

# Staff Summary Report

Development Review Commission Date: 12/09/08

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for **FISHER TOOLS**, located at 1990 E. Third Street.

**DOCUMENT NAME:** DRCr\_FisherTools\_120908

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **FISHER TOOLS (PL080360)** (Greg Fisher, Fisher Tools, property owner; Brian Moore, BCMA Architecture, applicant) consisting of a new 14,691 s.f. office and warehouse building as a third phase to an existing development with two buildings of 8,934 s.f and 8,241 s.f., for a total of 31,866 s.f., on 4.22 net acres, located at 1990 E. Third Street in the GID General Industrial District. The request includes the following:

**DPR08240** – 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)

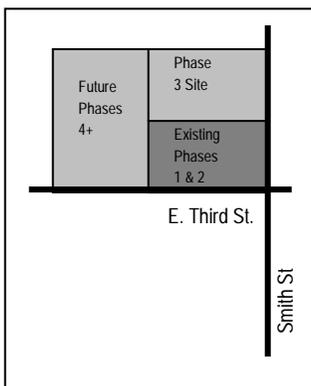


**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	4.22 acres
Total Building area	31,866 s.f.
Lot Coverage	52 % (NS in GID)
Building Height	27.3 ft (35 ft maximum allowed)
Building setbacks	68' front, 41' side for phase 3 (25' front, 0' side, 0' rear min.)
Landscape area	17.5% (10% minimum required)
Vehicle Parking	66 spaces (63 min. required, 79 max allowed)
Bicycle Parking	4 spaces (2 minimum required)

A neighborhood meeting was not required for this application.

**PAGES:**

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. Conditions of Approval
- 6-8. Code & Ordinance Requirements
8. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site plan
5. Floor plan and Building Section
6. Building Elevations
7. Landscape Plan

## **COMMENTS:**

This site is located between McClintock Drive and Price Road, and between Rio Salado Parkway and University Drive, south of Tempe Marketplace and north of the Apache Boulevard Redevelopment Area, within a large industrial area. The General Plan projects this area to be mixed use, with a density determined on a case by case basis dependant upon site conditions. The Zoning for this parcel is GID, General Industrial. This request includes a Development Plan Review for a new 14,691 s.f. office and warehouse building as a third phase to an existing development with two buildings of 8,934 s.f and 8,241 s.f., for a total of 31,866 s.f., on 4.22 net acres. The applicant is requesting approval of the new building. A neighborhood meeting is not required with this request.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

#### **Site Plan**

The 4.22 acre site has been phased for development, phases one and two being located on the south east quarter of the parcel, phase three on the north east quarter, and the remaining western half is planned for future phases. The existing buildings were built prior to annexation into the City of Tempe. When new development occurs on site, the site is required to be brought up to compliance with Tempe standards. Conditions of approval are included to provide a 6' sidewalk along both 3<sup>rd</sup> and Smith Street and provide driveway entrances compliant with the standard T-320 detail. The portion of the site not currently developed or proposed for this project was excluded from this condition. The applicant is intending to replat the site to exclude existing development from conditions of approval. The site plan is configured to work with and tie into existing driveways and circulation on the developed portion of the site. Should the site be platted, a cross access easement will be necessary. All required parking, refuse and fire circulation needs have been met on the existing phase as well as on the proposed phase, with the shared access. Building orientation takes advantage of a north/south exposure, with overhangs on the southern side of the building where windows are located. Windows wrap the south eastern side of the building to provide visibility to the parking area and street front. The site creates a campus of buildings, with the majority of parking visible from some portion of the buildings on site. The proposed new building is staggered on site, breaking up the massing.

#### **Building Elevations**

The north elevation has roll-up overhead doors, pedestrian doors, and knock-out architectural masonry panels to allow for future tenant improvements with windows or doors. If the future tenant improvements included use of the knock-out panels for overhead delivery bay doors, then the proposed parking configuration may need to be evaluated, however, as the building and site are currently planned, the parking functions. The south side provides storefront glazing on the eastern half of the building, with shade canopies over the glass. At the corner, the south side has full height glazing that wraps around to the eastern elevation, providing visibility to the parking lot and street front. The northern elevation is blank, and faces internal to the future phases of development. The proposed materials include a base of warm grey stained split face scored Sonoran block to match the existing buildings on site, a square smooth surfaced cool grey painted block, red window mullions and a red accent band matching the existing two buildings.

