, Tempe Marketplace Commerce Assoc. LLP, property owner; Stephen Krager, Euthenics Architecture & Interiors, LLC, applicant) consisting of two new warehouse distribution buildings, the third phase within an existing development of four buildings for a total of approximately 818,012 s.f., on 43 acres, located at 7825 S. Hardy Drive in the GID General Industrial District, within the Southwest Overlay District. The request includes the following:

DPR10041 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY:

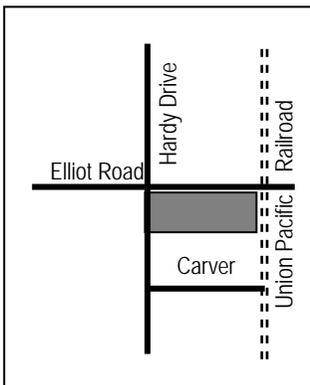
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

Gross/Net site area	43 acres
Total Building area	818,042 s.f.
Lot Coverage	43.89 (NS in GID SW Overlay District)
Building Height	37'4" (60 ft maximum allowed in SW Overlay District)
Building Setbacks	+1,469' front, +30' side, +95' rear (25' front, 0' side, 0' rear)
Landscape area	10% (10% minimum required)
Vehicle Parking	1,345 spaces (1,090 min. required, 1,362 max allowed)
Bicycle Parking	126 spaces (83 minimum required)

A neighborhood meeting was not required with this application.



- PAGES:**
1. List of Attachments
 - 2-3. Comments
 - 4-6. Reason for Approval / Conditions of Approval
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 - 4-5. Site plans (A1 Overall, A2 Phase 3)
 - 6-7. Floor plans (A3 Building 5, A4 Building 6)
 - 8-9. Building Elevations (A5 Building 5, A6 Building 6)
 - 10-12. Landscape Plan (L1, L2, L3)
 13. Notice of Tempe Beautification Award

COMMENTS:

This site is located south of Elliot Road, east of Hardy Drive, north of Carver Road and west of the Union Pacific Railroad tracks. The narrow site on the east side of Hardy Drive faces the street with existing development; phase one, buildings one and two. To the east of these are phase two buildings three and four. The proposed project is phase three, buildings five and six located at the rear of the lot, adjacent to the railroad. The site is connected to another existing building seven, located on a separate lot addressed and accessed from Carver Road. This request includes a Development Plan Review for two one-story 37-foot tall buildings with office, warehouse and distribution uses within 316,00 square feet of building area on 14.14 net acres. The total build out for the property is 818,042 square feet within 43 acres.

The site has three previous Development Plan Review approvals which determined the architectural style, materials and color for the property. A condition was included by the Design Review Board in 2001 and 2001 that architectural character of future development would match the major buildings on site. A variance (BA980107) was approved previously to eliminate required landscape parking islands at the truck court and between the buildings. The property was awarded a Tempe Beautification Award for Industrial Buildings in 2002. The applicant is requesting the Development Review Commission take action on the requested site plan, building elevations and landscape plan for Phase 3, buildings five and six. No further planning entitlements are necessary for this request.

PUBLIC INPUT

A neighborhood meeting was not required for this request. No public input has been received.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is narrow along the east/west lengths, and has four buildings built at the street front western-most end of the site. The remaining eastern portion is proposed for the final two buildings, each 158,000 s.f., laid out in a similar footprint to the original buildings. These last two buildings are each approximately 25,000 s.f. larger in area, and are wider than the first four. The site has limited surface retention, with the exception of a large basin at the far east end adjacent to the railroad. The site will be retained using underground drywells. The site has very limited vegetation and a significant amount of hard surface. Views from the street front however are limited to only the first two western-most buildings, and the street-front landscape. The proposed plan provides 50% more bicycle parking spaces than required, and has sidewalk access to the other buildings and the street. Phase three buildings are set back 1,464 feet from the street and are screened by the four buildings completed in the first two phases. Both buildings require circulation for large trucks, and have a truck court with loading ramps between the buildings. The buildings were designed to meet the functional requirements of the tenants and to continue the theme of the development.

Building Elevations

The Elliot Business Park phase one was approved in fall of 2001, setting the design concept for future phases. Conditions of approval for both phase one and for phase two, which was approved in the fall of 2002, stated that the architectural character of future developments was to match the major buildings on site. The applicant's design goal was to create "first class, attractive, contemporary, functional, economical and leasable warehouse/distribution buildings that continue with the theme and function of the development." The primary color is a light ivory, broken up with changes in depth of the façade and height of the parapet, with entryways in a darker tan color. Columns and bands with accent reveals are painted in a bronze color for further building articulation, breaking of the mass of the building. The materials are EIFS and tilt up concrete walls, with cast medallions for accents.

Landscape Plan

General Industrial sites are only required 10% landscape area; this plan meets this minimum landscape requirement. Landscape area is limited by the circulation requirements for the warehouse/distribution uses. Landscape is further reduced by the previous variance to waive the required parking lot landscape islands. Trees included in the proposed palette are Fan Tex Ash, Texas Honey Mesquite and Willow Acacia. Shrubs included are Mexican Bird of Paradise, Green Cloud Sage, Green Carpe Natal Plum, Dwarf Trailing Rosemary, Gold Mound Lantana and Acacia Redolens Desert Carpet. Turf is used in the retention area. The proposed plant palette is a xeriscape concept and will blend with the existing site plantings.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures do not modify the streetscape, as the buildings are 1,464 feet from the street and screened by four other buildings;
2. Building design and orientation, including overhangs at entryways and tinted windows mitigate heat gain within the building, for energy conservation and human comfort;
3. Materials are provide a level of quality and detail appropriate with their location and function while complementing the surroundings;
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a defined base and top, featuring an enhanced pedestrian experience at and near entrances and a walkway connecting to the street front and adjacent buildings;
6. Building facades provide architectural detail while responding to varying climatic and contextual conditions;
7. Plans take into account access to multi-modal transportation options and support the potential for transit patronage and bicycle commuting;
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation with large trucks;
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
10. Landscape accents and provides delineation of the entryways;
11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the buildings or site on which they are located; and
12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

DPR10041

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

Site Plan

1. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
2. Where gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
3. No chainlink or razorwire fencing allowed, fencing around retention basin may have masonry as long as the wrought iron or steel picket portion of the fence is tall enough to prevent using the masonry base as a footing to climb.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

6. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies into adjacent circulation spaces.
 - b. In instances where an entrance is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

7. The materials and colors are approved as presented:
 - Tilt up Concrete Wall Color 1 – Paint – Sherwin Williams 2214 Ivory
 - Tilt up Concrete Wall Color 2 – Paint – Sherwin Williams 2212 Headlands
 - EIFS Wall System Decorative band and column– Color 3 Paint – Sherwin Williams 2216 Adano Bronze
 - EIFS Wall System Reveal – Color 4 Paint – AC141N Domino
 - Tinted glazing in black window systemProvide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
 8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
 9. Conceal roof drainage system within the interior of the building or minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 10. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
 11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
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12. Do not use divided glazing panels in exterior windows at grade level, where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not use landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, use laminated glazing at these locations.

Lighting

13. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations

Landscape

15. Replace any dead or missing trees on the property.
16. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. If using existing irrigation system, provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

20. Provide address sign(s) on all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light roof or white characters on a black field that is painted on the roof.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated March 30, 2010. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm . The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link www.tempe.gov/itd/Signal_booster.htm . Contact Information Technology Department to discuss size and materials of the buildings and to verify radio amplification requirement.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf . Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:** Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety. Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Locate fire department connection on main response side of building.
 - Locate fire hydrants per IFC 2006 section 508.

- ENGINEERING:
 - Underground any overhead utilities, except high-voltage transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for the whole property, coordinate design with requirements of the Engineering Department.
 - Dual chambered drywells are required.
 - Retention basin at east end must be fenced.
 - Submit an overall drainage report with individual sub-basin calculations including areas and formulas. Each sub-basin must have the required sub-basin retention unless the retention basins are tied together.

- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4

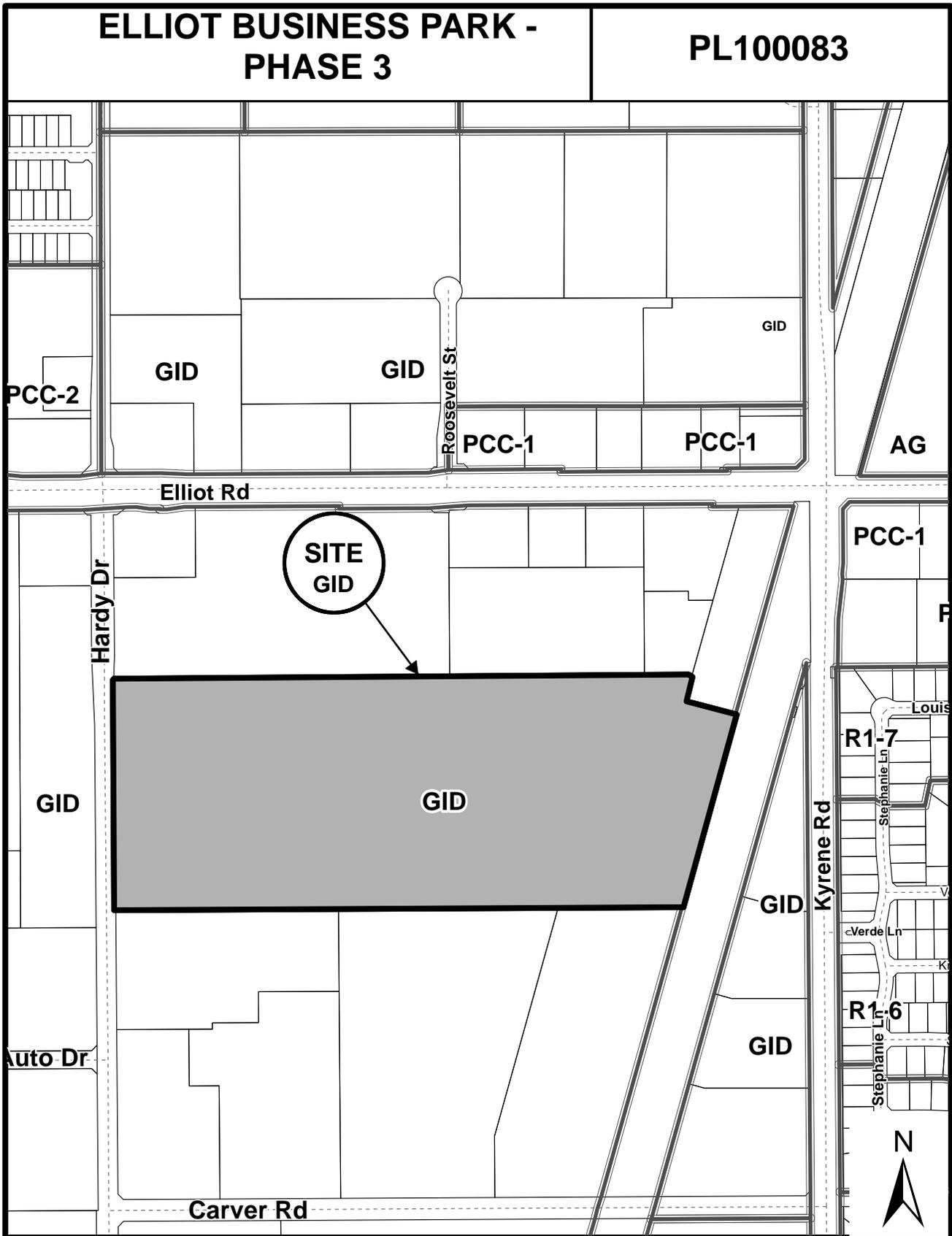
Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- April 13, 1989 City Council approved request by Suncor Development Company for zoning changes for the Marketplace Masterplan.
- February 21, 1995 Hearing Officer approved two variances for Elliot Business Park. A variance to waive the required parking lot landscape end and center islands and the accompanying plant material at the following locations: parking adjacent to the building truck loading docks; parking between the building ends; parking area on the east side of the site; parking behind (west of) building #10. A variance to waive the required masonry wall and accompanying 15 gallon trees where this property abuts the AG parcel located on the northeast corner of Hardy Dr. and Carter Rd.
- May 6, 1998 Design Review Board approved a site plan, building elevations and landscape plan for phase 1 located on Lot 5, for a combined square footage of 217,477 s.f.
- May 27, 1998 Hearing Officer approved variance to waive a portion of the required landscape island end and center islands.
- September 19, 2001 Design Review Board approved a site plan, elevations and landscape plan for Elliot Business Park for building number five.
- November 21, 2002 Design Review Board approved a site plan, elevations and landscape plan for Phase 2 of Elliot Business Park for building number six.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



ELLIOT BUSINESS PARK - PHASE 3 (PL100083)

March 22, 2010

Design Narrative
Elliot Business Park
7825 & 7929 South Hardy Drive, Tempe Arizona

The project design goals are a first class, attractive, contemporary, functional, economical and leasable warehouse/distribution buildings that continue with the theme and function of the development.

The buildings are the final phase of this award-winning project. Located on the east end of the site, the buildings are setback 1464 feet from Hardy Drive and are screened by four (4) existing buildings.

The goals were achieved with a variation of colors, patterns and articulation used in the previous phases. The buildings will continue with the color and material theme of the park. The proposed buildings are articulated with medallions, accent strips, varying parapet heights and recessed entrances featuring architectural elements featured in the other buildings. The color placement and articulation add visual interest to the buildings and draw you to the building entries.

PROJECT INFORMATION:

SITE INFORMATION:
 7805 SOUTH HARDY DRIVE, PHASE 1 & 2, TULSA, OKLAHOMA
 PHASE 1 & 2 (BUILDINGS 1,2,3,4)
 7805 AND 7920 SOUTH HARDY DRIVE, TULSA, OKLAHOMA
 PHASE 1 & 2 (BUILDINGS 5,6,7,8)
 7805 AND 7920 SOUTH HARDY DRIVE, TULSA, OKLAHOMA

SITE AREA:
 ORIGINAL SITE (NET/STRAW): 157,140 SQ. FT. (3.6 AC.)
 OFFICE: 143,500 SQ. FT. (3.2 AC.)
 EXISTING PAVED 100' WIDE AREA: 615,270 SQ. FT. (14.14 AC.)
 EXISTING PAVED 100' WIDE AREA: 1,284,174 SQ. FT. (29.49 AC.)

LEGAL DESCRIPTION:
 LOT 2, BLOCK 2, PHASE 1 & 2, SUBDIVISION 100' WIDE AREA, TULSA COUNTY, OKLAHOMA

PROPERTY ZONING:
 EXISTING ZONING = O2 (GENERAL INDUSTRIAL), OR OVERLAY DISTRICT

PROJECT USE / DESCRIPTION:
 2000 INTERNATIONAL DISTRICT BUILDINGS FOR THE CITY OF TULSA
 OCCUPANCY: BUILDINGS TO BE HELD FOR "CONSTRUCTION AND APPEARANCE TO BE SIMILAR TO PHASES 1 & 2"

USE COVENANTS:
 PHASE 1 & 2: 602,045 SQ. FT. / 13,817' x 4,362' ±
 LANSING: PHASE 1 & 2: 1,851,514 SQ. FT. / 3,811' x 4,859' ±
 BUILDING: PHASE 1 & 2: 2,100,000 SQ. FT.

APPLICABLE BUILDING CODES:
 BUILDING: IBC 2015 / ASHRAE 90.1-2010 / 4.10.10
 MECHANICAL: 2015 ASHRAE 90.1-2010 / 4.10.10
 2000 INTERNATIONAL BUILDING CODE WITH CITY OF TULSA AMENDMENTS
 2000 INTERNATIONAL DISTRICT BUILDING CODE WITH CITY OF TULSA AMENDMENTS
 2000 INTERNATIONAL FIRE CODE WITH CITY OF TULSA AMENDMENTS (FOR IBC 2015)
 2000 INTERNATIONAL ENERGY CONSERVATION CODE
 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE WITH TULSA AMENDMENTS
 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODE WITH TULSA AMENDMENTS
 2000 INTERNATIONAL ELECTRICAL CODE WITH CITY OF TULSA AMENDMENTS
 FIRE ALARM CODE: 2000 IBC 2015
 2000 ACCESSIBLE AND USABLE BUILDINGS ACT (AS 1117)
 EXISTING DESIGN CRITERIA, TULSA SIGNAGE DETAILS (SUPPLEMENT TO THE IBC)

BUILDING INFORMATION:
 IN - 4 FLEETS
 OCCUPANCY CLASSIFICATION: O2(S)/I1 - OFFICE (MFG/OFFICE/STORAGE/PRODUCTION)
 BUILDING AREA ALLOWED: UNLIMITED AREA CATEGORY (BY OPEN VARIOUS AL SIDES)
 BUILDING 1: 150,000 SQ. FT. * INCLUDES OVERHANGS
 BUILDING 2: 150,000 SQ. FT. * INCLUDES OVERHANGS
 BUILDING 3: 150,000 SQ. FT. * INCLUDES OVERHANGS
 BUILDING 4: 150,000 SQ. FT. * INCLUDES OVERHANGS
 TOTAL BUILDING AREA: 3,100,000 SQ. FT. * INCLUDES OVERHANGS
 OCCUPANCY LOAD: BUILDINGS ARE SHOWN AS OCCUPANCY LOADS AT THE BUILDING HEIGHT. SHEET EXHIBIT (APPENDIX 31-4) TO BUILDING CODE (LSC)

