

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/13/2018
Agenda Item: 4**

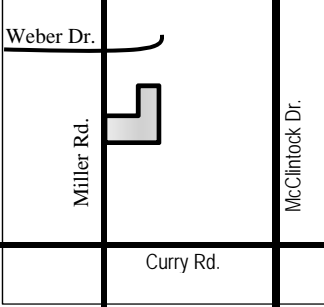
ACTION: Request approval for a Development Plan Review for two (2) new warehouse buildings totaling 18,105 square feet for SOUND AND LIGHTING FX, located at 1245 North Miller Road. The applicant is TEBO LLC.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: SOUND LIGHTING FX (PL170198) is a proposed development consisting of two (2) warehouse buildings. One of the buildings will have a caretaker residence for the property. The request includes the following:

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

| | | |
|---|---|---|
|  | <p>Property Owner Applicant Zoning District (current/proposed) Gross / Net Site Area Total Building Area Lot Coverage Building Height Building Setbacks Landscape area Vehicle Parking Bicycle Parking</p> | <p>SL F/X Holdings, LLC Robert Briggs, TEBO LLC General Industrial (GID) 1.14 acres (49,742 SF) 18,105 SF 23.7% (No Standard) Building A – 35'-0"; Building B – 26'-0" (35'-0" maximum allowed) 170'-8" front, 0' side (north), 0' side (south), 6' rear (25', 0', 0', 0' minimums) 14.7% (10% minimum required) 32 spaces provided (31 minimum spaces required, 39 maximum surfaces spaces allowed) 4 spaces provided (3 minimum required)</p> |
|---|---|---|

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby, Planner II
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the east side of Miller Road between Curry Road and Weber Drive. Directly adjacent to the site are multi-family, industrial and single-family uses and vacant properties to the south.

This request includes the following:

1. Development Plan Review which includes two (2) new warehouse building totaling 18,105 with a caretaker residence.

The applicant is requesting the Development Review Commission take action on the item above.

For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one.

SITE PLAN REVIEW

The project went through four (4) Site Plan Reviews, two preliminary (09/28/16 and 01/04/17) and two formal (10/04/17 and 12/27/17). Significant comments from staff included: shifting buildings to front of property to create interest at the street frontage; a land use buffer is required along the east property line; provide more architectural articulation to buildings (glazing, wainscot, shift in horizontal and vertical wall planes, reveals, etc.).

The applicant made the following modifications to the submittal to address staff's comments: building locations remained in the same locations as originally submitted, moving the buildings closer to the street and/ reconfiguring them would have affected the privacy of the caretaker residence and made the proposed roll up doors more visible to public view; the land use buffer was provided with the implementation a six (6) foot wide landscape strip and trees planted every twenty feet on-center; applicant improved the design of both building by incorporating some of the recommended design elements. The design elements incorporated by the applicant to improve aesthetics included; providing more windows (with mullions), reveals, and shifting in the vertical plan of building. Also, the applicant was amenable to providing masonry to the patios at ground level and adding more articulation to the east and west ends of building to break up the gray block base.

PUBLIC INPUT

A neighborhood meeting was not required for this request. Staff did not receive any public input prior to completion of this report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is in the shape of a reversed L and is approximately 1.14 acres. The applicant is proposing two buildings on the site, which are significantly setback from the street. There will be a one, gated vehicular and pedestrian access point to the site. The refuse enclosure, SES, transformer and outdoor storage area will not be visible from the street.

Building Elevations

There are two buildings, one at a height 26' and the other at 35'. Building materials used for this project includes painted stucco, corrugated metal, faux wood paneling and glazing. A condition of approval has been added requiring that the portion of perimeter wall located along the street frontage Miller Road must be decorative and incorporate at least two (2) material/finishes.

Landscape Plan

A landscape coverage of 14.7% is proposed. The project requires a six (6) foot wide land use buffer which must be landscaped with tree planted every 20 feet on-center, this requirement is being meet by the applicant. Staff has added a condition of approval requiring that a minimum of 40% vegetative cover be provided on the site and along the street frontage.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; landscape and building canopies provide shade to the majority of pedestrian areas and will assist in mitigating heat gain/retention and energy conservation.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the proposed materials are appropriate for this location.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; landscape and building elements are appropriately scaled to 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*; building is significantly setback from the street. There is a relief in monotony by changes in the horizontal and vertical planes and integration of various materials.
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*; architectural details are appropriate to the scale and context of the site and surroundings.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; site is located within a quarter-mile of a bus stop and is along a Tempe Orbit Circulator route.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; there is one access drive for this site and pedestrian routes are separate from vehicular circulation.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; landscape islands and hardscape have been implemented appropriately to provide delineation from parking, buildings and driveways.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located*. Signage was not reviewed as a part of the request and requires a separate plan review process.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects*. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

General

1. A preliminary and final subdivision plat is required for this development and shall be recorded prior to issuance of building permits.
2. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated 12/08/2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

3. 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. Locate electrical service entrance sections inside the service yard, as indicated.
4. 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 consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
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.
8. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Building Elevations

9. The materials and colors as presented:

Stucco (smooth) – painted Dunn Edwards – Dangerous Robot (DE6387); Fallen Rock (DE6389); Black Tie (DE6357)
Corrugated Metal – Western States Metal Roofing – "Western Ridge" form with "Vintage" color
Steel Railings and Cable Rails – painted Dunn Edwards – Black Tie (DE6387)
Steel Window/Door Frames and Doors – painted Dunn Edwards – Black Tie (DE6387)
Trulite Windows – tinted glass with smoke finish and low glare
Soffit – Wood T and G Decking – clear finish pine

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

10. **The portion of perimeter wall located along the street frontage (Miller Road) shall be decorative and incorporate a minimum of two (2) materials/finishes. Compliance of this requirement should be verified with the Community Development Department prior to issuance of building permits.**

11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. 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.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
15. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

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

Landscape

18. **Provide a minimum of 40% vegetative ground cover in landscape areas on-site and along the street frontages. Tree canopies shall not be counted towards this coverage requirement.**
19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
20. 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.
21. 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.
22. 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.
23. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Addressing

24. 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, 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 numbers or letters 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.

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.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.

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/modules/showdocument.aspx?documentid=5327. Contact Public Works 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.

POLICE DEPARTMENT 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 ambush.
- 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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.

- 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.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- 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.
- 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 Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. 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.

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.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except 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.

SOLID WASTE SERVICES:

- 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. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- 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 and the Code of Federal

Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.

- 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.

ZONING AND DEVELOPMENT CODE:

- 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 or purchase from Community Development.

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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

- | | |
|-------------------|---|
| September 7, 2006 | City Council approved a Zoning Map Amendment from GID (General Industrial) to MU-2 (Mixed-Use) and a Planned Area Development (PAD) Overlay for a development of eleven (11) townhome units and one (1) live-work unit, including approximately 2,300 square feet of commercial space for MILLER-CURRY TOWNHOMES (PL060398), located at 1245 North Miller Road. |
| May 4, 2017 | City Council approved the Reversion of the Zoning Map Amendment prior entitlements for MILLER-CURRY TOWNHOMES (ORDINANCE NO. O2017.19) from current zoning district of MU-2 PAD (Mixed-Use Planned Area Development Overlay) to GID (General Industrial), located at 1245 North Miller Road. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

