

# Staff Summary Report



Development Review Commission: 09/25/2012

Agenda Item Number: 2

**SUBJECT:** Hold a public meeting for a Development Plan Review for 1717 Restaurant Building, located at 1717 South Rural Rd.

**DOCUMENT NAME:** DRCr\_1717BLDG\_092512                      PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for **1717 Restaurant Building (PL120172)** (Todd Sergi, 1717 Tempe Properties LLC, property owner; Mark Tomecak, Tomecak Design, applicant) for the remodel of an existing single tenant restaurant building to a 5700 s.f. (including 1200 s.f. patio) multi-tenant restaurant building with a drive-thru lane located at 1717 South Rural Road in CSS, Commercial Shopping and Services District and GID, General Industrial District. The request includes the following:

**DPR12145** – Development Plan Review including site plan, new building elevations and revised landscape plan.

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

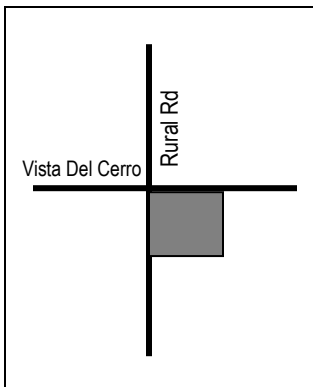
**REVIEWED BY:** Lisa Collins, Interim Community Development Department Director (480-350-8989)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact to City funds.

**RECOMMENDATION:** Approval

**ADDITIONAL INFO:**



Owner – 1717 Tempe Partners LLC  
Applicant – Mark Tomecak  
Existing Zoning – CSS- Commercial Shopping and Services and GID-General Industrial  
Parcel Size – 58,997, 1.35 net acre  
Building Area – 4500 s.f.  
Parking Required for Use per ZDC – 68 spaces  
Parking Provided on Site – 68 spaces

**PAGES:**

1. List of Attachments
2. Comments; Reasons for Approval
- 3-5. Conditions of Approval;
6. History & Facts; Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Design Narrative
4. Site Plan
5. Elevation
- 6-7. Colored Elevation
- 8-11. Perspectives
12. Landscape Plan
13. Material Sample Board

## **COMMENTS:**

This site is located at the southeast corner of Rural Road and Vista Del Cerro Drive. The property has been occupied as a freestanding restaurant building since 1968. In 1989, Rural Road was widened which removed the landscape area and screen wall at Rural Road street front. As part of the Rural Road widening project; the City of Tempe built an end stall landscape island, on site, at the driveway entrance and along the Vista Del Cerro frontage. Prior to the City installed improvements; this site had limited on site landscape or retention.

This application includes a modification to site including a new refuse enclosure, upgraded landscaping, lighting and the addition of a drive thru lane. The existing building will be remodeled from a single tenant to a new multi-tenant restaurant building with an outdoor patio area. The building area will be 5700 s.f. which includes a 1200 s.f. of outdoor patio area. The applicant is requesting that the Development Review Commission take action on the site plan, building elevations and landscape plan; no further planning entitlements are required.

## **Public Input**

No neighborhood meeting required.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

The new 4500 square foot building is oriented in a north to south configuration parallel to the Rural Road frontage. The two tenant spaces will be off set to provide visibility of each space to the Rural Road street front. The most east suite will have a new drive- thru lane that circulates on site. The portion of the lot with the new refuse enclosure and drive-thru lane will be upgraded to meet all current ordinance requirements for on-site landscape and lighting. The northern portion of the lot will remain legal non-conforming in layout with existing landscape islands upgraded with landscape material and lighting.

The remodeled building will utilize the existing foundation and east elevation wall. The site was artificially "raised" above grade as a prototype of the original restaurant use. The building will be lowered to grade on the existing foundation. The exterior wall finish of the building will be a brick veneer. A metal sided parapet creates a massing at the top of the building which serves as an overhang for each tenant space entrance. A steel trellis over the patio area connects the two tenant suite entrances. The color scheme is a combination of earth tone and gray colors. The outdoor patio creates a link to the public street along Rural Road.

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

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; the new building is oriented to the street with varying building forms to enhance visual character.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the building entrances are shaded from northern and west sun exposure. There is minimal glazing on the south exposure. The outdoor patio will be covered by a trellis structure.
3. Materials are quality, providing detail appropriate with their location and function while complementing the surroundings; the materials are compatible to the surrounding aesthetic.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; as modified the building scale fits the site.
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building is in two off-set sections with large expanses of glass on the north and west elevations.
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of

windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building is a combination textured and metal finishes in earth tone and gray color scheme.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; patio areas connect to the street front.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation; the building is being remodeled in place. All driveways and on site circulation patterns are per the existing site layout.
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; providing staff closer to the street and with views of the parking lot will provide more surveillance of the site during business hours. The new building will meet lighting and design requirements for CPTED.
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape upgrades been added to the parking area, even the legal non-conforming portion of the lot.
11. Lighting will be compatible with the proposed building and adjoining building and uses, and will not create negative effects.

### **Conclusion**

Based on the information provided 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 intent of the General Plan elements.
2. The project meets the development standards required by the Zoning and Development Code.
3. 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.**

**DPR12145**

### **CONDITIONS OF APPROVAL**

#### **Site Plan**

1. 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.

#### **Floor Plans**

2. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

#### **Building Elevations**

3. The materials and colors are approved as presented:  
Base- Veneer Brick- Lakewood Brick and Tile- Dakota

### Metal Siding/Parapet- Gray

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials, additions or modifications may be submitted for review during building plan check process.