#### **Landscape Plan**

The landscape palette includes Desert Museum Palo Verde along the street front and Chilean Mesquite within the parking islands. Natal Plum, Agave, Lantana and Acacia Redolens are used for shrubs, ground covers and accents. By condition, staff has required that the appropriate number of street trees be added along Smith Street and along 3<sup>rd</sup> Street, where the first phase of development was constructed under County regulations and does not meet Tempe standards, but excluding the western undeveloped portion of the lot. The applicant is proposing to replat the property to avoid the requirement for street trees in front of the existing development.

#### Section 6-306 D Approval criteria for Development Plan Review

1. The placement of building provides for natural surveillance and visibility of pedestrian areas.
2. The proposed development enhances the character of the surrounding area.
3. Shade is provided over south window elevations for energy conservation and comfort.
4. Materials will match the existing buildings on site, which are of superior quality and compatible with the surroundings
5. Buildings and landscape elements have proper scale with the site and surroundings
6. Building masses are divided into smaller components using two block types, colors and finishes and the use of accent colors and glazing to create a human-scale environment as viewed from the sidewalk.
7. The building has a distinct base and top, as identified by change in material, color and texture at ten feet above grade

8. Building facades have windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
9. Vehicular circulation is designed to minimize pedestrian/vehicle conflicts and facilitate pedestrian access and circulation. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.

**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 will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.

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

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by December 9, 2009 and upon completion of permits, or Development Plan approval will expire.

#### **Site Plan**

2. Provide 6'-0" wide public sidewalk along 3<sup>rd</sup> and Smith streets in front of existing and proposed development, or as required by Traffic Engineering Design Criteria and Standard Details, or replat the site to accommodate the existing conditions.
3. If service yard is necessary, provide service 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. Locate electrical service entrance sections inside the service yard.
4. If 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.
5. Provide upgraded paving at each driveway apron of existing and proposed development, consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges; or replat the property to exclude existing conditions.
6. 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.
7. 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.

#### **Building Elevations**

8. The materials and colors are approved as presented:  
Building base (first 10') – Sonoran block split face scored cmu stained in a warm brown to match existing buildings (provide specifications at time of submittal of construction documents)  
Building top (upper 17') color A – painted smooth faced square cmu in Dunn Edwards DE6352 December Sky  
Accent band color B – painted Dunn Edwards Deep Crimson DEA 152  
Window mullions color C – painted Dunn Edwards DEA 106 Deep Contrast  
Provide 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.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.
11. 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.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from view from either street.

## Lighting

13. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

## Landscape

14. Provide street trees along perimeter of developed portion of site on both streets, and upgrade landscape to meet current development standards, or replat the site to accommodate the existing conditions on phase I.
15. 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.
16. 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. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project.
  - g. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that existing plants on site or in frontages are irrigated as part of the reconfigured system at completion of construction.
17. 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.
18. 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

19. Provide address sign on each face of the building elevation.
  - 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.

## 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** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at 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 October 1 and 29, 2008. 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:**
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **PUBLIC ART:** The current and proposed phases of development total 31,866 s.f., which is not required with this phase of development, but will be required in subsequent phases of development of 18,134 s.f. or greater, for a total of 50,000 s.f.
- **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 this project. Have the landscape architect and the 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, available from Building Safety (480-350-8341). Contact Water Conservation Division(480-350-2668) if there are any 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). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS:**
  - 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
  - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
  - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- **FIRE:**
  - Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of

- fire lane(s) are subject to approval of the Fire Department.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING AND LAND SERVICES:
  - All overhead utilities on or adjacent to the site must be undergrounded. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the 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 this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
  - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Contact Sanitation Division (480-350-8131) 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.
- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering (480-350-2775)
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- 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:
  - Follow requirements of ZDC Part 4 chapter 8
  - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights 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 (602-364-0935). Notice of Intent to Clear Land form is available at [www.agriculture.state.az.us](http://www.agriculture.state.az.us) . Follow the link to "form", to "native plants", and to "notice intent to clear land".

- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address 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. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

**HISTORY & FACTS:**

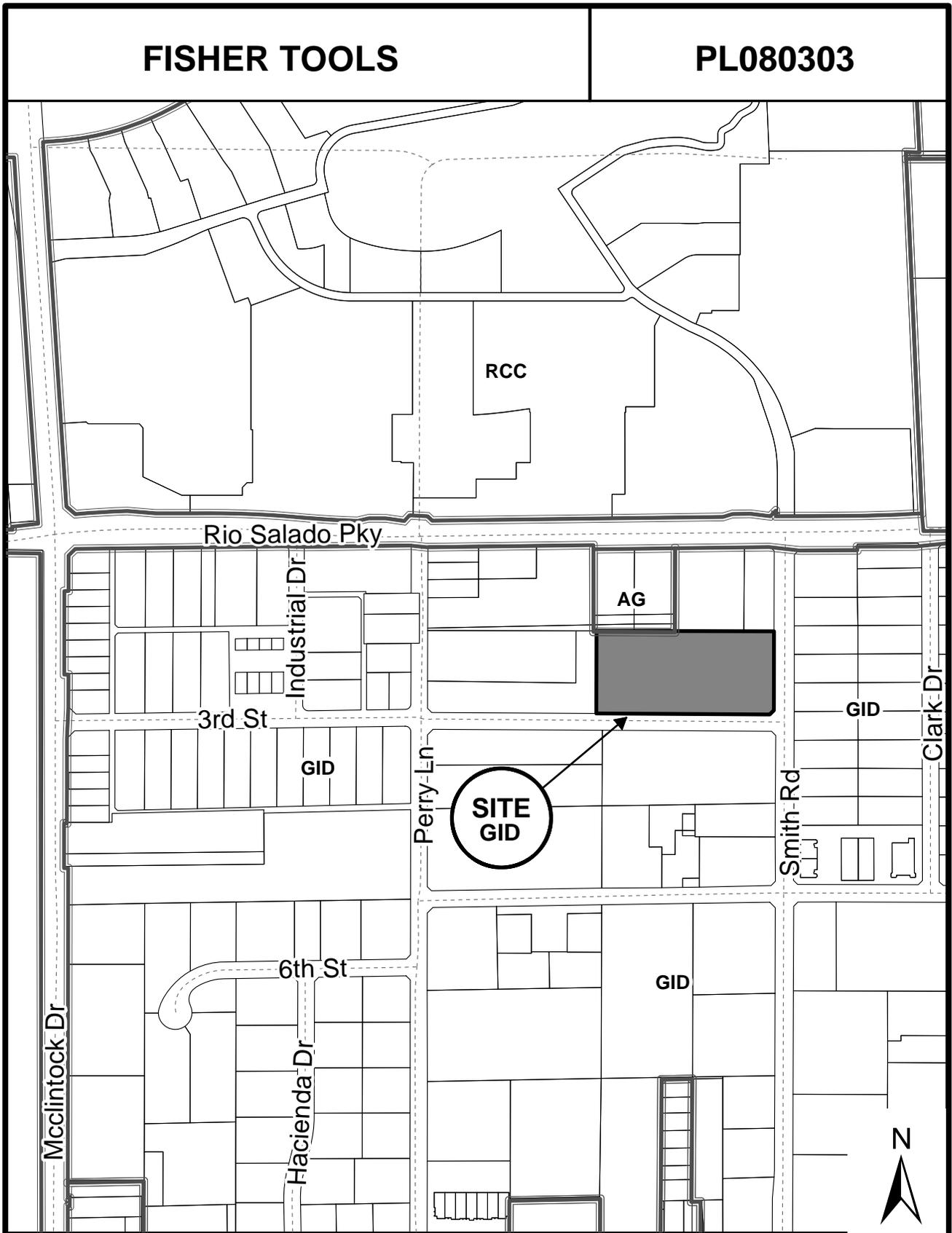
October 14, 1999            The site was annexed into the City during the south county island annexation. The buildings on site were built while part of the county island. Development Services has records indicating a history of entitlements or construction on this site.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

**FISHER TOOLS**

**PL080303**



**Location Map**



**FISHER TOOLS (PL080360)**

October 21, 2008

City of Tempe  
31 E. Fifth Street  
Tempe, AZ

Attn: Planning Dept

Re: 1990 East Third Street, Tempe AZ 85281

Phase 1 and two of this proposed development are wholesale sales and warehouse storage for fisher tools. In order to accommodate the businesses increasing need for space the owner wishes to expand. Initially the owner will use the western half of the proposed development for his warehouse and lease out the eastern half of the phase 3 building to warehouse / office tenants. In the future if the business expands as it has in the past the owner will expand his business to the eastern half of the building as well.