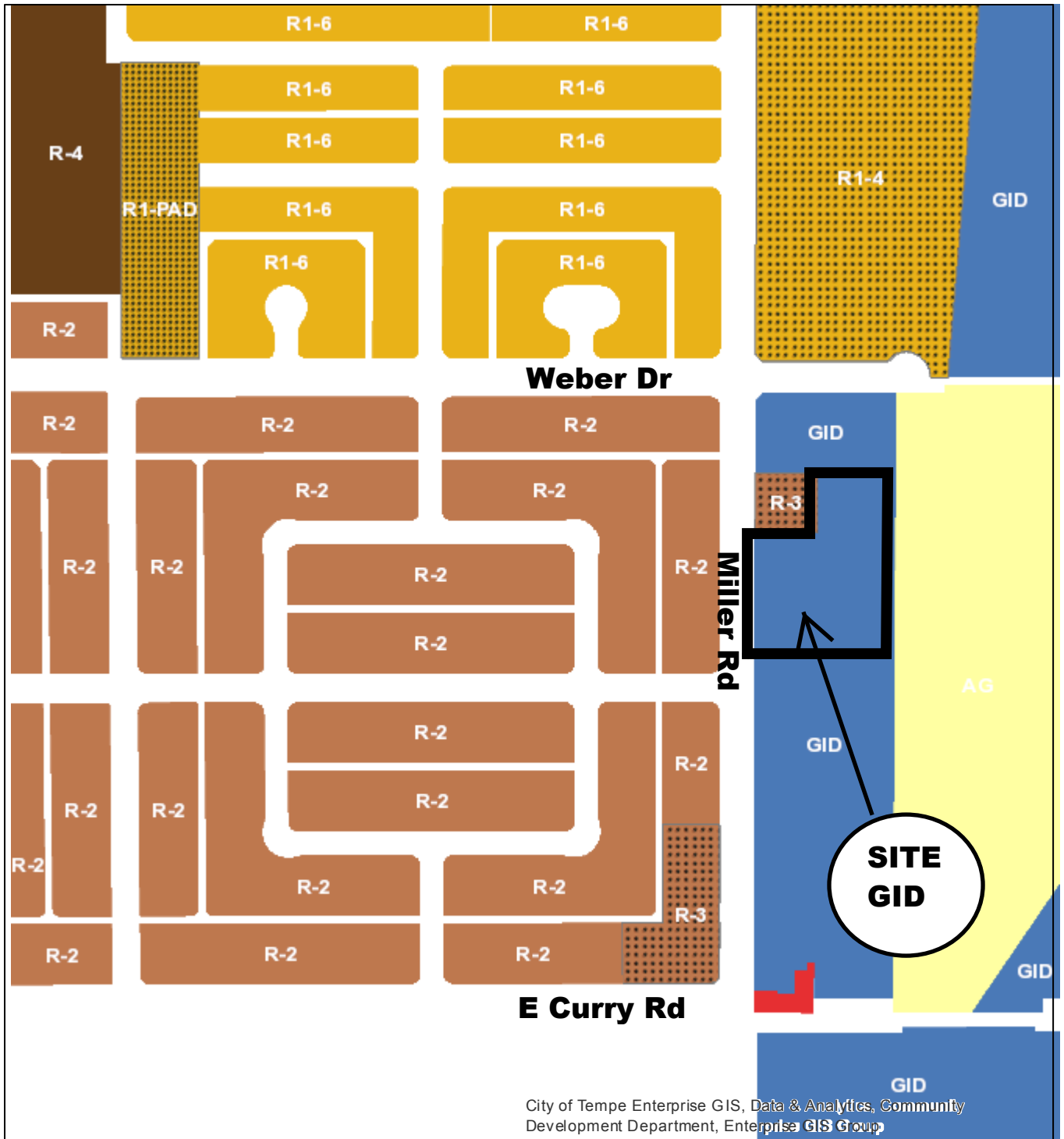
for










SOUND AND LIGHTING FX (PL170198)

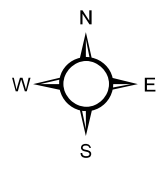
ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Aerial Map with Site Plan Overlaid
5. Site Plan
- 6-7. Floor Plans
- 8-9. Blackline Elevations
10. Perimeter Wall Elevation and Details
- 11-12. Color Elevations
13. Building Sections
14. Landscape Plan
- 15-16. Renderings
- 17-21. Site Photos

Sound and Lighting FX



- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Agricultural (AG) |  Multi-Family Residential Limited (R-3) |
|  Single-Family Residential (R1-6) |  Multi-Family Residential General (R-4) |
|  Single-Family Residential (R1-4) | |

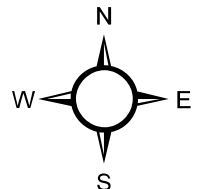


Sound and Lighting FX

PL PL170198



Aerial Map





12-8-17
Sound and Lighting FX Buildings
1245 N Miller Road
Scottsdale, Arizona

Re: Letter of Explanation

Project Narrative

This project is for two new buildings on an empty lot. The buildings will be warehouse buildings for Sound Lighting FX who rent equipment and setup events with sound and lighting. The second floor of the south building will also house the care-takers residence.

The buildings fit on the existing empty site with no need for variances. The existing GID zoning allows for the use and the configuration. The buildings will be modern in nature and will use stucco and steel in creative ways to create a corporate identity. The site is oriented with the buildings near the rear to reduce the impact on the street and to provide distance from the existing residential units on the north side of the driveway. Yard storage is also located in the back to reduce the street impact. The front site wall will be detailed and designed to be compatible with the building design and will introduce many of the same materials to the site walls.

The building has evolved into an expression of stucco and steel. The steel will be used as an expressive structure at the roof of the main building and as accent pieces tying the project together aesthetically. Smooth stucco with scale reducing control joints and subtle color changes will help break down the mass of the building.

The landscape design is meant to provide a screen to the yard area from the residences to the north. A change in landscape material is intentional at the east side of the property in the area where the residence will be provided a private back yard. Tall shade trees are located on the west side of the property to help in providing natural shading. A reduction of west facing windows and deep roof overhangs at the residence help to provide solar protection. Retention is intended to be in the front and back of the property. All utilities will tie into the street.

Sincerely,



Robert Briggs, Architect
TEBO LLC

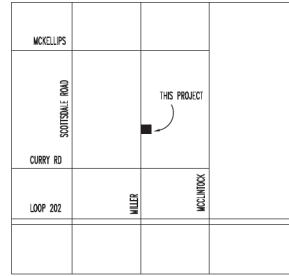


Map



Maricopa County GIO, Maricopa County Assessor's Office

1/16/2018 10:30:47 AM



VICINITY MAP
N15 NORTH

PROJECT DATA

LOT ADDRESS 1245 N MILLER
SCOTTSDALE, ARIZONA 85257
PARCEL # 132-14-0055, 132-14-023, 132-14-024
PROJECT DESCRIPTION: BUILDING A
NEW OFFICE/WAREHOUSE BUILDING WITH CARTRIDGE RESIDENCE
BUILDING B
NEW OFFICE/WAREHOUSE BUILDING WITH MEZZANINE STORAGE AND GARAGE

LOT SIZE 49,742 S.F. NET AREA (1.14 NET ACRES)

BUILDING A
BUILDING SIZE FIRST FLOOR WAREHOUSE 5639 SF
FIRST FLOOR OFFICE AND RESTROOMS 791 S.F.
MEZZANINE OFFICE 1474 S.F.
SECOND FLOOR RESIDENTIAL 3819 S.F.
BUILDING HEIGHT 35' HIGH TWO STORES

BUILDING B
BUILDING SIZE FIRST FLOOR WAREHOUSE 3421 SF
FIRST FLOOR OFFICE/RESTROOMS 565 S.F.
MEZZANINE STORAGE 1026 S.F.
GARAGE 1400 S.F.
BUILDING HEIGHT 26' HIGH ONE STORY

LOT COVERAGE AREA INCLUDES ONLY BUILDING FOOTPRINTS
(AREA/NET AREA) 11800/48742 = 23.7% (NO MAX)
GD

ZONING ADJACENT ZONING GD

SETBACKS REQUIRED - 25' FRONT 0' SIDES AND REAR
PROVIDED - 170'-8" FRONT 0' SIDES AND 6' REAR

PARKING REQUIRED 1 SPACE FOR 500 SF FOR FIRST 10000 SF WAREHOUSE
PLUS 1 SPACE FOR EACH 500 SF ADDITIONAL SQUARE FOOTAGE
OFFICE = 1 SPACE PER 300 SF
SINGLE FAMILY 2 SPACES REQUIRED
20 SPACES FOR TOTAL WAREHOUSE
2 SPACES FOR RESIDENTIAL
9 SPACES FOR OFFICE = 31 SPACES

BIKE PARKING REQUIRED = 1/8000 SF OFFICE WITH 4 MIN
= 1/8000 SF WAREHOUSE
3 REQUIRED FOR OFFICES AND 2 FOR WAREHOUSE
FOR A TOTAL 5 BIKE SPACES REQUIRED