4. For roof access provide internal ladder access fully screened at parapet.
5. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
6. Provide a heat and weather resistant material for the trellis structure over patio area, final details to be approved by staff during building plan check process.

### Lighting

7. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, for entire site and building unless otherwise conditioned.

### Landscape

8. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
9. 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". 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. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
10. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### Signage

11. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high (standard for commercial), 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** (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/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

**SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

### **BUILDING ELEVATIONS**

All mechanical equipment shall be fully screened on all elevation sides above a horizontal plane per Section 4-405.

### **STANDARD DETAILS:**

Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.

Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.

### **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 opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to 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.

Provide a security vision panel 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.

### **ENGINEERING:**

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.

### **REFUSE:**

Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.

### **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.

**SIGNS:**

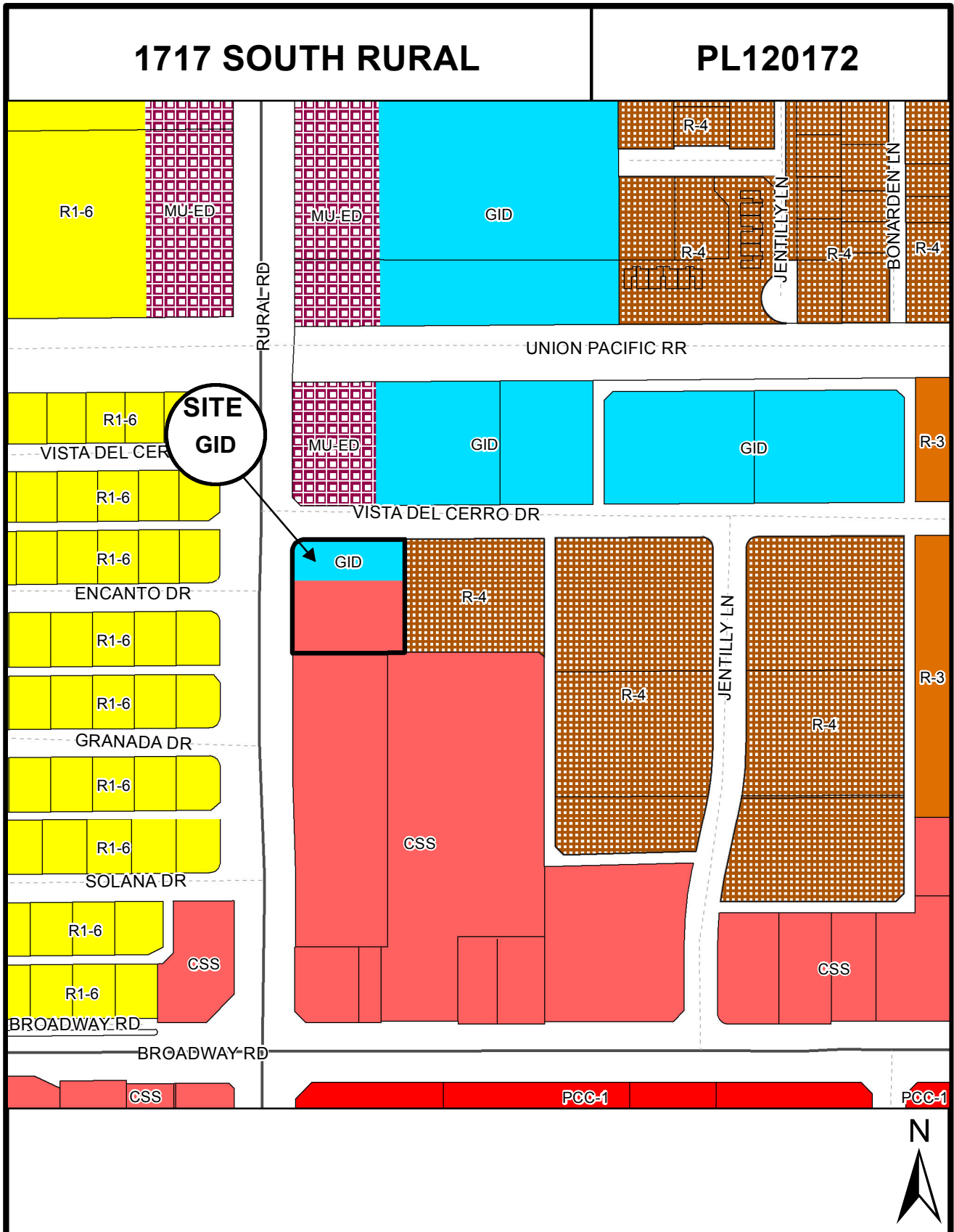
Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

- March 8, 1968- Building Permit issued to Bradley Construction for a new restaurant building requiring 53 parking spaces for "Brad's Restaurant"
- July 1, 1974 Coco's Restaurant, new tenant in building, issued a pole sign until Rural Road widening; at which time sign to reduce to pedestal base.
- October 22, 2001. The Board Of Adjustment approved a use permit request by 3 Margaritas Restaurant to allow the establishment of a new restaurant use in the building formerly known as Coco's located at 1717 South Rural Road in the C-2, General Commercial and I-2, General Industrial Districts.
- August 7, 2012 Approved the request by 1717 SOUTH RURAL RESTAURANT (PL120172) (Mark Tomecak/Tomecak Design applicant; 1717 Tempe Partners L.L.C., property owner representative) located at 1717 South Rural Road, in the CSS, Commercial Shopping & Services District and GID, General Industrial District for:  
  
ZUP12054 – Use Permit to allow a drive-thru for restaurant.
- September 11, 2012 The Development Review Commission continued the development plan review for the 1717 Restaurant Building to the next hearing (9/25/12) for further review of the proposed building materials.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



**Location Map**





**1717 SOUTH RURAL RESTAURANT (PL120172)**



August 28, 2012

City of Tempe  
Development Services  
31 E 5th St  
Tempe, AZ 85281

RE: 1717 South Rural Road  
Tempe, AZ 85281

To whom it may concern,

The owner of the property located at 1717 South Rural Road (Old 3 Margaritas Restaurant) is requesting approval to demolish a portion of the existing building, return the slab to grade, and build a new addition using the similar footprint reducing the structure from 5,100 square feet to 4,500 square feet. The new addition will be built with block, wood framing with metal cladding and incorporate a drive thru on the east side of the building.