The western half has been designed to also potentially be a leased multi tenant building in the future. Knock-out panels have been designed in the south side of the building for over head and man doors and in the north side of the building for storefront to match the east building.

The design of the phase 3 building will match the existing material palette of phases one and two in order that the entire development can be perceived as one complex. The main front door of the east building has been oriented to the south to allow the two buildings to enter off of the same area in the future.

A shade canopy has been designed above all the vision glass of the building to provide shade and energy efficient light into the interior of the building as well as skylights to provide interior lighting and limit the energy usage.

Please do not hesitate to contact me if you have any questions.

Sincerely



Brian Moore, AIA  
Principal, BCMA Architecture P.C.

OCT 22 2008

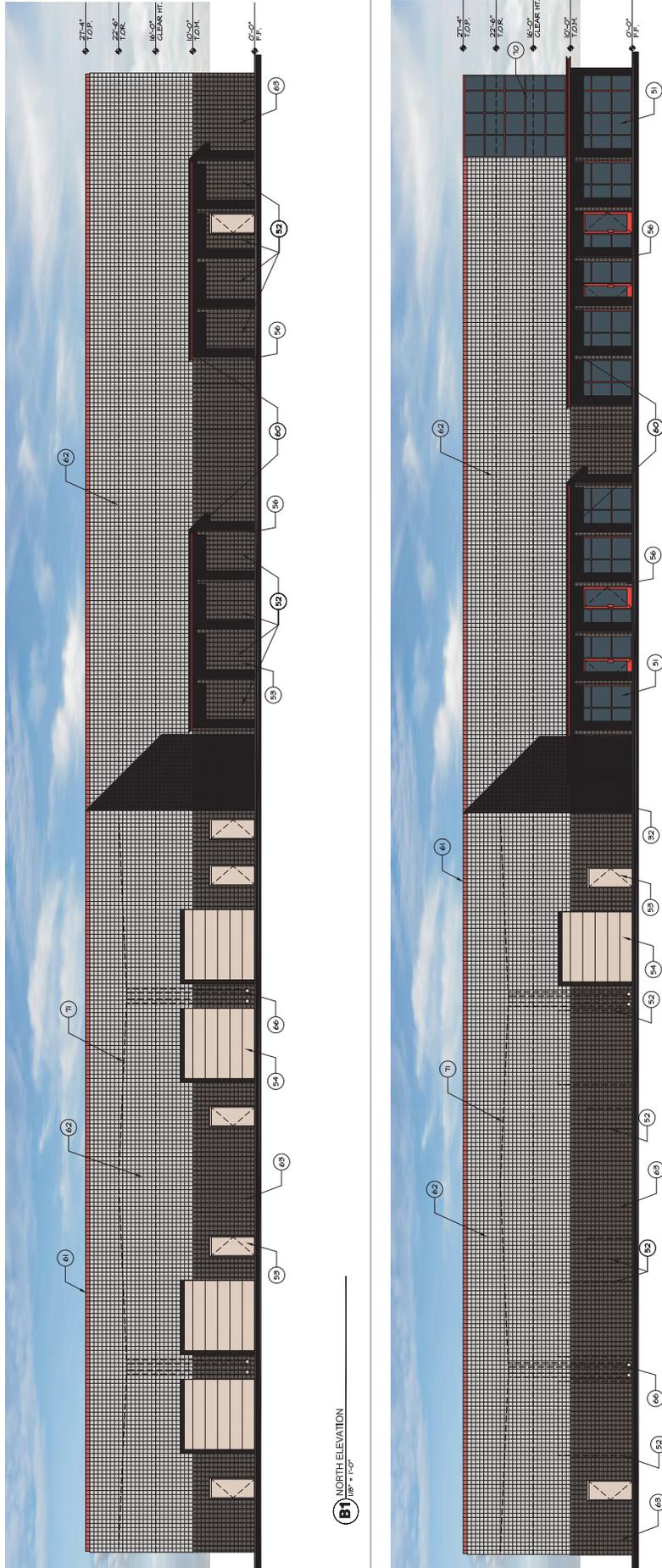
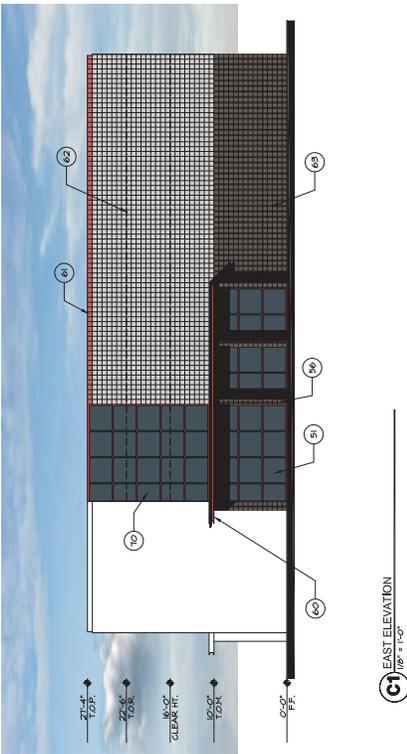
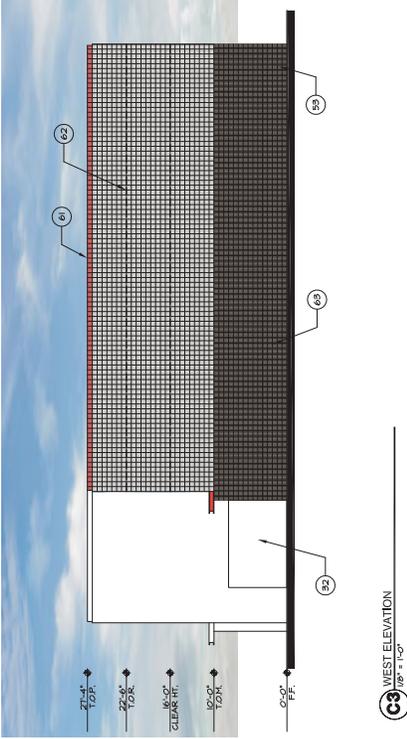