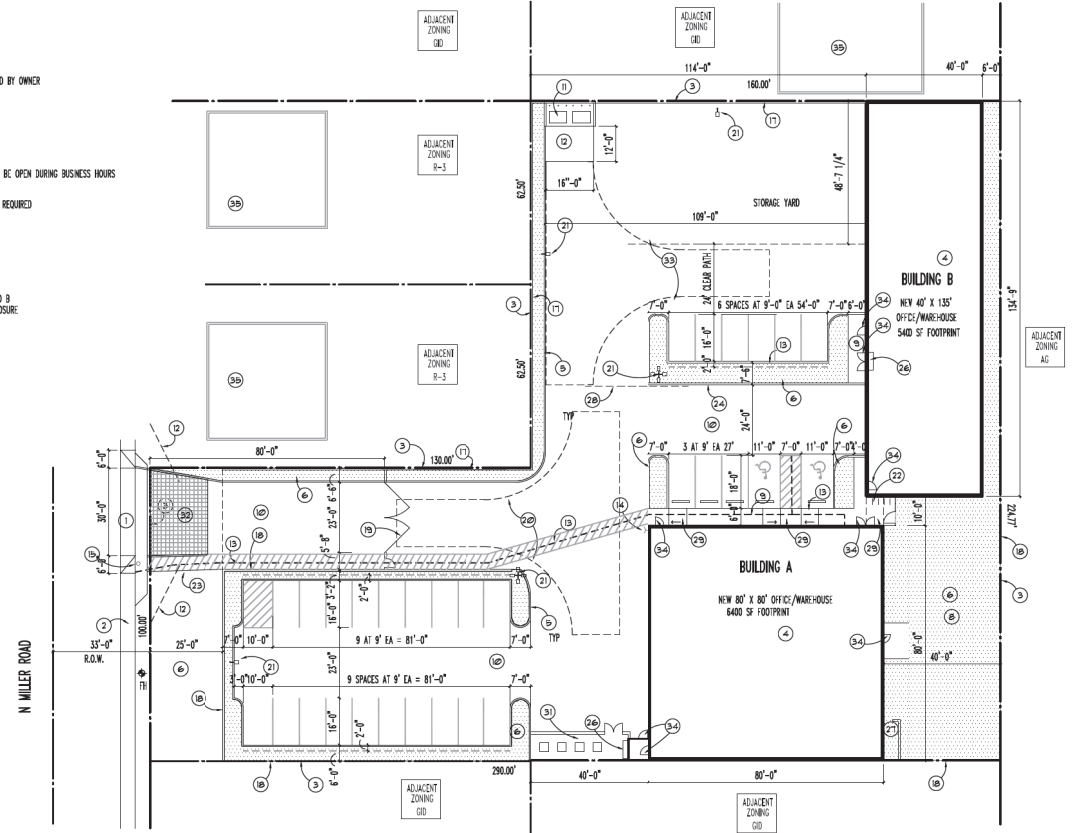
PARKING PROVIDED 32 SPACES INCLUDING 2 ACCESSIBLE SPACES AND 6 BIKE SPACES
30 SURFACE PARKING SPACES AND 2 GARAGE SPACES

LANDSCAPING REQUIRED LANDSCAPING PROVIDED
CONSTRUCTION TYPE: 5-1/2" AND R-3 (ONE-HOUR SEPARATION REQUIRED)
OCCUPANCY 2012 IBC, 2012 IRC, 2011 NEC, 2012 IBC, 2012 UFC AND EFC, AND 2011 IFC, 2012 EFC
CODES TEMPE CITY CODE AND CITY CHARTER
ZONING DEVELOPMENT CODE GENERAL PLAN 2040 AND SUBDIVISION ORDINANCE 99.21

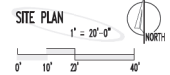


KEY NOTE

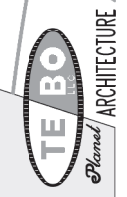
1. NEW 30" WIDE CONCRETE DRIVEWAY
2. EXISTING 6"-8" CONCRETE SIDEWALK
3. PROPERTY LINE
4. NEW WAREHOUSE BUILDING
5. NEW 4" CONCRETE CURB
6. LANDSCAPE AREA
7. 25'-0" FRONT YARD SETBACK
8. RETENTION AREA
9. NEW CONCRETE SIDEWALK
10. ASPHALT DRIVE PROVIDE ACCDN WHERE DIRECTED BY OWNER
11. TRUSS ENCLOSURE PER LOT 15-119
12. 10' X 20' TRAFFIC VISIBILITY TRIANGLE
13. ACCESSIBLE ROUTE
14. FIRE DEPARTMENT CONNECTION
15. EXISTING STREET LIGHT
16. FENCED IN STORAGE YARD
17. EXISTING 6' HIGH MASONRY WALL TO REMAIN
18. NEW 6' HIGH MASONRY WALL
19. NEW 10' HIGH GATE WITH ROLLER DOOR. GATE WILL BE OPEN DURING BUSINESS HOURS
20. FIRE DEPARTMENT TURNING RADIUS
21. POLE MOUNTED LIGHT FIXTURE
22. 6 BIKE PARKING SPACES MIN 206" EACH SPACE REQUIRED
12X 6' PROVIDED
23. NEW ASPHALT WALKWAY
24. 6" HIGH MASONRY WALL
25. CONCRETE APRON
26. BUILDING SES
27. POOL EQUIPMENT ENCLOSURE
28. ROLLING GATE
29. ACCESSIBLE RAMP
30. SECOND FLOOR BRIDGE BETWEEN BUILDING A AND B
31. GROUND MOUNTED MECHANICAL EQUIPMENT ENCLOSURE
32. 6" HIGH MASONRY SCREEN WALL AND GATE
33. TRAVERS FOR 185' 0" DRIVEWAY
34. TRASH PICK-UP TRUCK TURNING RADIUS
35. MAIN DOOR LOCATION
36. ADJACENT BUILDING



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**SOUND LIGHTING FX, INC
NEW BUILDING**
1245 N MILLER ROAD
TEMPE, AZ 85281



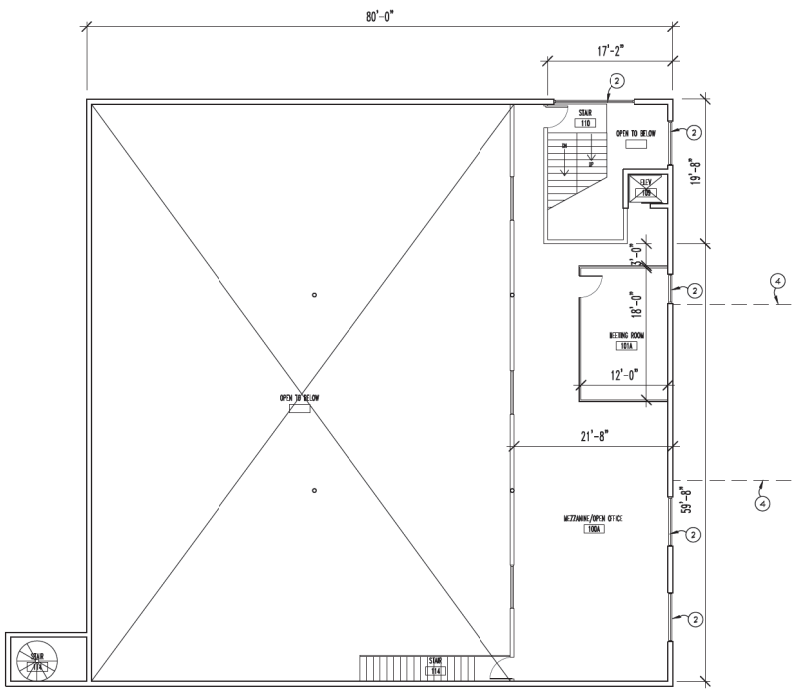
REVISION DATE



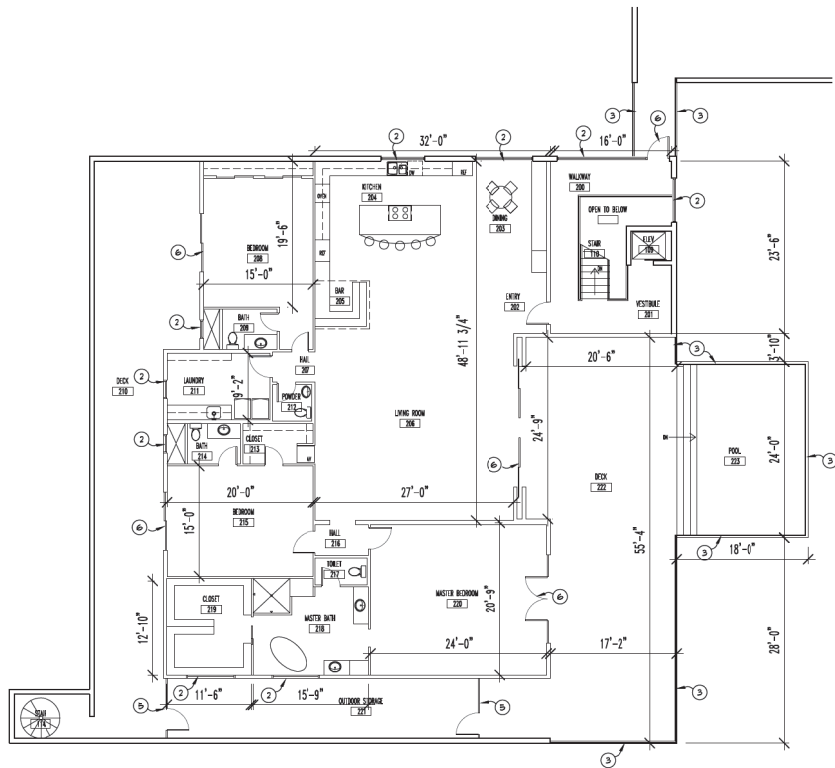
JOB NUMBER: 1635
DATE: 12-8-17
CONTENTS: SITE PLAN



- KEY NOTES**
1. GARAGE DOOR
 2. WINDOW
 3. PATIO RAILING
 4. ROOF OR WALL OVERHANG
 5. 3' HIGH FENCE AND/OR GATE
 6. MAIN DOOR