FRAMING REQUIREMENTS:
 4 TIERMES EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 11,849 SQ. FT. / 300 = 40 SPS
 WAREHOUSE: 45,621 / 500 = 91 SPS
 EXISTING - BUILDING 2 (7900 SOUTH HARDY DRIVE):
 OFFICE AREA EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 8,124 SQ. FT. / 300 = 27 SPS
 WAREHOUSE: 52,533 / 500 = 105 SPS
 PRODUCTION: 53,739 / 1,000 = 54 SPS
 EXISTING - BUILDING 3 (7910 SOUTH HARDY DRIVE):
 4 TIERMES EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 10,000 / 500 = 20 SPS
 WAREHOUSE: 49,237 / 500 = 98 SPS
 PRODUCTION: 53,739 / 1,000 = 54 SPS
 EXISTING - BUILDING 4 (7920 SOUTH HARDY DRIVE):
 4 TIERMES EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 12,734 SQ. FT. / 300 = 42 SPS
 WAREHOUSE: 52,533 / 500 = 105 SPS
 PRODUCTION: 53,739 / 1,000 = 54 SPS
 PROPOSED - BUILDING 5 (7825 SOUTH HARDY DRIVE):
 OFFICE AREA: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: (10,000 / 500) = 20 SPS
 WAREHOUSE: (49,237 / 500) = 98 SPS
 PRODUCTION: (53,739 / 1,000) = 54 SPS
 PROPOSED - BUILDING 6 (7920 SOUTH HARDY DRIVE):
 OFFICE AREA: REQUIRED PARKING = 204 SPACES
 OFFICE AREA: 31,000 SQ. FT. / 300 = 103 SPS
 WAREHOUSE: 184,000 / 500 = 368 SPS
 PRODUCTION: 184,000 / 1,000 = 184 SPS
 TOTAL PARKING REQUIRED: 1,345 SPACES
 TOTAL PARKING PROVIDED: 1,345 SPACES

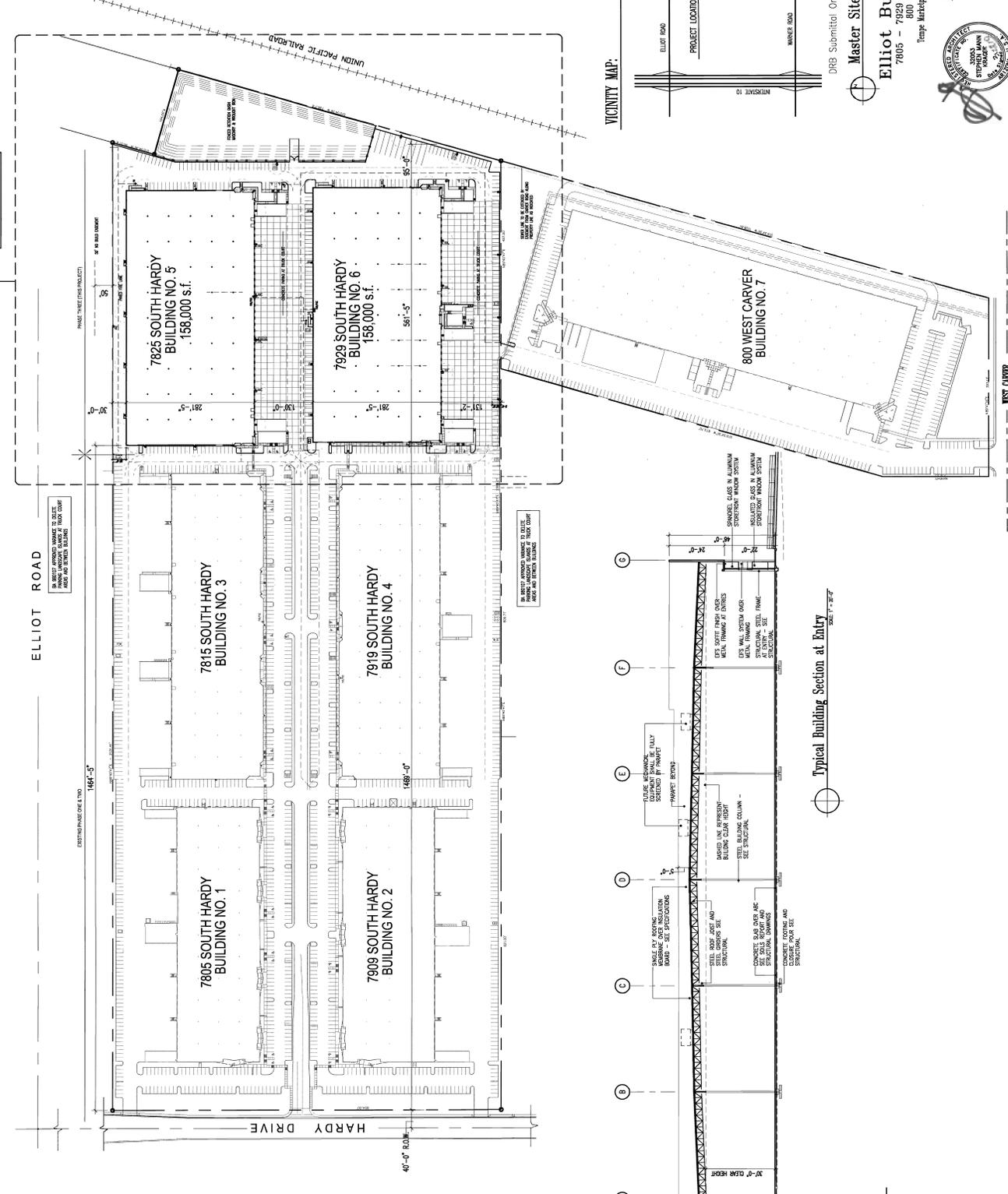
BICYCLE PARKING REQUIREMENTS:
 OFFICE AREA: 14,331 SQ. FT. / 10,000 = 15 SPACES
 WAREHOUSE AREA: 67,471 SQ. FT. / 10,000 = 68 SPACES
 TOTAL BICYCLE PARKING REQUIRED: 83 SPACES
 TOTAL BICYCLE PARKING PROVIDED: 15 SPACES EXISTING

PROJECT TEAM:

ARCHITECT:
 EDWARDS ARCHITECTURE AND INTERIORS LLC
 1000 WEST CENTRAL AVENUE
 SUITE 100
 TULSA, OKLAHOMA 74103
 VOICE: (918) 255-5577
 FAX: (918) 255-5587
 CONTACT: STEPHEN W. KOSHER

LANDSCAPE ARCHITECT:
 GARDNER DESIGN GROUP, INC.
 1203 EAST WILLOWBERRY AVE.
 TULSA, OKLAHOMA 74103
 VOICE: (918) 279-7324
 FAX: (918) 279-7324
 CONTACT: TERRY HARRISON

OWNER:
 TULSA WAREHOUSE COMMERCE ASSOC. LP
 1000 WEST CENTRAL AVENUE
 SUITE 200
 TULSA, OKLAHOMA 74103
 VOICE: (918) 255-5577
 FAX: (918) 255-5587
 CONTACT: WENDY GARDNER



PROJECT INFORMATION:
 7805 SOUTH HARDY DRIVE, PHASE 1 & 2, TULSA, OKLAHOMA
 PHASE 1 & 2 (BUILDINGS 1,2,3,4)
 7805 AND 7920 SOUTH HARDY DRIVE, TULSA, OKLAHOMA
 PHASE 1 & 2 (BUILDINGS 5,6,7,8)
 7805 AND 7920 SOUTH HARDY DRIVE, TULSA, OKLAHOMA

SITE AREA:
 ORIGINAL SITE (NET/STRAW): 157,140 SQ. FT. (3.6 AC.)
 OFFICE: 143,500 SQ. FT. (3.2 AC.)
 EXISTING PAVED 100' WIDE AREA: 615,270 SQ. FT. (14.14 AC.)
 EXISTING PAVED 100' WIDE AREA: 1,284,174 SQ. FT. (29.49 AC.)

LEGAL DESCRIPTION:
 LOT 2, BLOCK 2, PHASE 1 & 2, SUBDIVISION 100' WIDE AREA, TULSA COUNTY, OKLAHOMA

PROPERTY ZONING:
 EXISTING ZONING = O2 (GENERAL INDUSTRIAL), OR OVERLAY DISTRICT

PROJECT USE / DESCRIPTION:
 2000 INTERNATIONAL DISTRICT BUILDINGS FOR THE CITY OF TULSA
 OCCUPANCY: BUILDINGS TO BE HELD FOR "CONSTRUCTION AND APPEARANCE TO BE SIMILAR TO PHASES 1 & 2"

USE COVENANTS:
 PHASE 1 & 2: 602,045 SQ. FT. / 13,817' x 4,362' ±
 LANSING: PHASE 1 & 2: 1,851,514 SQ. FT. / 3,811' x 4,859' ±
 BUILDING: PHASE 1 & 2: 2,100,000 SQ. FT.