The existing parking, landscaping and lighting will be upgraded to meet current code.

As presented in the new site plan and elevations, this new structure will provide Tempe a new and modern looking building that will enhance the aesthetics and revitalize this portion of South Rural Road.

Should you have any questions comments or concerns please feel free to contact me at any time.

Sincerely,

Mark Tomecak



408 North 27th Street  
Tempe, AZ 85281  
Tel: 480.770.1101 Fax: 480.743.8287  
www.tomecak.com  
Tomecak Design, Inc. is an Equal Opportunity Employer  
and does not discriminate on the basis of race, sex, religion,  
national origin, or age in its employment practices.

**PROJECT DATA**

PROJECT ADDRESS: 1717 S Rural Rd  
Tempe, AZ 85281  
PROPOSED USE: RETAIL/RESTAURANT  
PROJECT DESCRIPTION: REMODEL  
PARCEL NUMBER: 133-11-0080  
GROSS SITE AREA: 18,897 sf  
NET SITE AREA: 43,374 sf  
LOT COVERAGE: 1.35 ACRES  
ZONING: R-10  
BUILDING CODE: OB  
BUILDING OCCUPANCY: 2000 International Building Code  
BUILDING CONSTRUCTION: V-0  
SPRINKLERS: YES  
SUBRECS: One  
BUILDING AREA: 4,500 sf  
Gross Building Area: 5,700 sf

**SITE PLAN NOTES:**

1. Existing sidewalk to remain.
2. New sidewalk to be installed as indicated.
3. Existing asphalt drive to remain.
4. Existing 6" x 18" parking stalls to remain.
5. Existing street light.
6. Property line. Stake is visible.
7. Existing sidewalk to remain. Typical.
8. New sidewalk to be installed.
9. New trash enclosure.
10. Property line.
11. Proposed ramp 1 unit.
12. Proposed ramp 2 unit.
13. New 5' x 15' parking stalls.
14. New 10' x 20' handicap parking stalls.
15. Existing 10' x 20' handicap parking stalls.
16. Existing 10' x 20' handicap parking stalls.
17. New road access and fire riser room.
18. New parking lot.
19. New parking lot.
20. Existing fire hydrant.
21. New fire hydrant.
22. Existing fire hydrant.

**PARKING REQUIRED**

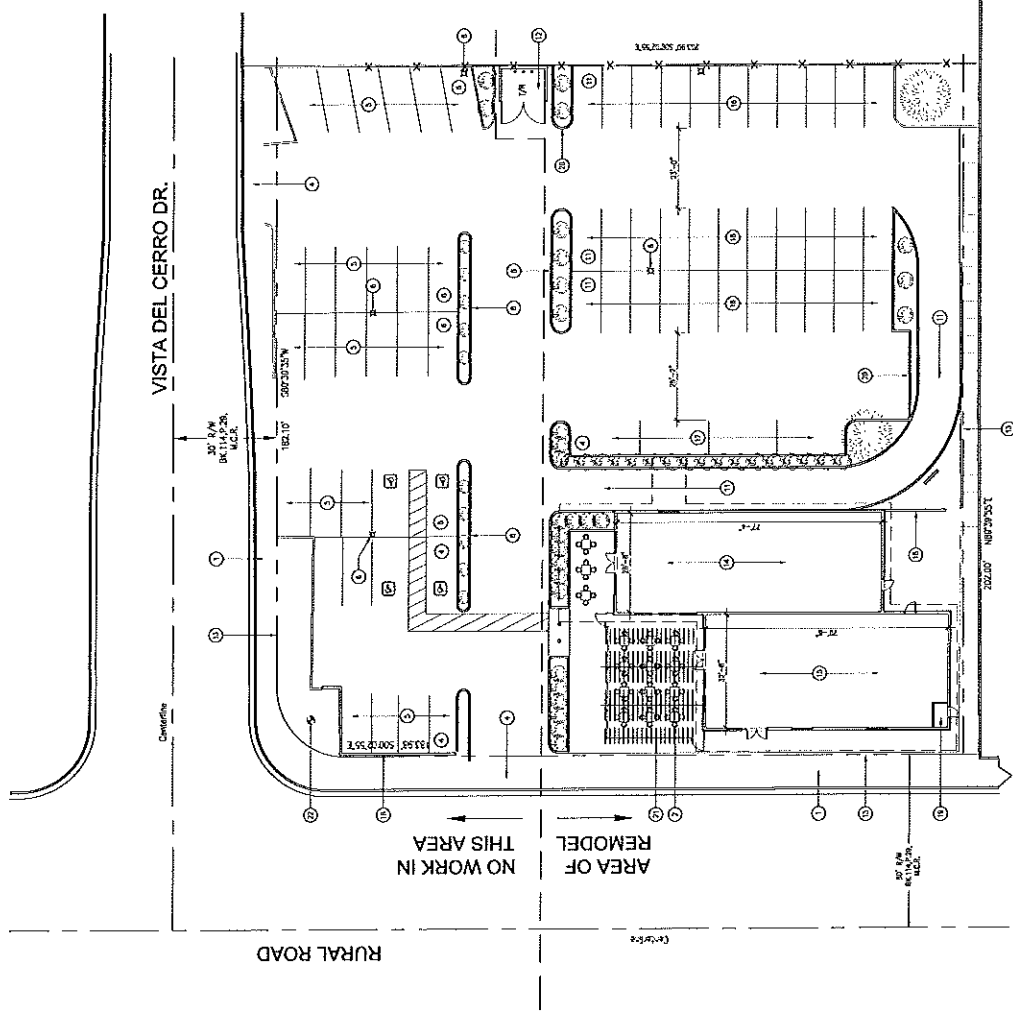
4,500 sq ft / 75 stalls  
1,200 sq ft / 20 stalls  
1,200 sq ft / 20 stalls  
Total required: 95 stalls