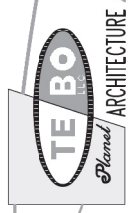
MEZZANINE FLOOR PLAN BUILDING A
 1/16" = 1'-0"



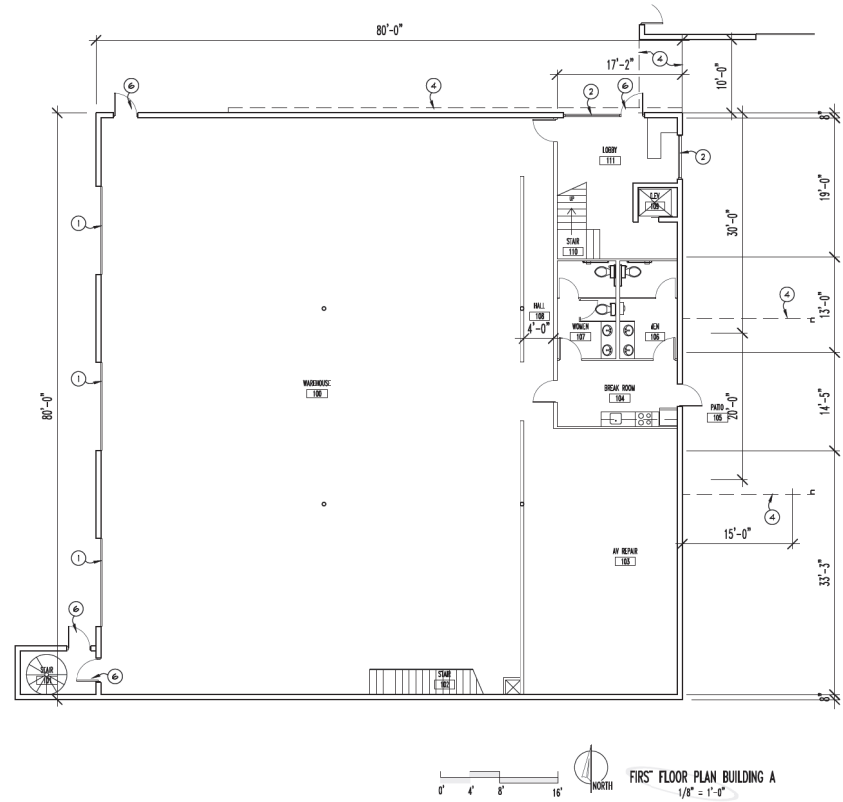
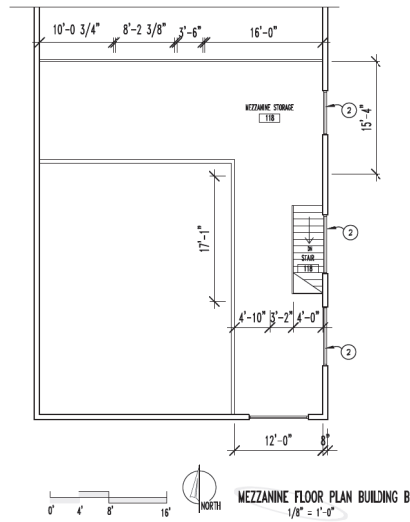
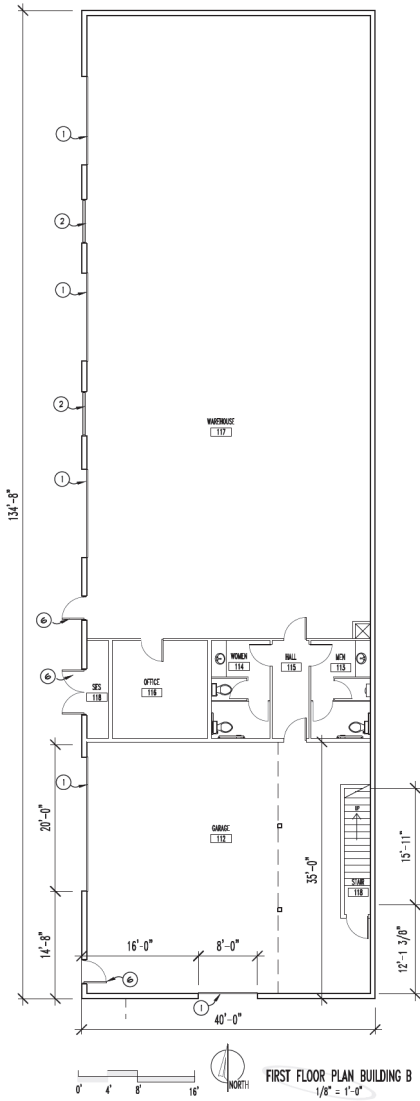
SECOND FLOOR PLAN BUILDING A
 1/16" = 1'-0"

**SOUND LIGHTING FX
 NEW BUILDING**

12145 N. MILLER RD.
 SCOTTSDALE, AZ 85257



JOB NUMBER: 1635
 DATE: 11-21-17
 CONTENTS: FLOOR PLAN



KEY NOTES

1. GARAGE DOOR
2. WINDOW
3. PATIO RAILING
4. ROOF OR WALL OVERHANG
5. 3' HIGH FENCE AND/OR GATE
6. MAIN DOOR

TEBO
Planned ARCHITECTURE
AN ARIZONA LIMITED LIABILITY COMPANY

916 WEST LYNWOOD STREET
PHOENIX ARIZONA 85007
PHONE 602-254-0151
CELL 602-448-0264
E-MAIL: bob@tebo.com

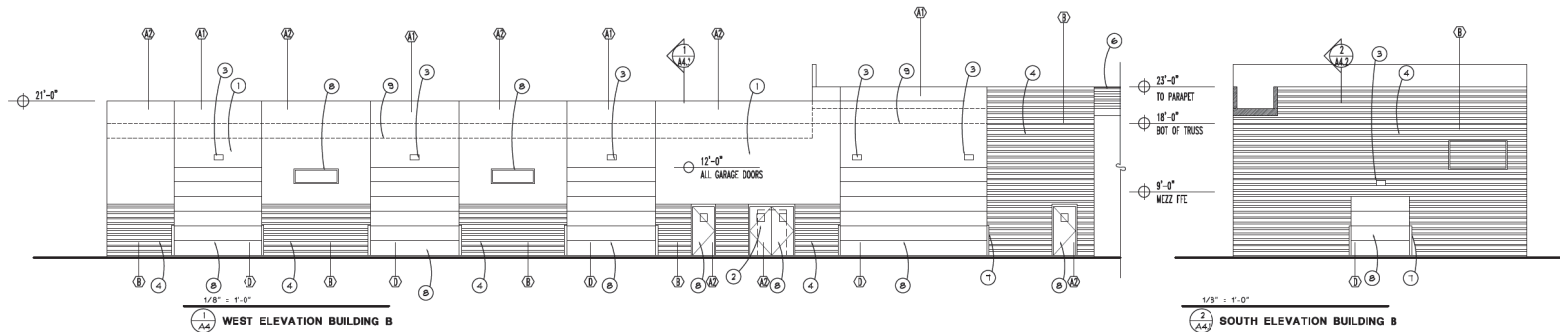
**SOUND LIGHTING FX
NEW BUILDING**

1245 N. MILLER RD.
SCOTTSDALE, AZ 85257

TEBO
Planned ARCHITECTURE

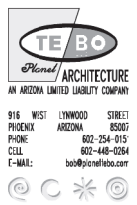
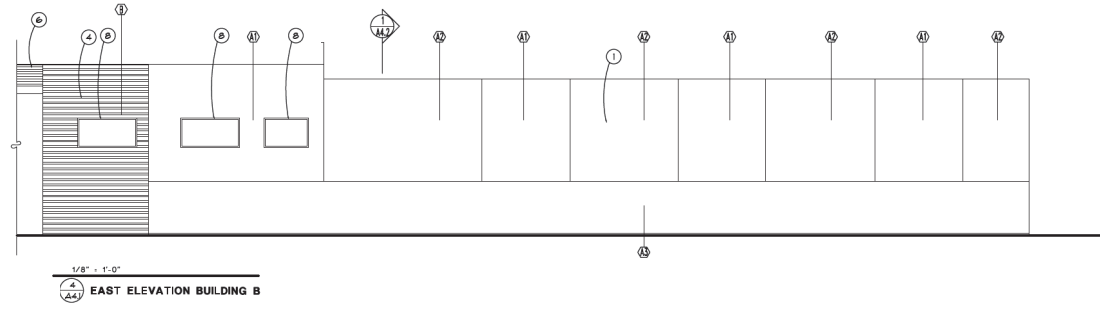
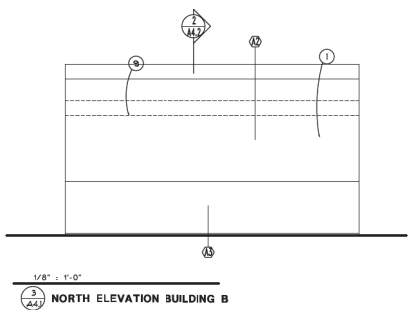