APPLICABLE BUILDING CODES:
 BUILDING: IBC 2015 / ASHRAE 90.1-2010 / 4.10.10
 MECHANICAL: 2015 ASHRAE 90.1-2010 / 4.10.10
 2000 INTERNATIONAL BUILDING CODE WITH CITY OF TULSA AMENDMENTS
 2000 INTERNATIONAL DISTRICT BUILDING CODE WITH CITY OF TULSA AMENDMENTS
 2000 INTERNATIONAL FIRE CODE WITH CITY OF TULSA AMENDMENTS (FOR IBC 2015)
 2000 INTERNATIONAL ENERGY CONSERVATION CODE
 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE WITH TULSA AMENDMENTS
 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODE WITH TULSA AMENDMENTS
 2000 INTERNATIONAL ELECTRICAL CODE WITH CITY OF TULSA AMENDMENTS
 FIRE ALARM CODE: 2000 IBC 2015
 2000 ACCESSIBLE AND USABLE BUILDINGS ACT (AS 1117)
 EXISTING DESIGN CRITERIA, TULSA SIGNAGE DETAILS (SUPPLEMENT TO THE IBC)

BUILDING INFORMATION:
 IN - 4 FLEETS
 OCCUPANCY CLASSIFICATION: O2(S)/I1 - OFFICE (MFG/OFFICE/STORAGE/PRODUCTION)
 BUILDING AREA ALLOWED: UNLIMITED AREA CATEGORY (BY OPEN VARIOUS AL SIDES)
 BUILDING 1: 150,000 SQ. FT. * INCLUDES OVERHANGS
 BUILDING 2: 150,000 SQ. FT. * INCLUDES OVERHANGS
 BUILDING 3: 150,000 SQ. FT. * INCLUDES OVERHANGS
 BUILDING 4: 150,000 SQ. FT. * INCLUDES OVERHANGS
 TOTAL BUILDING AREA: 3,100,000 SQ. FT. * INCLUDES OVERHANGS
 OCCUPANCY LOAD: BUILDINGS ARE SHOWN AS OCCUPANCY LOADS AT THE BUILDING HEIGHT. SHEET EXHIBIT (APPENDIX 31-4) TO BUILDING CODE (LSC)

FRAMING REQUIREMENTS:
 4 TIERMES EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 11,849 SQ. FT. / 300 = 40 SPS
 WAREHOUSE: 45,621 / 500 = 91 SPS
 EXISTING - BUILDING 2 (7900 SOUTH HARDY DRIVE):
 OFFICE AREA EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 8,124 SQ. FT. / 300 = 27 SPS
 WAREHOUSE: 52,533 / 500 = 105 SPS
 PRODUCTION: 53,739 / 1,000 = 54 SPS
 EXISTING - BUILDING 3 (7910 SOUTH HARDY DRIVE):
 4 TIERMES EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 10,000 / 500 = 20 SPS
 WAREHOUSE: 49,237 / 500 = 98 SPS
 PRODUCTION: 53,739 / 1,000 = 54 SPS
 EXISTING - BUILDING 4 (7920 SOUTH HARDY DRIVE):
 4 TIERMES EXISTING: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: 12,734 SQ. FT. / 300 = 42 SPS
 WAREHOUSE: 52,533 / 500 = 105 SPS
 PRODUCTION: 53,739 / 1,000 = 54 SPS
 PROPOSED - BUILDING 5 (7825 SOUTH HARDY DRIVE):
 OFFICE AREA: REQUIRED PARKING = 130 SPACES
 OFFICE AREA: (10,000 / 500) = 20 SPS
 WAREHOUSE: (49,237 / 500) = 98 SPS
 PRODUCTION: (53,739 / 1,000) = 54 SPS
 PROPOSED - BUILDING 6 (7920 SOUTH HARDY DRIVE):
 OFFICE AREA: REQUIRED PARKING = 204 SPACES
 OFFICE AREA: 31,000 SQ. FT. / 300 = 103 SPS
 WAREHOUSE: 184,000 / 500 = 368 SPS
 PRODUCTION: 184,000 / 1,000 = 184 SPS
 TOTAL PARKING REQUIRED: 1,345 SPACES
 TOTAL PARKING PROVIDED: 1,345 SPACES

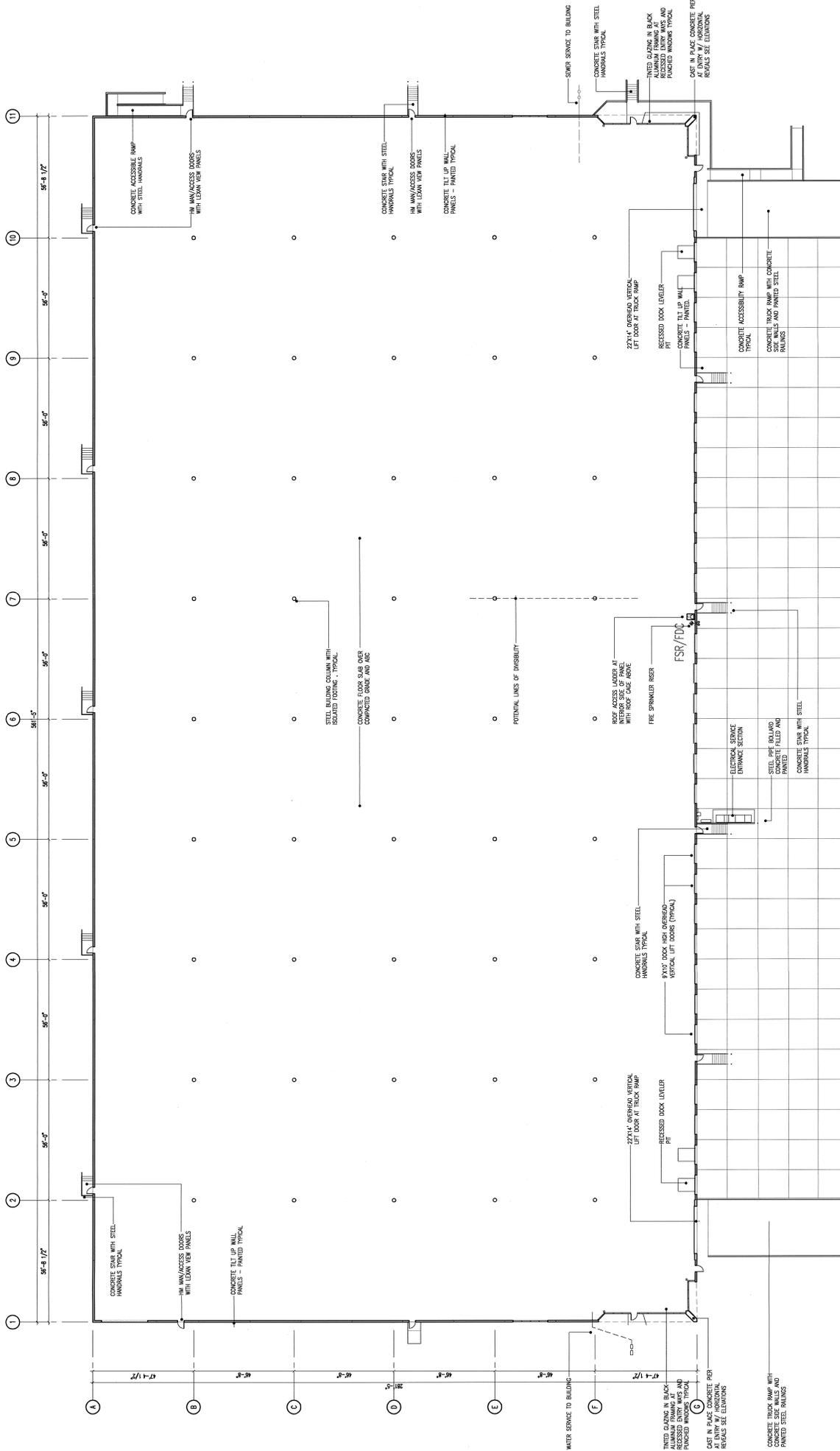
BICYCLE PARKING REQUIREMENTS:
 OFFICE AREA: 14,331 SQ. FT. / 10,000 = 15 SPACES
 WAREHOUSE AREA: 67,471 SQ. FT. / 10,000 = 68 SPACES
 TOTAL BICYCLE PARKING REQUIRED: 83 SPACES
 TOTAL BICYCLE PARKING PROVIDED: 15 SPACES EXISTING

PROJECT TEAM:

ARCHITECT:
 EDWARDS ARCHITECTURE AND INTERIORS LLC
 1000 WEST CENTRAL AVENUE
 SUITE 100
 TULSA, OKLAHOMA 74103
 VOICE: (918) 255-5577
 FAX: (918) 255-5587
 CONTACT: STEPHEN W. KOSHER

LANDSCAPE ARCHITECT:
 GARDNER DESIGN GROUP, INC.
 1203 EAST WILLOWBERRY AVE.
 TULSA, OKLAHOMA 74103
 VOICE: (918) 279-7324
 FAX: (918) 279-7324
 CONTACT: TERRY HARRISON

OWNER:
 TULSA WAREHOUSE COMMERCE ASSOC. LP
 1000 WEST CENTRAL AVENUE
 SUITE 200
 TULSA, OKLAHOMA 74103
 VOICE: (918) 255-5577
 FAX: (918) 255-5587
 CONTACT: WENDY GARDNER