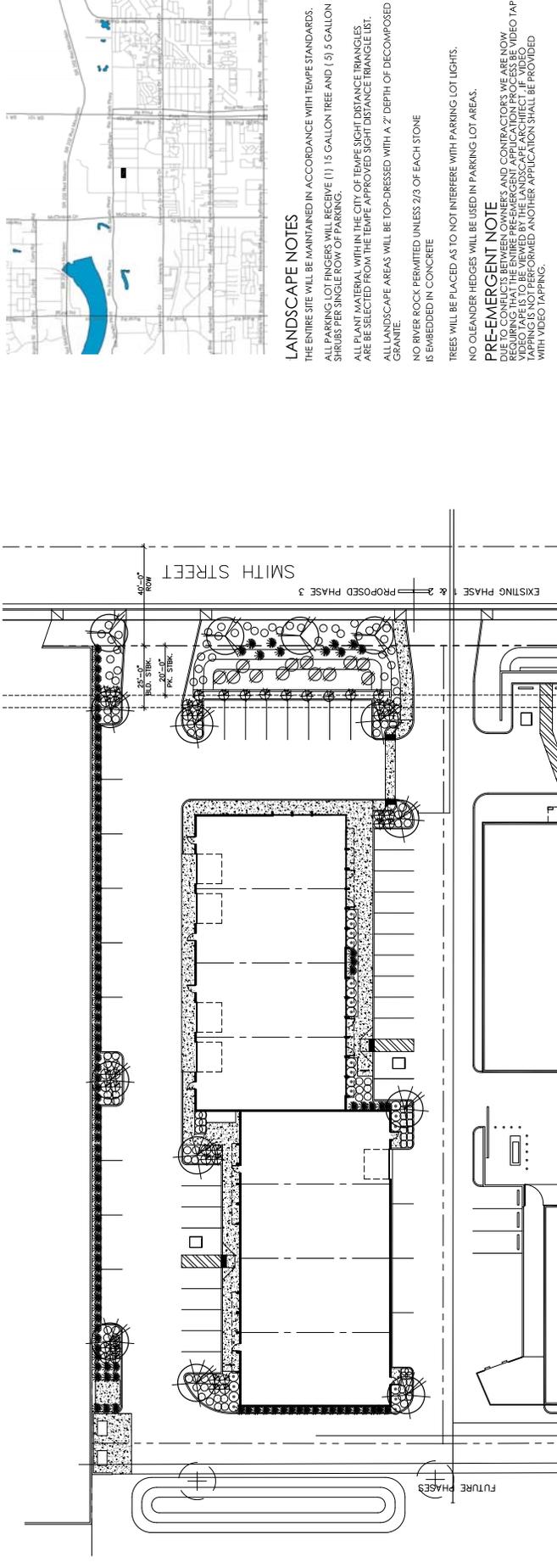


### KEY NOTES

- 32. EXTERIOR SIES SYSTEM PAINTED ACCENT COLOR B TO MATCH
- 33. EXISTING DOOR FRAME FOR FUTURE DOOR OR
- 34. INDOOR SLIP LASH METAL DOOR
- 35. PROPOSED 2'X2' OIL DOOR
- 36. NATURAL COLOR SONORA BLOCK PILASTER
- 37. NATURAL COLOR SONORA BLOCK PANELED
- 38. METAL INSET PAINTED ACCENT COLOR B TO
- 39. 6" SOLID VERTICAL SCORED CAP BLOCK
- 40. EXISTING ACCENT COLOR C TO MATCH
- 41. VERTICAL SCORED BLOCK PAINTED BODY
- 42. NATURAL COLOR SONORA BLOCK BASE TO
- 43. NATURAL COLOR SONORA BLOCK OVERLAP
- 44. SPANDREL GLASS WINDOW SYSTEM PAINTED
- 45. WINDOW SYSTEM PAINTED ACCENT COLOR B TO MATCH
- 46. ROOF DRAIN AND OVERFLOW
- 47. ROOF SLOPE BEHIND PARAPET



THIS DRAWING IS AN INSTRUMENT OF SERVICE OF BCMA, AN ARCHITECTURAL FIRM, AND IS THE PROPERTY OF BCMA. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BCMA.



**LANDSCAPE NOTES**

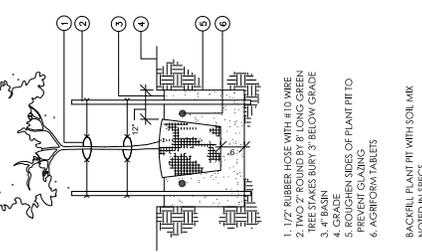
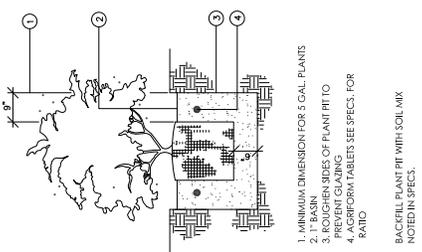
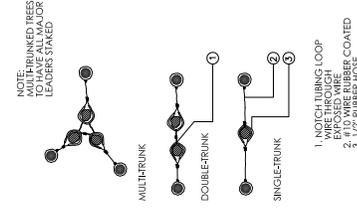
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
- ALL PARKING LOT FINGERS WILL RECEIVE (1) 1.5 GALLON TREE AND (1) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
- ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.
- ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
- NO RIBBED ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS SHREDDED IN CONCRETE
- TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.
- NO CLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

**PRE-EMERGENT NOTE**

DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW PROVIDING VIDEO TAPING FOR ALL TREES AND SHRUBS. ALL VIDEO TAPING SHALL BE VIDEO TAPED. VIDEO TAPING IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. VIDEO TAPPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING.

**LANDSCAPE LEGEND**

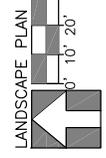
- CERCIUMI THIRSD (PALO VERDE)
- 3/6" BOX (WATCHDOG)
- PROSCOPE CHILMENS
- CHILEAN MESQUITE (THORNLESS)
- 24" BOX
- EXISTING TREE
- NOT TO SCALE
- CONSTRUCTION
- CARRISA MACROCARPA
- 5 GALLON
- CARRISA GRANDIFLORA
- 5 GALLON
- TUTTLE
- 5 GALLON
- AGAVE DESERTII
- DESERT AGAVE
- 5 GALLON
- LANTANA MONTEWIDENSE
- 5 GALLON
- WINKLING PURPLE
- 1 GALLON (SOPHRA)
- ACACIA REDOLENS
- 1 GALLON
- 1/2" JINNS MADON GOLD
- 1 GALLON
- 2" DEPTH IN ALL LANDSCAPE AREAS



**TREE GUYING DETAIL**

**SHRUB PLANTING DETAIL**

**DOUBLE STAKING DETAIL**



**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 344 E. WASHINGTON  
 Phoenix, Arizona 85004  
 PH. (602) 265-0320 FX. (602) 266-6619



TAM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW AND OTHER RIGHTS IN THIS DESIGN. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TAM & ASSOCIATES.