JOB NUMBER: 1635
DATE: 11-21-17
CONTENTS: FIRST FLOOR PLAN



- KEYNOTES** ○
1. PAINTED SMOOTH FINISH STUCCO
 2. SES BEHIND DOORS
 3. BUILDING MOUNTED LIGHT FIXTURE
 4. PRE-FINISHED CORRUGATED METAL SIDING
 5. PAINTED STEEL FRAMED GLASS
 6. PAINTED STEEL FRAMED RAILING WITH CABLE RAIL
 7. PAINTED STEEL ANGLE CORNER GUARD
 8. PAINTED STEEL FRAME WINDOW OR DOOR
 9. LINE OF ROOF STRUCTURE HIDDEN BY WALL

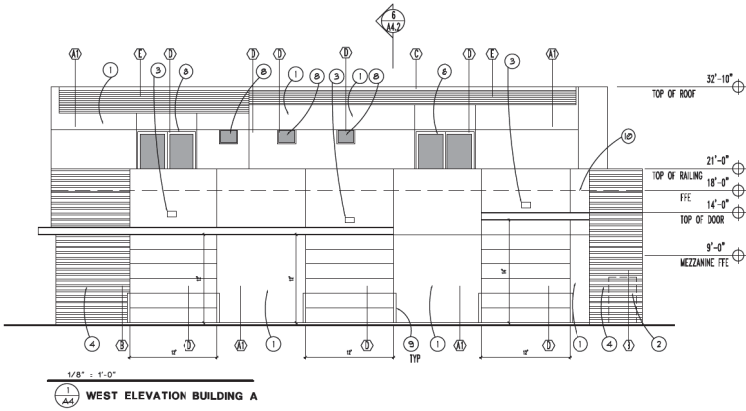
- MATERIALS** ①
- ① STUCCO - SMOOTH FINISH PAINTED
 - ② DUNN EDWARDS DE6387 DANGEROUS ROBOT
 - ③ DUNN EDWARDS DC6389 FALLEN ROCK
 - ④ DUNN EDWARDS DE6357 BLACK TIE
 - ⑤ CORRUGATED METAL - PRE-FINISHED
 - ⑥ WESTERN STATES METAL ROOFING "WESTERN RIDGE" COLOR "VINFACE"
 - ⑦ STEEL RAILINGS/AND CABLE RAIS - PRE-FINISHED
 - ⑧ STEEL WINDOW/DOOR FRAMES AND DOORS
 - ⑨ DUNN EDWARDS DE6357 BLACK TIE
 - ⑩ WOOD T AND G BECKING
 - ⑪ CLEAR FINISH PINE



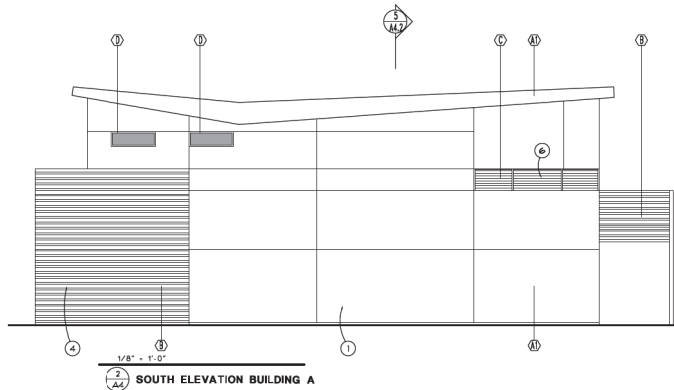
**SOUND AND LIGHTING FX
NEW BUILDING**
 1245 N MILLER ROAD
SCOTTSDALE, AZ 85257

JOB NUMBER: 1635
DATE: 12-8-17
CONTENTS: ELEVATIONS
BUILDING B

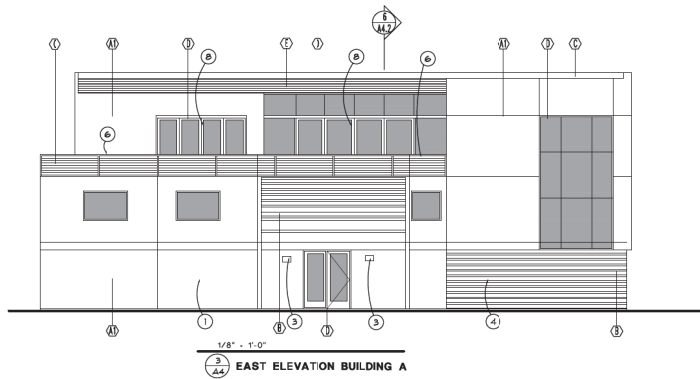
A-4.1



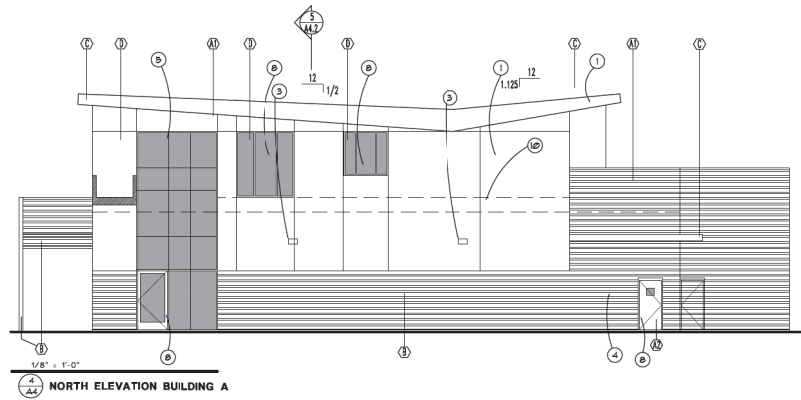
1
A4 WEST ELEVATION BUILDING A



2
A4 SOUTH ELEVATION BUILDING A



3
A4 EAST ELEVATION BUILDING A



4
A4 NORTH ELEVATION BUILDING A

KEYNOTES

1. PAINTED SMOOTH FINISH STUCCO
2. SES BEHIND WALL
3. WALL MOUNTED LIGHT FIXTURE
4. PRE-FINISHED CORRUGATED METAL
5. PAINTED STEEL FRAMED GLASS
6. PAINTED STEEL FRAMED WITH CABLE RAILING 3'-0"
7. NOT USED
8. PAINTED STEEL WINDOW OR DOOR
9. PAINTED STEEL ANGLE CORNER GUARD
10. LINE OF FINISH FLOOR BEHIND WALL

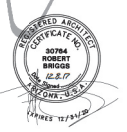
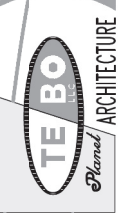
MATERIALS

- ① STUCCO - SMOOTH FINISH PAINTED
 - ①① DUNN EDWARDS DECS87 DANGEROUS ROBOT
 - ①② DUNN EDWARDS DECS89 FALLON ROCK
 - ①③ DUNN EDWARDS DECS57 BLACK TIE
- ② CORRUGATED METAL - PRE-FINISHED WESTERN STATES METAL ROOFING 'WESTERN RIDGE' COLOR 'VINTAGE'
- ③ STEEL RAILINGS/AND CABLE RAILS - PRE-FINISHED DUNN EDWARDS DECS57 BLACK TIE
- ④ STEEL WINDOW/DOOR FRAMES AND DOORS
 - DUNN EDWARDS DECS57 BLACK TIE
 - TRULITE TINTED GLASS WINDOW
 - 'SMOKE' FINISH, LOW GLARE
- ⑤ WOOD T AND G DECORING
 - CLEAR FINISH PINE