**PARKING PROVIDED**

95 stalls provided (5% of total)

**LEGAL DESCRIPTION**

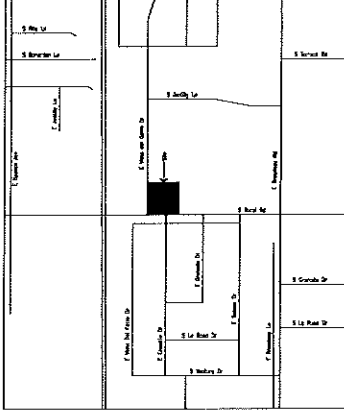
THE WEST PORTION OF THE TRACT BEING THE SOURCE, ACCORDING TO BOOK 114 OF MARS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.



**Site Plan**  
SCALE: 1/8"=1'-0"  
North Arrow



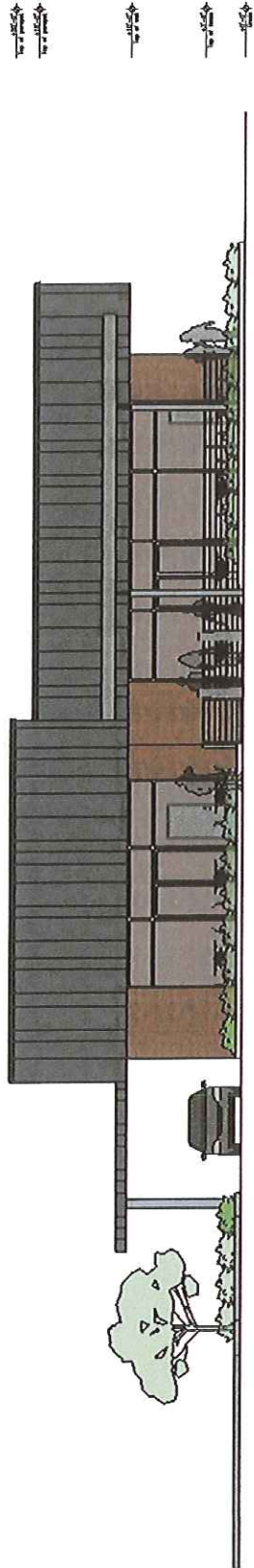
**VICINITY MAP**



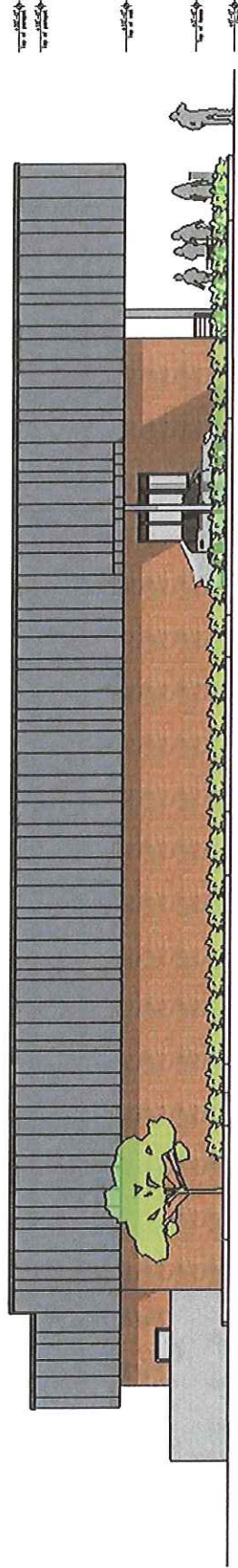
PROJECT: 1717 Rural  
1717 S Rural Rd  
Tempe, AZ 85281  
PROJECT NUMBER: 1717  
DATE: 04.22.2012  
SHEET NUMBER: 208 P&H  
SHEET NUMBER:

SP 1.0

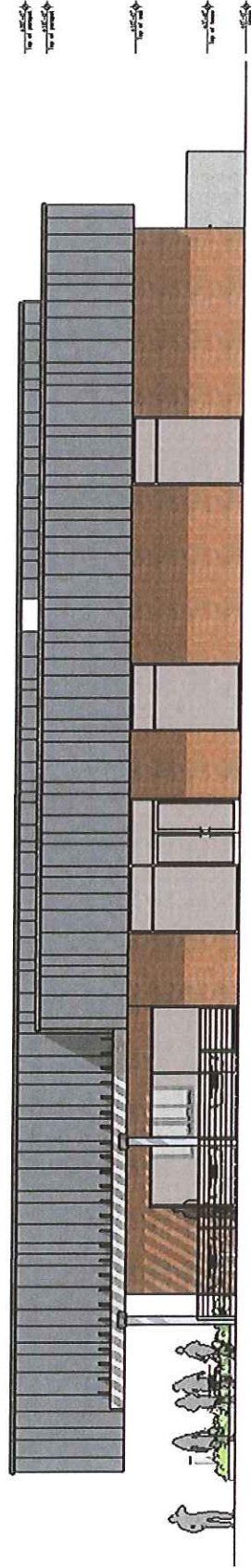
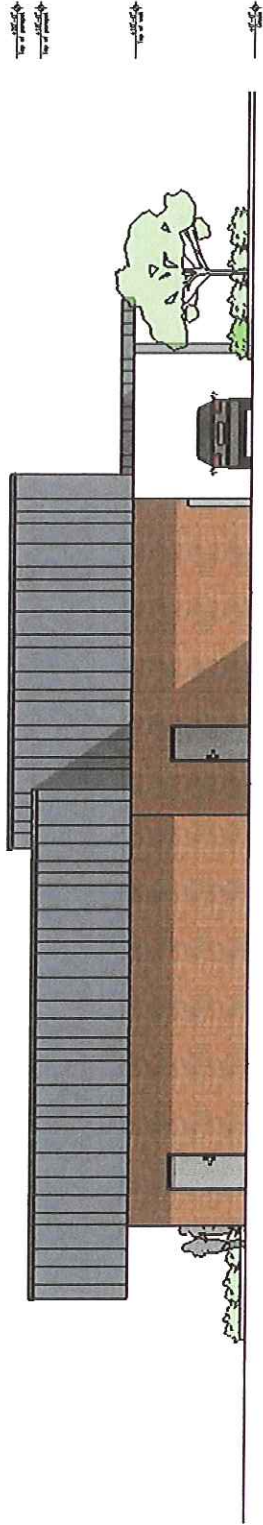




1 North Elevation  
Scale: 1/16" = 1'-0"



2 East Elevation  
Scale: 1/16" = 1'-0"



4 West Elevation  
8/20/12

1717 Rural

1717 s rural rd  
 tempe, az 85281

color elevations  
 1/16" = 1'-0"