ATTACHMENT 6

DRG Submittal Only - Not for Construction

Building 5 - Floor Plan

80217-004

Elliot Business Park

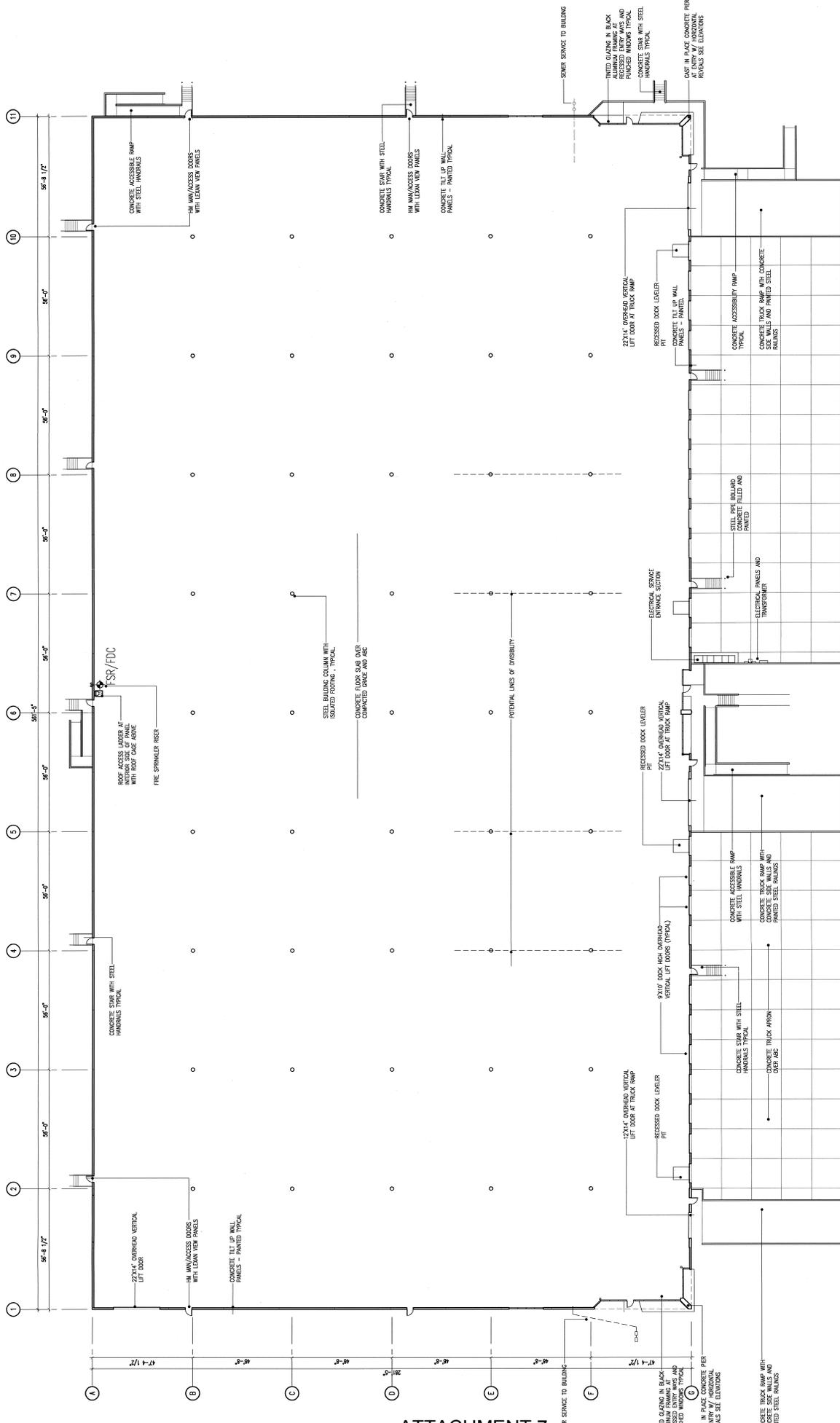
7805 - 7929 South Hardy Drive
800 Carver Road

Tempe Marketplace Commerce Associates

4-25-2011

Architects

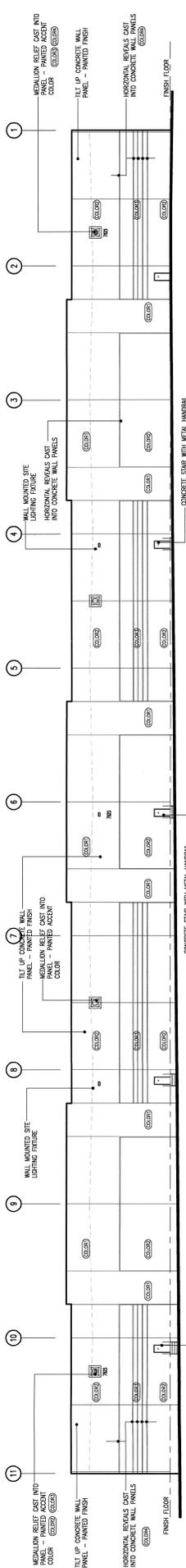




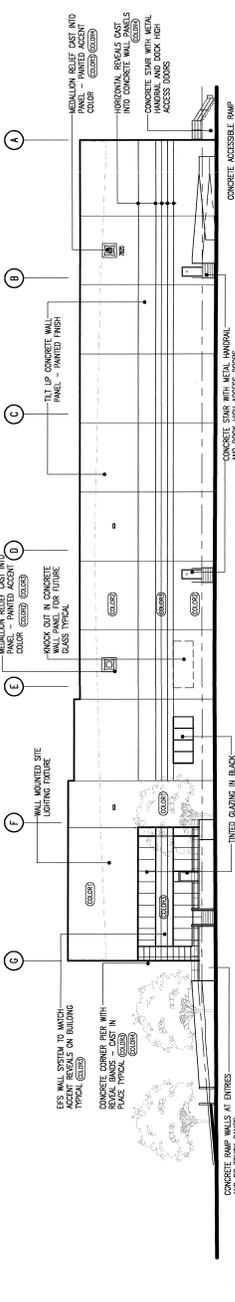
ATTACHMENT 7

DRB Submittal Only - Not for Construction
Building 6 - Floor Plan
 Elliot Business Park
 7805 - 7928 South Hardy Drive
 800 Carver Road
 Tempe Marketplace Commerce Associates
 4800 N. 13th Street
 Phoenix, AZ 85018

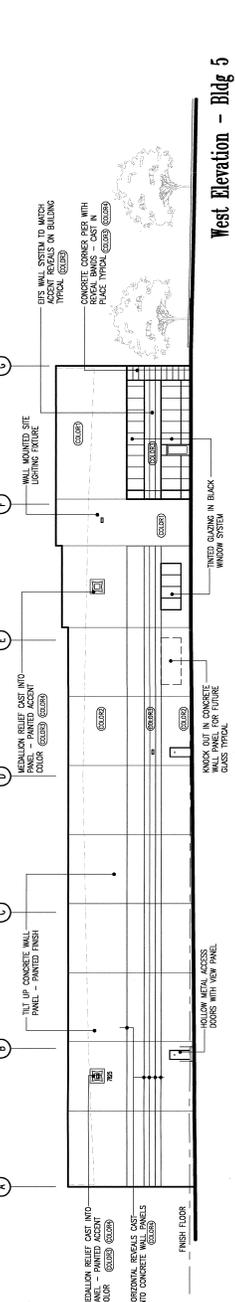




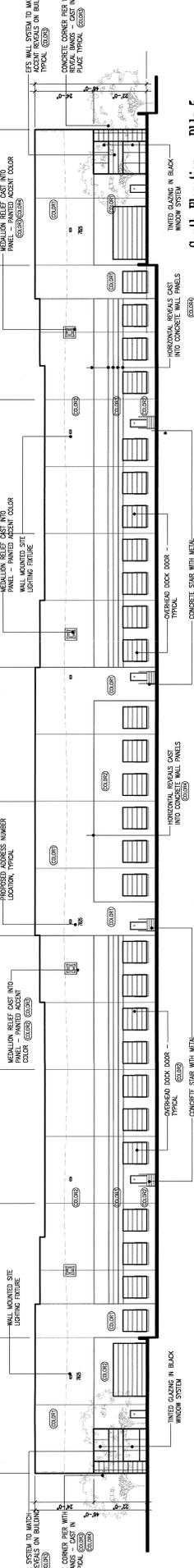
North Elevation - Bldg 5



East Elevation - Bldg 5



West Elevation - Bldg 5



South Elevation - Bldg 5

ELEVATION GENERAL NOTES:

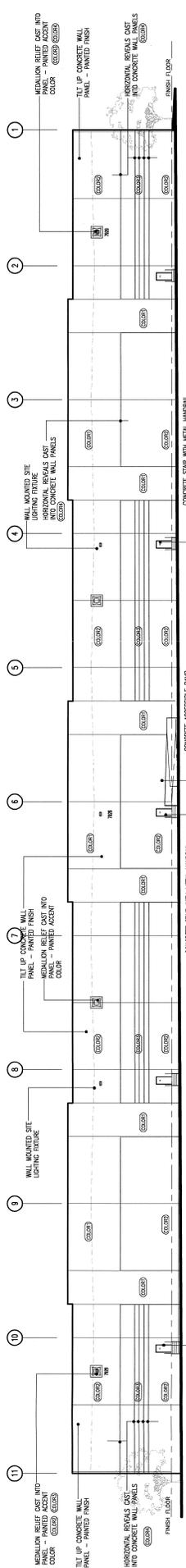
- ADDRESS NUMBERS SHALL BE SHOWN IN THE SQUARE NUMBERS IF NOT ILLUMINATED BY WALL MOUNTED LIGHTS. LETTERS SHALL BE 1/2" MINIMUM HEIGHT.
- BUILDING SHALL BE PAINTED A THREE COLOR SCHEME WITH COLORS TO BE DETERMINED BY THE ARCHITECT AND APPROVED BY THE CITY OF PHOENIX.
- ALL MOUNTED SIGNAGE EQUIPMENT SHALL BE FULLY SCHEDULED BY THE ARCHITECT.
- GROUND MOUNTED BUILDING EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING.