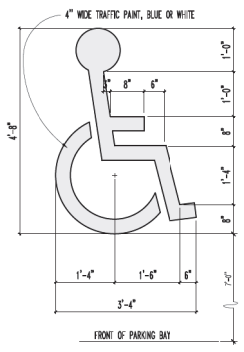
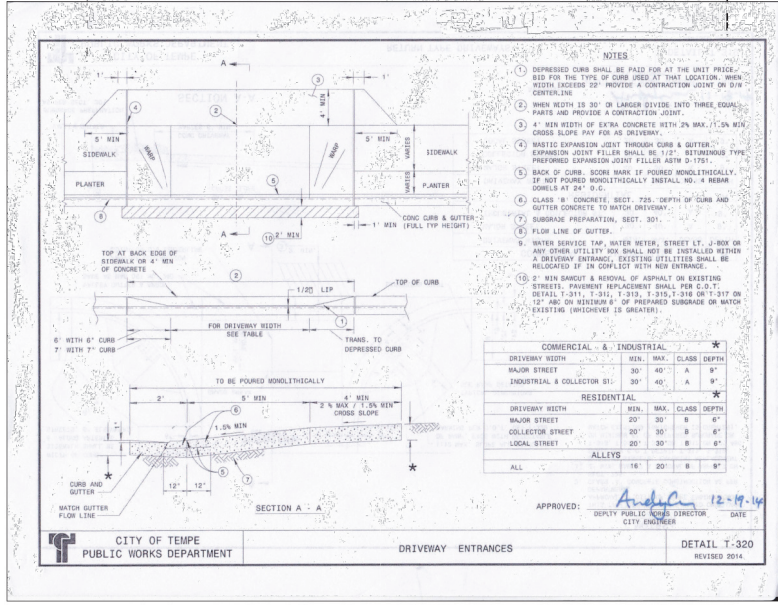
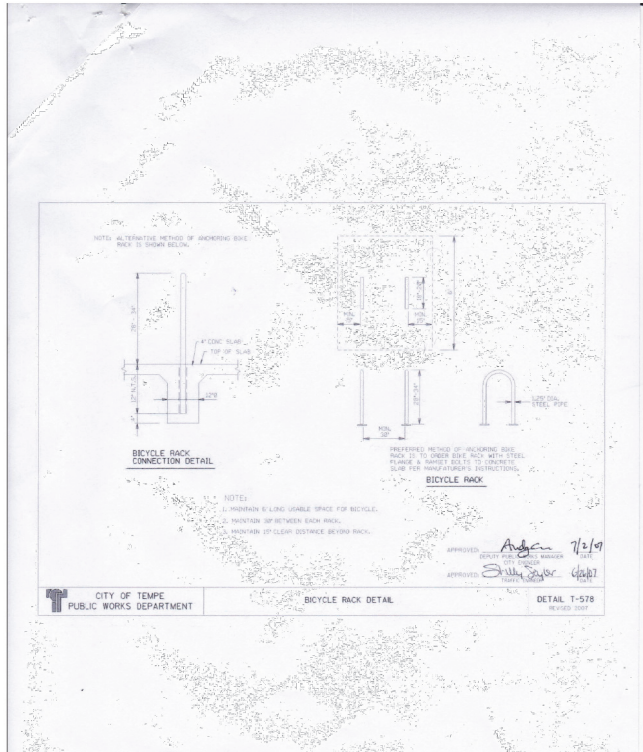
SOUND AND LIGHTING FX
NEW BUILDING

1245 N MILLER ROAD
SCOTTSDALE, AZ 85257

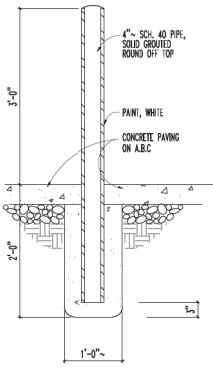


JOB NUMBER: 1635
DATE: 12-8-17
CONTENTS: ELEVATIONS BUILDING A

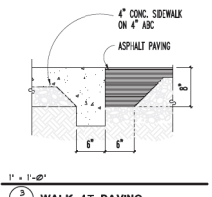




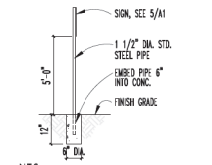
1 ALL HC STRIPPING DETAIL



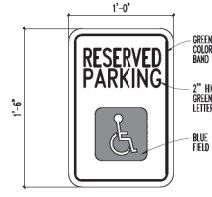
2 ALL PIPE BOLLARD



3 ALL WALK AT PAVING

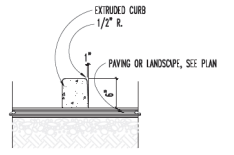


4 ALL SIGN POST

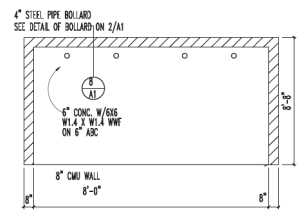


5 ALL HANDICAP SIGN

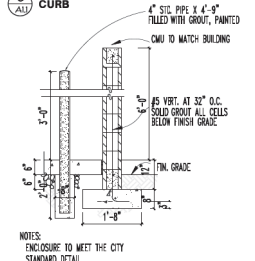
- BOTTOM OF SIGN TO BE NO LESS THAN 80" ABOVE GRADE. COORDINATE W/ CITY
- SIGN SHOULD BE PROPERLY CENTERED WITHIN THE PARKING SPACE
- SIGN FACE TO BE NO FURTHER THAN 6"-10" FROM THE FRONT OF EACH PARKING SPACE
- PROVIDE VAN ACCESS SIGN AT THIS LOCATION
- SEE 4/41 FOR POST



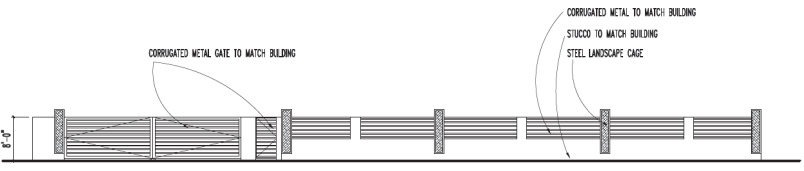
6 ALL CURB



7 ALL TRASH ENCLOSURE



8 ALL TRASH ENCLOSURE DETAIL



9 ALL WEST STREET SIDE WALL ELEVATION

TEBO
 Planned ARCHITECTURE
 AN ARIZONA LIMITED LIABILITY COMPANY

916 WEST LYNWOOD STREET
 PHOENIX ARIZONA 85007
 PHONE 602-254-0151
 CELL 602-448-0264
 E-MAIL: bob@tebo.com

SOUND LIGHTING FX, INC
NEW BUILDING

1245 N. MILLER ROAD
 TEMPE, AZ 85281

TEBO
 Planned ARCHITECTURE

REVISION DATE

REGISTERED ARCHITECT
 30784
 BOBAY BRIGGS
 22.27
 STATE OF ARIZONA
 LICENSE NO. 121943

JOB NUMBER: 1635
 DATE: 12-8-17
 CONTENTS: SITE DETAILS

A-11



AN ARIZONA LIMITED LIABILITY COMPANY

116 WEST LYNWOOD STREET
PHOENIX ARIZONA 85007
PHONE 602-254-9151
CELL 602-448-1284
E-MAIL: bob@planetabo.com

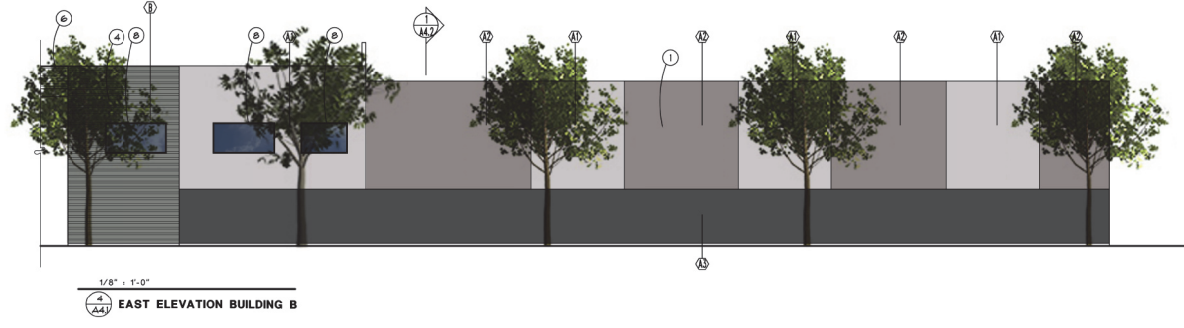
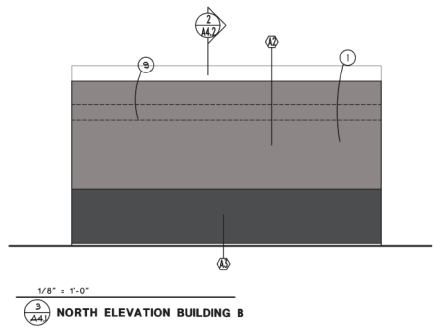
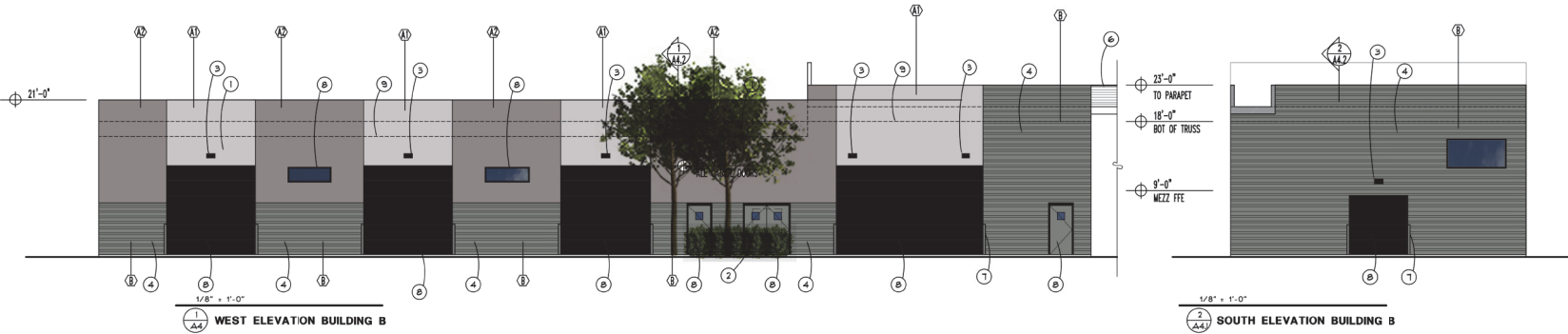