A 2.2

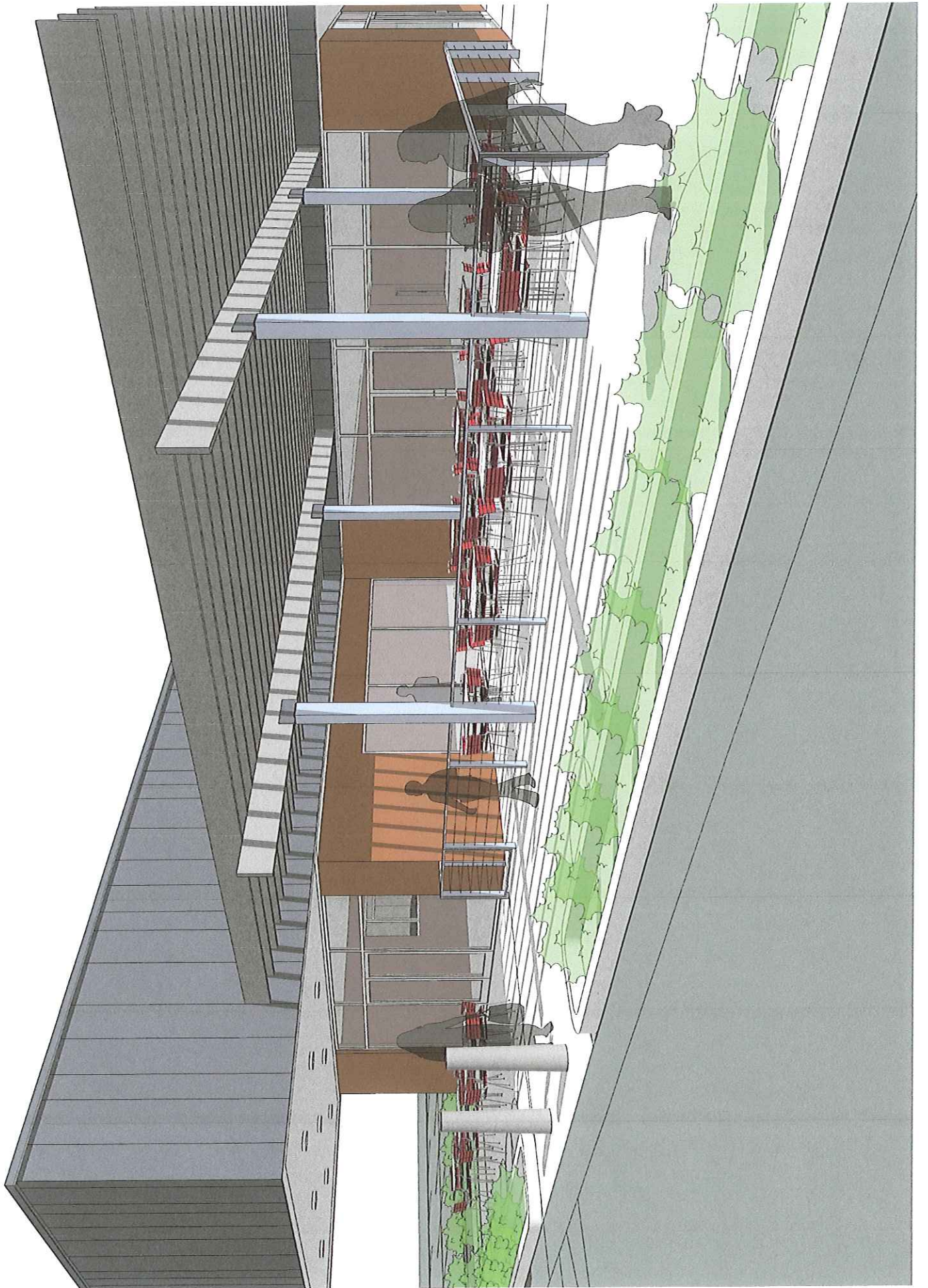
august 20, 2012

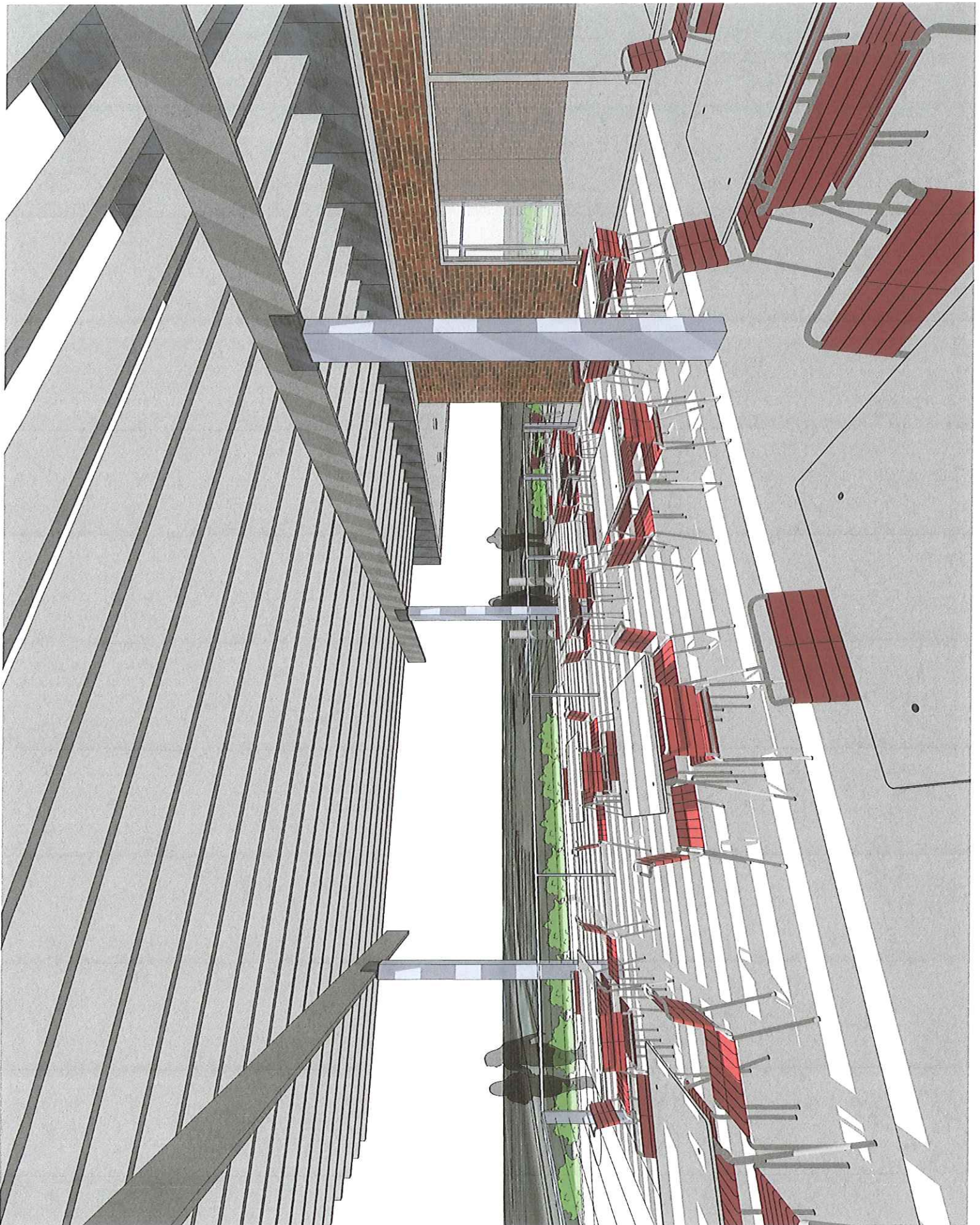


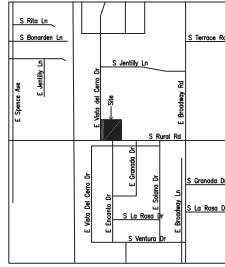








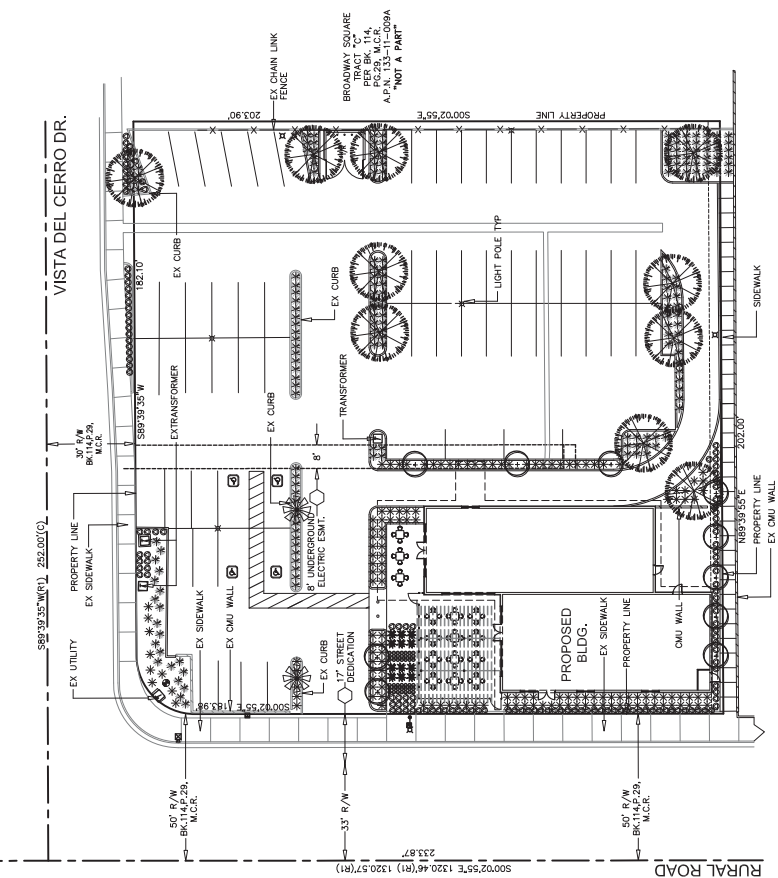




**PROJECT DATA**

PROJECT ADDRESS	1717 S Rural Rd Tempe, AZ 85281
PROPOSED USE	RETAIL/RESTAURANT
PROJECT DESCRIPTION	REMODEL
PARCEL NUMBER	133-1-0098
GROSS SITE AREA	95,997 sf 1.35 ACRES
NET SITE AREA	43,124 sf 0.99 ACRES
LOT COVERAGE	9.92 %
ZONING	GD
BUILDING CODE	City of Tempe, Arizona 2006 International Building Code 2006 International Residential Code 2006 International Mechanical Code 2006 International Plumbing Code 2006 International Fire Prevention Code 2006 International Conservation Code
BUILDING OCCUPANCY	2006 International Building Code
BUILDING CONSTRUCTION	V-B
SPRINKLERS	YES
STORIES	One
BUILDING AREA	Building Area 4,650 sf Patio Area 1,200 sf
Gross Building Area	5,700 sf

- GENERAL LANDSCAPING NOTES**
- The Landscape Architect, or his representative, reserves the right to remove any plant material he deems unacceptable. (See specifications)
  - For identification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
  - Substitutions in type, and/or quantities in size or quantity from the approved Landscape or Irrigation Plans shall not be permitted without prior written approval from the City of Tempe.
  - Plant quantities provided for contractor's convenience only. Plans take precedence.
  - Double stake all 15 gallon, 24", and 36" bar trees as required.
  - Sprinkler Contractor must guarantee 100% coverage in all landscape areas.
  - Exposed soil in planters shall be reseeded and free from rocks, roots, weeds, etc.
  - Finished grade in groundcover, granite and lawn areas shall be 1" below adjacent hedges, paving, curbing, etc.
  - Plants shall be quality material having a growth habit which is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