PAINT COLOR SCHEDULE

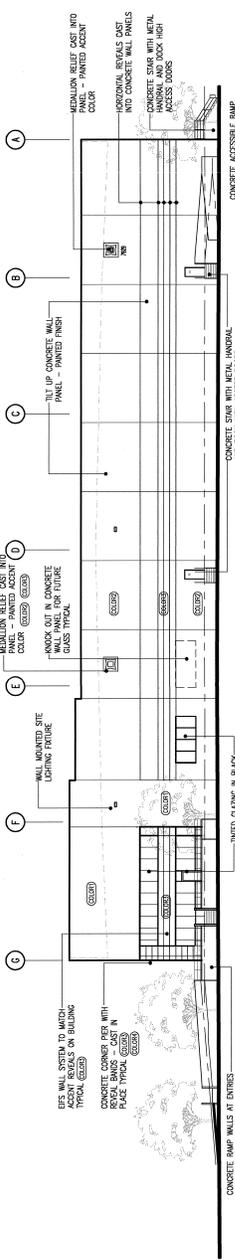
NUMBER	NAME	L.A.V.
G3.029	HEADLANDS - SW6212	52 %
G3.030	INDY - SW6214	69 %
G3.031	ARMOR BRONZE - SW6218	21 %
G3.032	DOWNING - AS414N	5 %

DRB Submittal Only - Not for Construction
Building 5 - Exterior Elevations
 Elliot Business Park
 7805 - 7929 South Hardy Drive
 800 Carver Road
 Tempe Marketplace Commerce Associates
 4-29-2010
 Architects

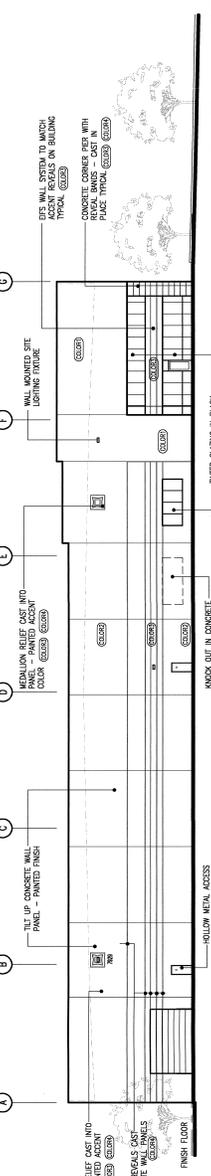




North Elevation - Bldg 6



East Elevation - Bldg 6



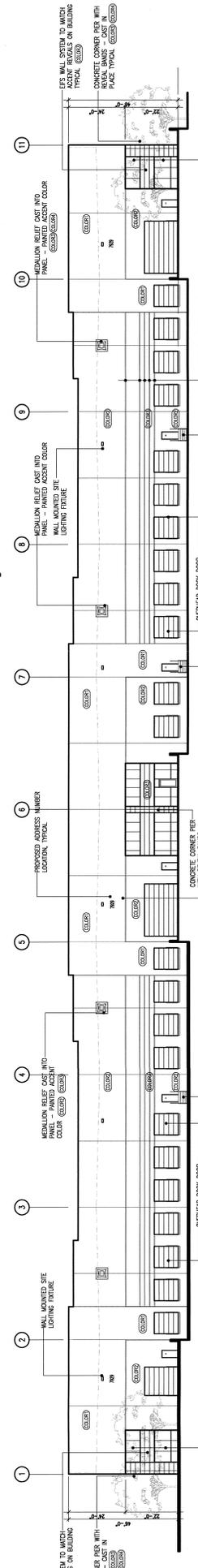
West Elevation - Bldg 6

ELEVATION GENERAL NOTES:

1. ALL ELEVATIONS SHALL BE DRAWN TO THE FINISH LINE UNLESS OTHERWISE NOTED. LETTERS SHALL BE 1/4" MINIMUM UNLESS OTHERWISE NOTED.
2. BUILDING SHALL BE PAINTED A THREE COLOR SCHEME WITH COLORS TO MATCH EXISTING BUILDING 1,2,3 AND 4.
3. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A SCREENING SYSTEM.
4. SECOND FLOOR BUILDING EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING.

PAINT COLOR SCHEDULE

NUMBER	NAME	L.A.V.
02.29	HEADLANDS - SW6212	52 %
02.29	MIDRY - SW6214	69 %
02.38	AZAMO BRONZE - SW6218	21 %
02.39	DOMINO - AS141N	5 %

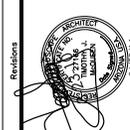


South Elevation - Bldg 6

DRB Submittal Only - Not for Construction
Building 6 - Exterior Elevations
 Elliot Business Park
 7805 - 7929 South Hardy Drive
 800 Carver Road
 Tempe Marketplace Commerce Associates
 4800 N. Scottsdale Rd.
 Suite 100
 Phoenix, AZ 85018
 480.948.8888



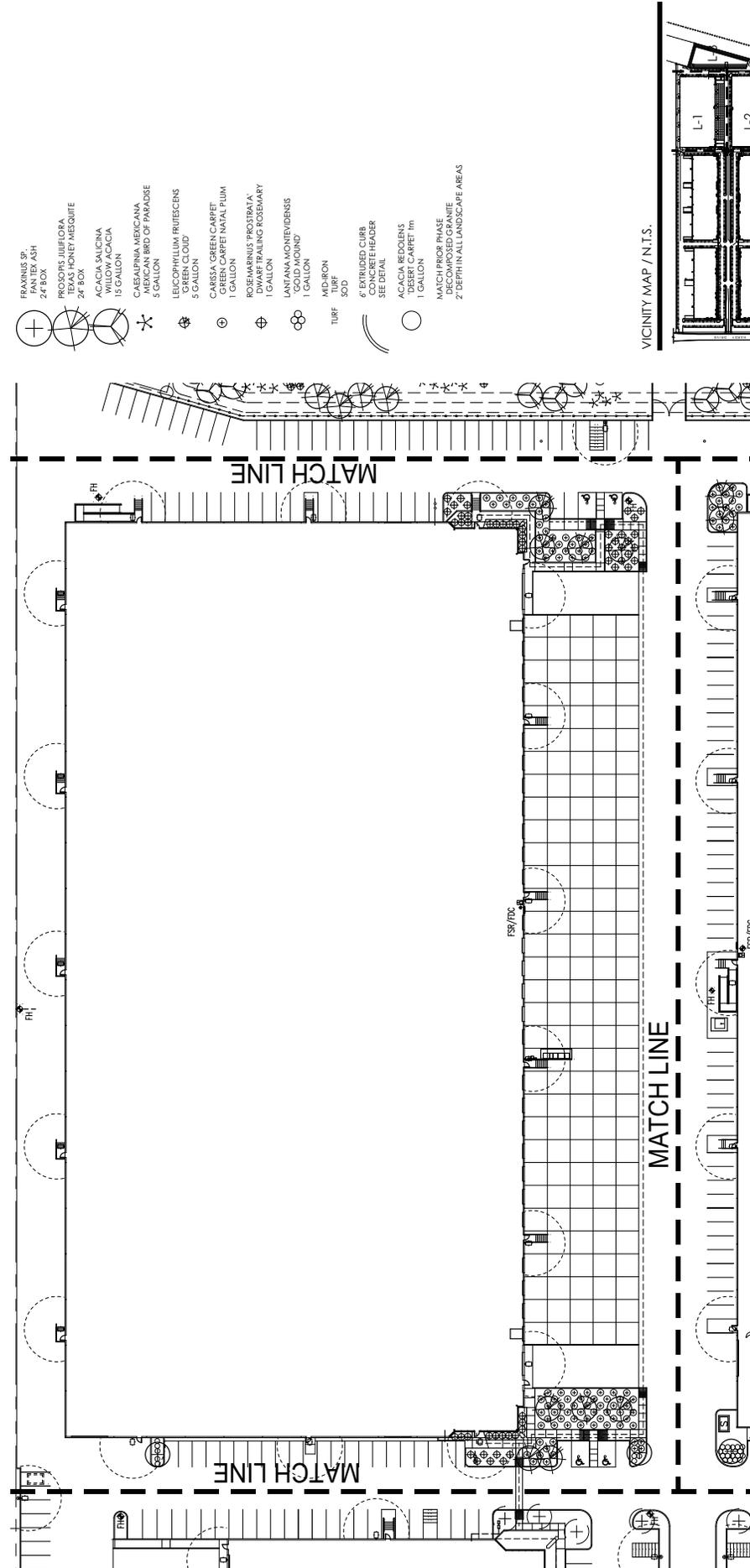
NOTE OF AVERAGE BILLING CYCLE
Payments for this project shall be submitted monthly.
NOTE OF EXTENDED PAYMENT PROVISIONS
APPROVAL PERIOD PROVISIONS
NOTE OF EXTENDED INTERESTIONS AND APPROVAL PERIOD PROVISIONS
This contract shall be deemed to be in full force and effect only if the client has received a copy of this contract and the terms and conditions are accepted in writing. The contract shall be deemed to be in full force and effect only if the client has received a copy of this contract and the terms and conditions are accepted in writing. The contract shall be deemed to be in full force and effect only if the client has received a copy of this contract and the terms and conditions are accepted in writing.