KEYNOTES ○

1. PAINTED SMOOTH FINISH STUCCO
2. SES BEHIND DOORS
3. BUILDING MOUNTED LIGHT FIXTURE
4. PRE-FINISHED CORRUGATED METAL SIDING
5. PAINTED STEEL FRAMED GLASS
6. PAINTED STEEL FRAMED RAILING WITH CABLE RAIL
7. PAINTED STEEL ANGLE CORNER GUARD
8. PAINTED STEEL FRAME WINDOW OR DOOR
9. LINE OF ROOF STRUCTURE HIDDEN BY WALL

MATERIALS Ⓐ

- Ⓐ STUCCO - SMOOTH FINISH PAINTED
 - Ⓐ1 DUNN EDWARDS DECS57 DANGEROUS ROBOT
 - Ⓐ2 DUNN EDWARDS DECS59 FALLEN ROCK
 - Ⓐ3 DUNN EDWARDS DECS57 BLACK TIE
- Ⓑ CORRUGATED METAL - PRE-FINISHED
WESTERN STATES METAL ROOFING "WESTERN RIDGE" COLOR 'VINTAGE'
- Ⓒ STEEL RAILINGS/AND CABLE RAILS - PRE-FINISHED
- Ⓓ STEEL WINDOW/DOOR FRAMES AND DOORS
DUNN EDWARDS DECS57 BLACK TIE
- Ⓔ WOOD T AND G DECKING
CLEAR FINISH PINE



SOUND AND LIGHTING FX
NEW BUILDING

1245 N. MILLER ROAD
SCOTTSDALE, AZ 85257



JOB NUMBER: 1635
DATE: 12-8-17
CONTENTS: ELEVATIONS
BUILDING B

A-4.1

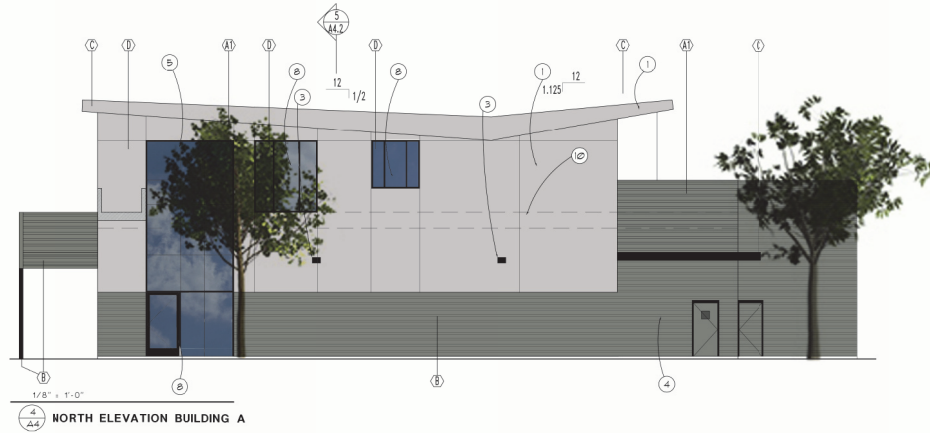
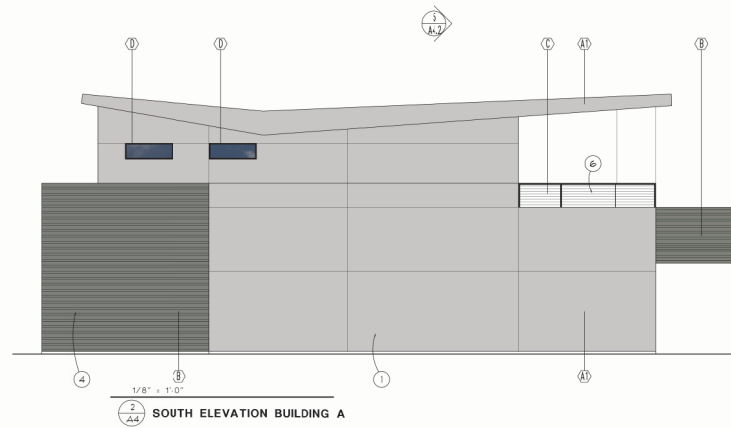
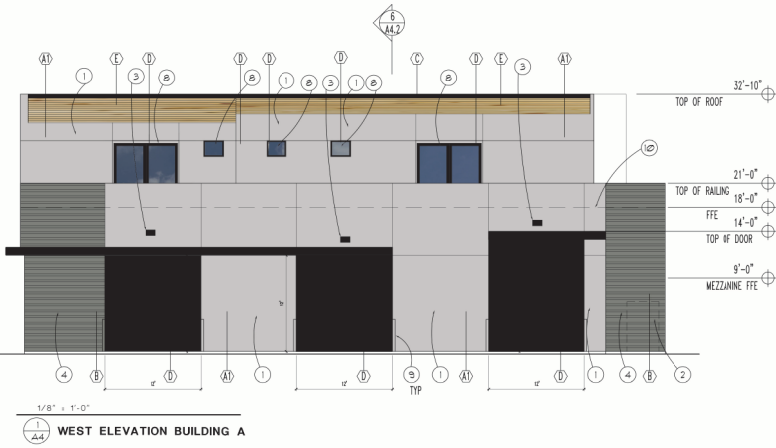


KEYNOTES

1. PAINTED SMOOTH FINISH STUCCO
2. SEE BEHIND WALL
3. WALL MOUNTED LIGHT FIXTURE
4. PRE-FINISHED CORRUGATED METAL
5. PAINTED STEEL FRAMED GLASS
6. PAINTED STEEL FRAMED WITH CABLE RAILING 3'-0"
7. NOT USED
8. PAINTED STEEL FRAME WINDOW OR DOOR
9. PAINTED STEEL ANGLE CORNER GUARD
10. LINE OF FINISH FLOOR BEHIND WALL

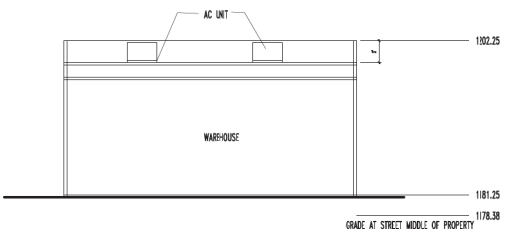
MATERIALS

- (A) STUCCO - SMOOTH FINISH PAINTED
- (A1) DUNN EDWARDS DE6357 DANGEROUS ROBOT
- (A2) DUNN EDWARDS DE6389 FALLEN ROCK
- (A3) DUNN EDWARDS DE6357 BLACK TIE
- (B) CORRUGATED METAL - PRE-FINISHED
WESTERN STATES METAL ROOFING "WESTERN RIDGE" COLOR "VINTAGE"
- (C) STEEL RAILINGS/AND CABLE RAILS - PRE-FINISHED DUNN EDWARDS DE6357 BLACK TIE
- (D) STEEL WINDOW/DOOR FRAMES AND DOORS
DUNN EDWARDS DE6357 BLACK TIE
TRULITE TINTED GLASS WINDOW
SMOKE FINISH, LOW GLARE
- (E) WOOD T AND G CHECKING
CLEAR FINISH PINE

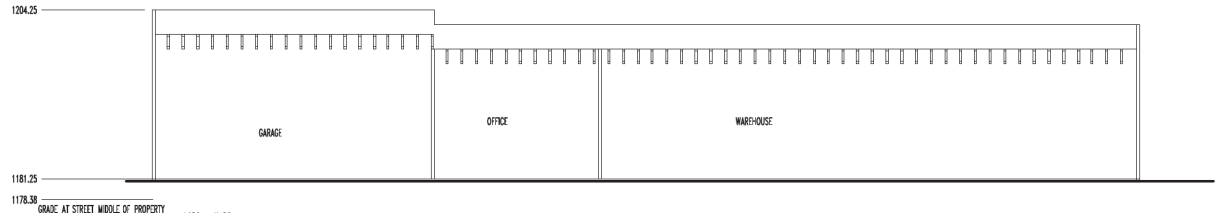


- KEYNOTES** ○
1. PAINTED SMOOTH FINISH STUCCO
 2. NOT USED
 3. NOT USED
 4. PRE-FINISHED CORRUGATED METAL
 5. PAINTED STEEL FRAMED GLASS
 6. PAINTED STEEL FRAMED WITH CABLE RAILING 3'-0"
 7. NOT USED
 8. PAINTED STEEL FRAME WINDOW OR DOOR
 9. PAINTED STEEL ANGLE CORNER GUARD