  - Groundcover and/or decomposed granite shall extend under shrubs unless noted.
  - After all work is completed, the contractor shall remove all materials not incorporated in the Scope of Work from the job site.
  - Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the plan. (once general contractor has provided finish grade within 1/10 of 1")
  - All earthwork is to be done so that all water drains away from all structures.
  - A pre-emergent herbicide is to be applied to all granite areas after the granite has been laid. Include all river rock areas, if applicable.
  - All underground conduits are to be located before digging. If doubt exists call Blue Stake at (602) 283-1100.
  - All material to be guaranteed for a period of one (1) year after final acceptance.
  - Landscape contractor shall provide arbor guards to all trees located in turf areas on the plans or not.
  - Landscape Architect to approve all mounding and grades prior to planting.
  - Landscape Architect to approve placement of all trees, salvaged material and boundaries.
  - Site verify all conditions prior to bidding and start of construction. Any discrepancies are to be brought to the attention of the L.A. in writing immediately.
  - General contractor is to provide all rough grades for beams and mounds. The Landscape contractor shall be responsible for all finished grading of beams, per the Landscape Architects' direction.
  - Irrigation is diagrammatic only. Install all irrigation components in landscape areas. Irrigation is not to be installed in roadways or in hardscape.
  - Ensure & allow a 2 foot "landscape free" clear edge around all parking islands to allow for vehicle door swings.



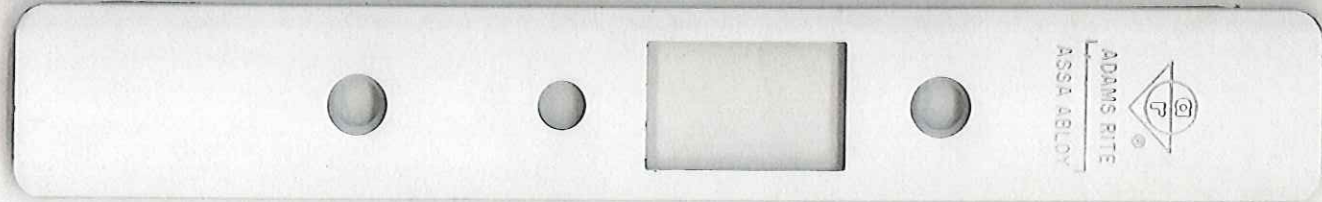
**MAXIMUM HEIGHT OF MATURE SHRUBS and GROUND COVERS IN:**  
 Parking - landscape islands, boarders from 0' to 6'; Walks - from 0' to 6';  
 Entry - 15' radius; Sight Triangles; is 2'-0" in height