Issue Date: 3-23-2010
Project Number: 2010-017
Sheet Contents: Phase 3 Site Plan

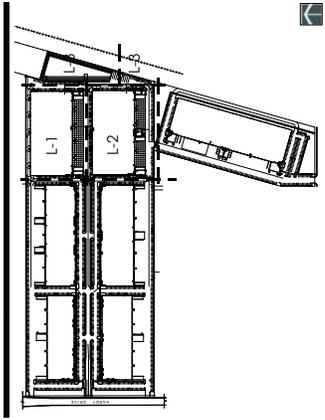
Sheet Number: L-1

of 1



- FRAXINUS SP.
FAN TEX ASH
24" BOX
- PROSOPIS JULIFLORA
TEXAS HONEY MESQUITE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
15 GALLON
- CAESALPINA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- EUCOPHYLLUM FRUTESCENS
CANTON CLOUD
5 GALLON
- CAREXA GREEN CARPET
GREEN CARPET NATAL PLUM
1 GALLON
- ROSEMARINUS PROSTRATA
DWARF TRAILING ROSEMARY
1 GALLON
- LANTANA MONTEVIDENSIS
"GOLD MOUND"
1 GALLON
- MID-IRON
TURF
SOB
- 6" EXTRUDED CURB
SEE DETAIL
- ACACIA NEBENSIS
DESERT CARPET 1m
1 GALLON
- MATCH PROX PHASE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

VICINITY MAP / N.T.S.

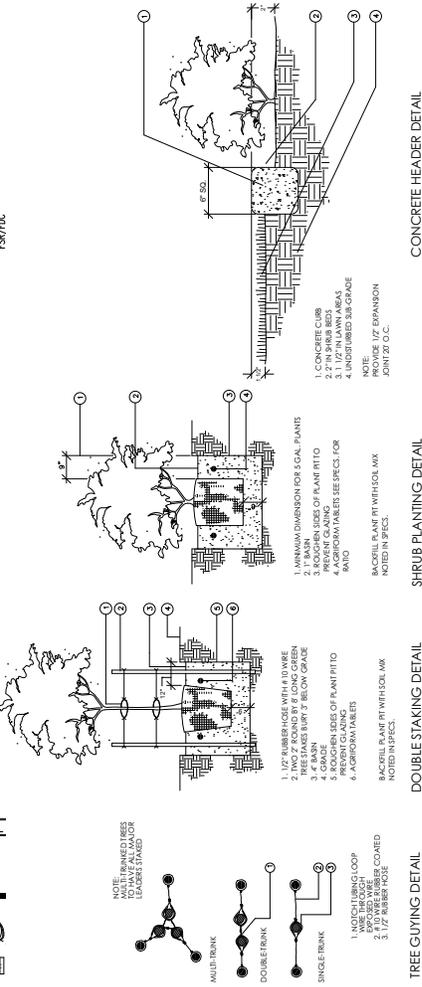


PLANTING PLAN

T.J. McQueen & Associates, Inc.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
346 EAST VIRGINIA AVENUE
PHOENIX, AZ 85012 / FAX: 602.252.8619

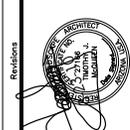
LANDSCAPE NOTES
THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
ALL PARKING LOT FINISHERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLE AREAS ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.
ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.
NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

PRE-EMERGENT NOTE
PRE-EMERGENT TREATMENTS AND CONTRACTORS ARE NOW REQUIRED TO USE PRE-EMERGENT APPLICATION PROCESSES BY VIDEO TAPING. VIDEO TAPES TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.



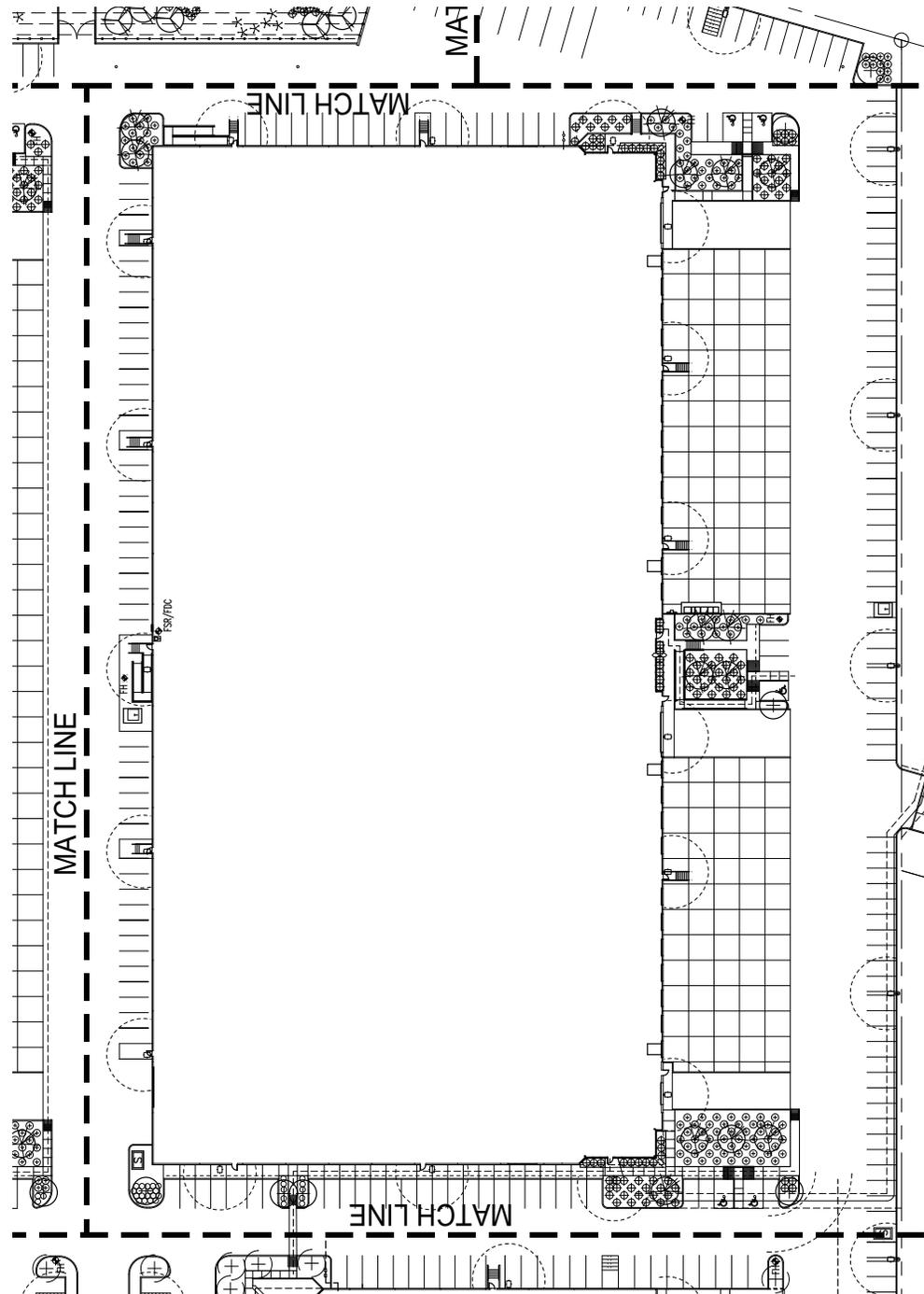
- DOUBLE STAKING DETAIL**
1. 10" RUBBER HOSE WITH 1/2" WIRE
 2. TWO 2" ROUND BY 6" LONG GREEN TREES
 3. 4" GRADE
 4. 4" GRADE
 5. 1/2" RUBBER HOSE
 6. 1/2" RUBBER HOSE
- SHRUB PLANTING DETAIL**
1. MINIMUM DIMENSION FOR SOIL PLANTS
 2. 1" W/PLANT
 3. 1" W/PLANT
 4. 4" GRASS
 5. 4" GRASS
 6. 4" GRASS
- CONCRETE HEADER DETAIL**
1. CONCRETE CURB
 2. 1" W/PLANT
 3. 1" W/PLANT
 4. 4" GRASS
 5. 4" GRASS
 6. 4" GRASS

NOTE OF AGENCIE BILLING CYCLE
Payments are made on a 30 day net basis. All bills must be submitted monthly.
NOTE OF EXTENDED PAYMENT PROVISIONS AND APPROVAL PERIOD PROVISIONS
This contract shall be deemed to be a bill of sale and the Buyer shall be deemed to have accepted the goods and services hereunder upon the date of the last payment made by the Buyer. The Buyer shall be deemed to have accepted the goods and services hereunder upon the date of the last payment made by the Buyer. The Buyer shall be deemed to have accepted the goods and services hereunder upon the date of the last payment made by the Buyer. The Buyer shall be deemed to have accepted the goods and services hereunder upon the date of the last payment made by the Buyer.