**LANDSCAPE LEGEND**  
(COLOR - LANDSCAPE CONTRACTOR TO VERIFY)

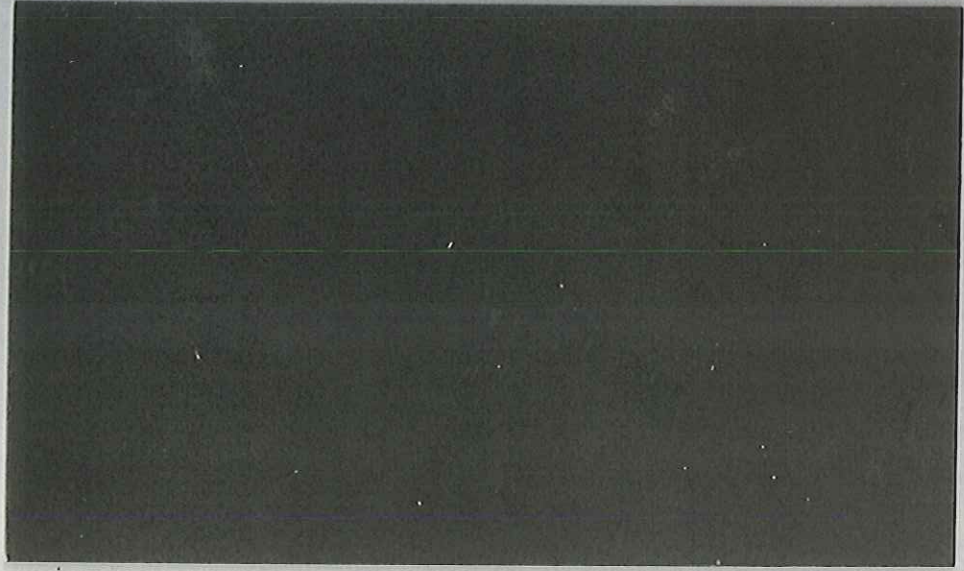
TREES	SIZE
	18" DBH, matching, standard
	24" DBH, matching, standard
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**SHRUBS/ACCENTS/ GROUND-COVER**

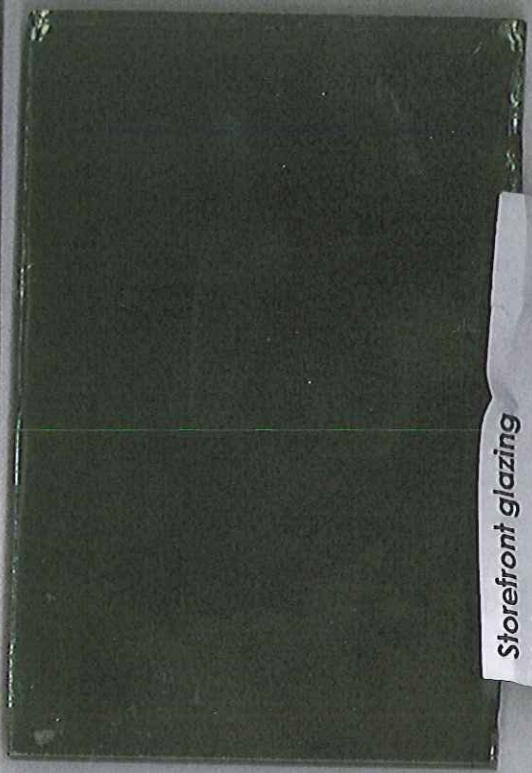
SHRUBS/ACCENTS/ GROUND-COVER	SIZE
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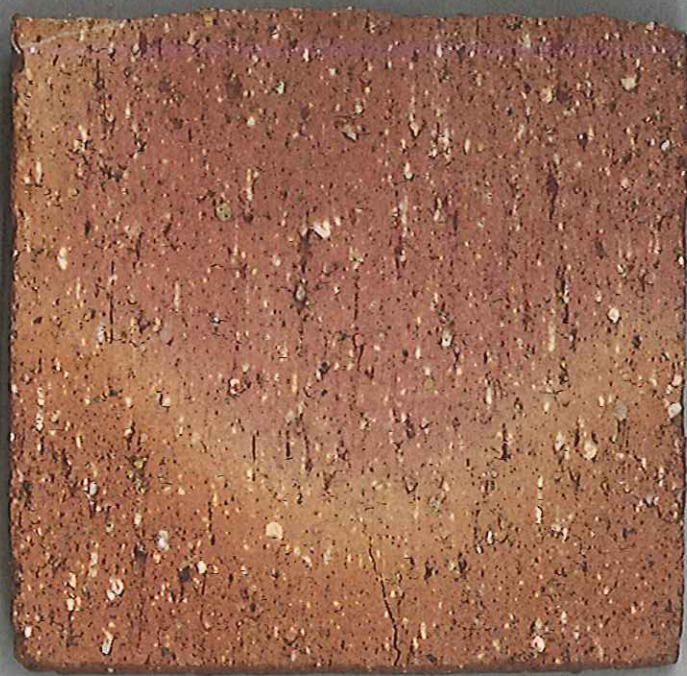
**Storefront Door Frames**  
Vortex  
Color - Clear Anodized Aluminum



**Standing Seam Metal Roof**  
Fabral Metal Wall and Roof Systems  
Color - Dark Bronze  
Solar Reflectivity = .26  
Initial Emissivity = .84  
Solar Reflective Index = 24



**Storefront glazing**  
Vortex  
Color - Clear with green tint  
Dual-pane, Low-E tinted glass  
SHGC - 0.25-0.50 max.  
U-value - 0.75 max.



**Brick Veneer**  
Arizona Brick Source