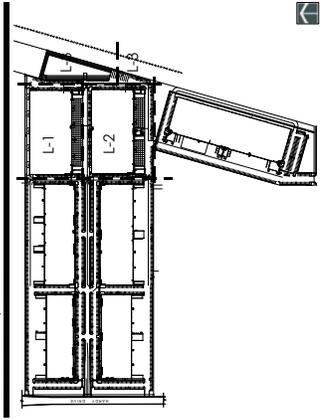


Issue Date: 3-23-2010
Project Number: 2010-017
Sheet Contents: Phase 3 Site Plan
Sheet Number: L-2

- FRAXINUS SP. 24" BOX
- FANTEX ASH 24" BOX
- PROSOPIS JULIFLORA 24" BOX
- TEXAS HONEY MESQUITE 24" BOX
- ACACIA SALICINA 15 GALLON
- WILLOW ACACIA 15 GALLON
- CAESALPINIA MEXICANA 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 5 GALLON
- CAREX GREEN CARPET 1 GALLON
- GREEN CARPET NATAL PLUM 1 GALLON
- ROSEMARINUS PROSTRATA DWARF TRAILING ROSEMARY 1 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- MID-IRON TURF 300
- 6" EXTRUDED CIMB SEE DETAIL HEADER
- ACACIA RESINENS DESERT CARPET TM 1 GALLON
- MATCH RIBB PHASE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



VICINITY MAP (N.T.S.)

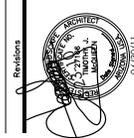


PLANTING PLAN

T.J. McQueen & Associates, Inc.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
344 EAST VIRGINIA AVENUE
PHOENIX, ARIZONA 85016
PHONE: 602.252.2620 / FAX: 602.252.2619

NOTE: OF ALTERNATE BILLING CYCLE
 NOTE: OF EXTENDED PAYMENT PROVISIONS
 NOTE: OF EXTENDED DEFERMENT PROVISIONS
 NOTE: OF EXTENDED INTEREST PROVISIONS
 NOTE: OF EXTENDED APPROVAL PERIOD PROVISIONS

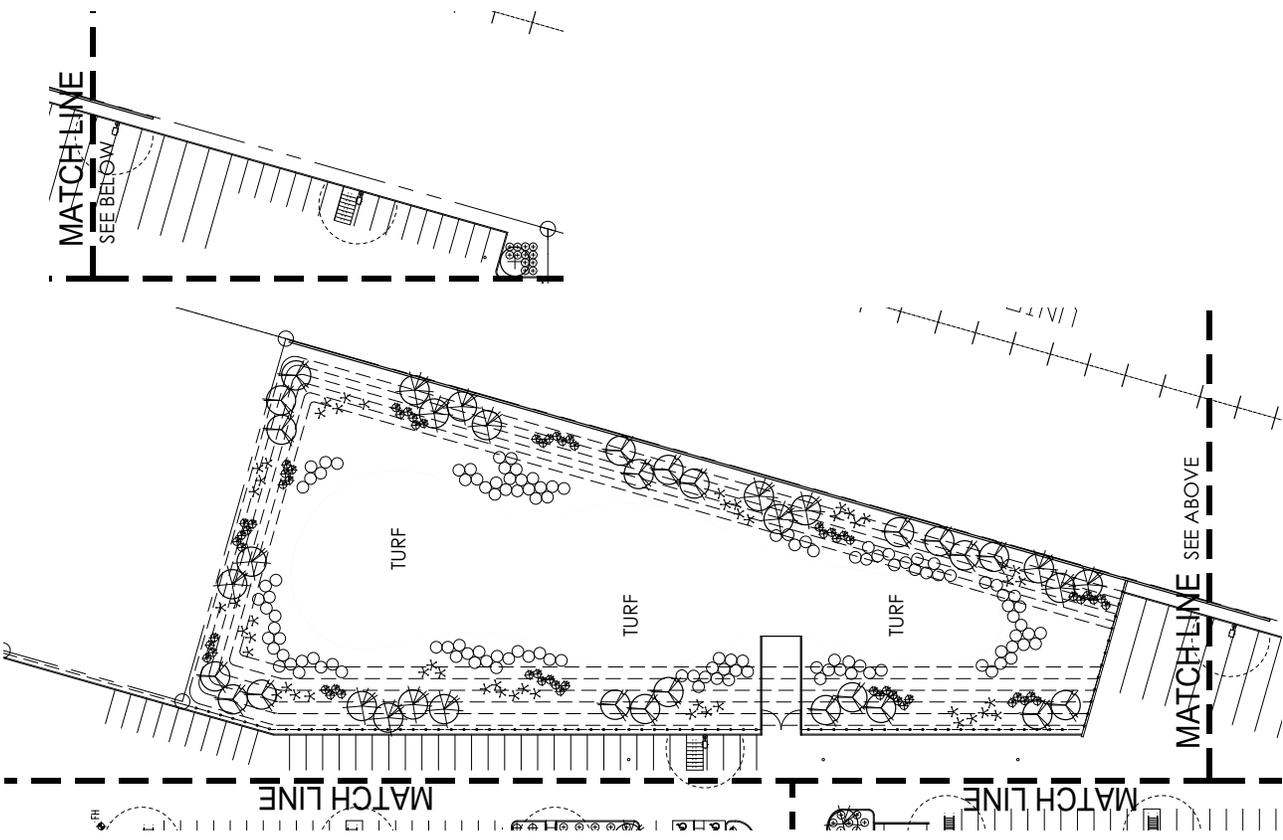
Buildings 5 + 6
 Elliot Business Park - Phase 3
 7825 + 7929 South Hardy Drive - Tempe, Arizona
 Tempe Marketplace Commerce Associates



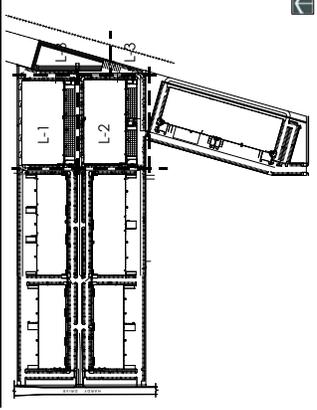
Issue Date: 3-23-2010
 Project Number: 2010-017
 Sheet Contents: Phase 3 Site Plan
 Sheet Number: L-3

L-3
 of

- FRAXINUS SP.
FAN TEX ASH
24" BOX
- PROSOPIS JULIFLORA
TEXAS HONEY MESQUITE
24" BOX
- ACACIA SALICINA
YELLOW ACACIA
15 GALLON
- CAREXPAUNA MEXICANA
SANDHILL SEDGE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
COTONWOOD
5 GALLON
- CAREX A. GREEN CARPET
GREEN CARPET NATAL PALM
1 GALLON
- ROSEMARINUS PROSTRATA
DWARF TRAILING ROSEMARY
1 GALLON
- LANTANA MONTEVIDEENSIS
'GOLD MOUND'
1 GALLON
- MIDIRON
TURF
SOD
- 6" EXTRUDED CURB
1" RIBBER
SEE DETAIL
- ACACIA RESINOSA
'DESERT CARPET' 1m
1 GALLON
- MATCH PITCH PHASE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



VICINITY MAP / N.T.S.



PLANTING PLAN

T.J. McQueen & Associates, Inc.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 344 EAST VIRGINIA AVENUE
 PHOENIX, ARIZONA 85012
 PHONE: 602.252.2620 / FAX: 602.252.2619



APR 11 2002

City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8865

March 27, 2002

Vincent Curci
Tempe Marketplace Commerce Assoc
3200 East Camelback Road
Suite 190
Phoenix, AZ 85018

Dear Vincent,

Neil G. Giuliano
Mayor

Leonard W. Copple
Vice-Mayor

P. Ben Arredondo
Councilmember

Dennis J. Cahill
Councilmember

Barbara J. Carter
Councilmember

Hugh Hallman
Councilmember

Mark W. Mitchell
Councilmember

Congratulations! Elliot Business Park - Lot 5 at 7805, 7909 South Hardy Drive has been selected as a project winner for the 2002 City of Tempe Beautification Awards in the Industrial Category. You have been identified as the project's primary owner.

You and your guests are invited to a reception and award presentation for all Beautification Award winners from 5 to 8 p.m. on Wednesday, May 8 at the Tempe Mission Palms, 60 E. Fifth Street.

The Beautification Awards were created by the City of Tempe to recognize property owners, architects, contractors, artists and neighborhood associations whose projects have enhanced Tempe. We congratulate you on winning this prestigious award.

Please return by mail or fax the enclosed Project Information Form to Ginny Belousek, 3500 S. Rural Road, Tempe 85282 (Fax: 480/350-5184) by Friday, April 19 so that we have accurate information in preparing for the awards presentation.

Once you have invited your guests please fax back the RSVP form to reserve your space at the reception no later than Friday, April 19. It is important that you provide the names of your guests because your nametags will serve as your tickets into the reception. No tickets will be mailed to you.

We look forward to seeing you and we thank you for enhancing our City. In the interim, do not hesitate to call Ginny with questions at 480/350-5186.

Sincerely,

Barb Carter
Councilman and Chair

Hugh Hallman
Councilman

Enclosure