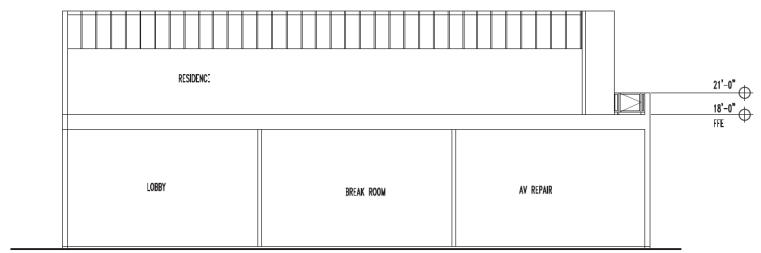
- MATERIALS** ④
- ④ STUCCO - SMOOTH FINISH PAINTED
 - ④① DUNN EDWARDS DE6287 DANGEROUS ROBOT
 - ④② DUNN EDWARDS DE6289 FALLEN ROCK
 - ④③ DUNN EDWARDS DE6257 BLACK TIE
 - ④ CORRUGATED METAL - PRE-FINISHED
 - WESTERN STATES METAL ROOFING "WESTERN RIDGE" COLOR "VINTAGE"
 - ④ STEEL RAILINGS/AND CABLE RAILS - PRE-FINISHED
 - DUNN EDWARDS DE6257 BLACK TIE
 - ④ STEEL WINDOW/DOOR FRAMES AND DOORS
 - DUNN EDWARDS DE6257 BLACK TIE
 - FRUITE TINTED GLASS WINDOW
 - SMOKE TINTED, LOW GLARE
 - ④ WOOD T AND G DECORING
 - CLEAR FINISH PINE



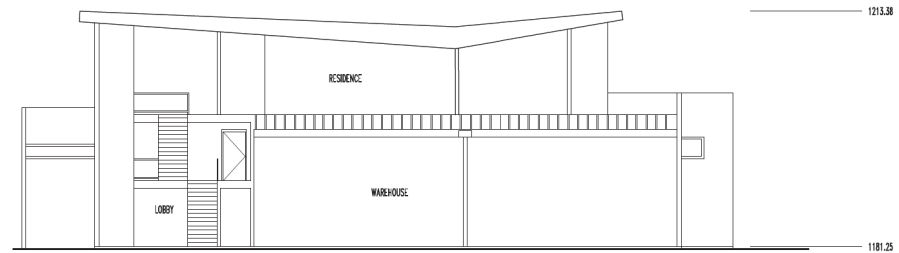
1/8" = 1'-0"
SECTION A BUILDING B



1/8" = 1'-0"
SECTION B BUILDING B



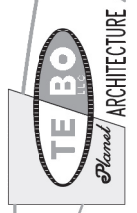
1/8" = 1'-0"
SECTION BUILDING A



1/8" = 1'-0"
SECTION BUILDING A

**SOUND AND LIGHTING FX
NEW BUILDING**

12145 N. MILLER ROAD
SCOTTSDALE, AZ 85257



JOB NUMBER: 1635
DATE: 12-8-17
CONTENTS: ELEVATIONS
BUILDING A

A-4.2

GENERAL NOTES

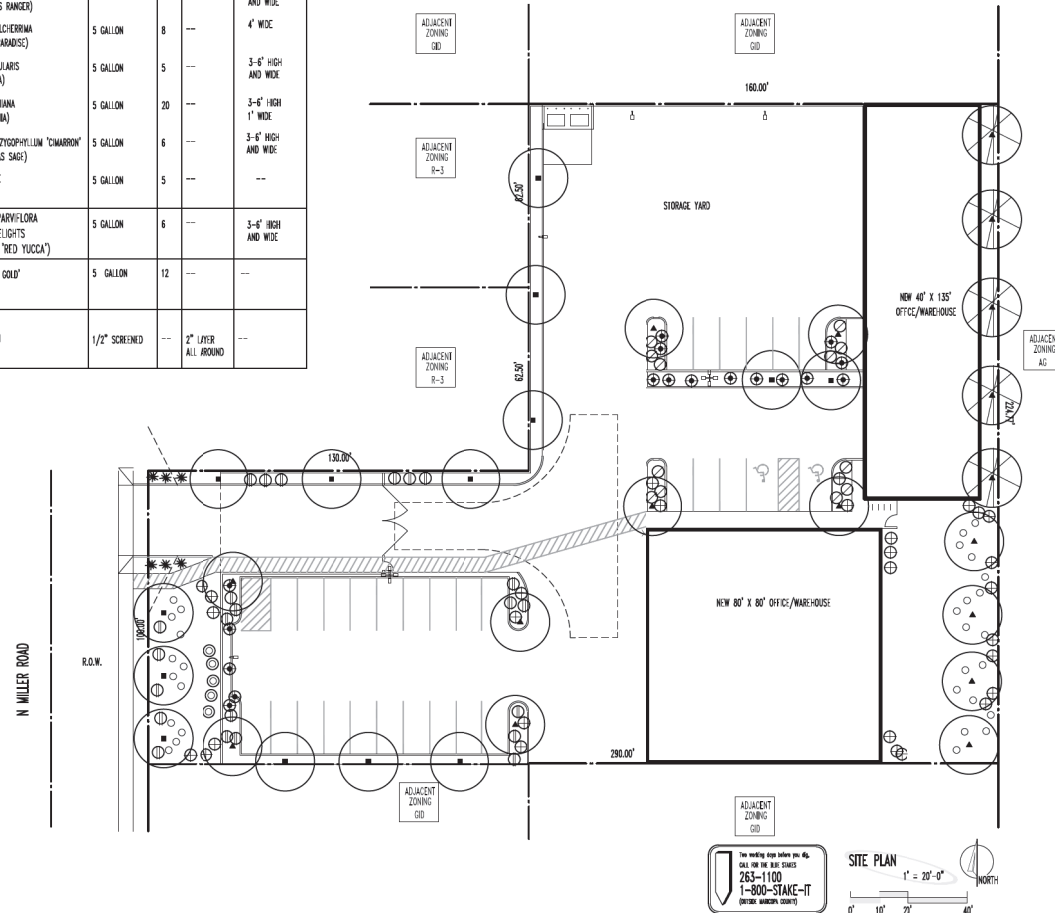
1. NO EXISTING PLANT MATERIAL TO REMAIN ON SITE.
2. ALL LANDSCAPE BEDS TO RECEIVE GRANITE FOR DUST CONTROL AS NOTED ON PLANS.
3. THERE ARE NO FIRELINE BACKFLOW PREVENTERS ON THIS PROJECT.
4. MAINTAIN A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS (FDC) PER MAG STANDARD DETAIL 362.
5. THE LANDSCAPE, SALVAGE AND CONSERVATION PLAN HAS BEEN SUBMITTED SEPARATELY FOR REVIEW.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND INCIDENTALS NECESSARY TO INSTALL ALL LANDSCAPE MATERIALS AS INDICATED ON PLAN OR AS SPECIFIED.
2. ANY AND ALL SUBSTITUTIONS AND/OR FIELD CHANGES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT. ALL PLANTS SHALL MEET A.N.A. SIZE SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AND MATERIALS SHOWN ON PLAN. THE QUANTITIES LISTED ON THE PLANT MATERIAL LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY MATERIAL HE DEEMS UNACCEPTABLE.
6. SUBMIT WRITTEN GUARANTEES, 'AS-BUILTS' DRAWINGS AND COMPLETE MAINTENANCE INSTRUCTIONS ON THE CARE AND FEEDING OF THE PLANTS.
7. SUBMIT DECOMPOSED GRANITE SAMPLES TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
8. THE LANDSCAPE CONTRACTOR SHALL REVIEW THIS WORK WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY WORK.
9. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO START OF ANY WORK AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
10. CONTRACTOR SHALL MAINTAIN THE LANDSCAPE FOR A PERIOD OF 90 CALENDAR DAYS FROM DATE OF APPROVED SUBSTANTIAL COMPLETION OF THE PROJECT BY OWNER'S REPRESENTATIVE.
11. GUARANTEE ALL PLANTS TO BE ALIVE AND IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER'S REPRESENTATIVE.
12. ALL WEEDS AND UNWANTED GRASSES SHALL BE TREATED WITH 'ROUND-UP' PER MANUFACTURER'S INSTRUCTIONS AND REMOVED. RE-APPLY AS NECESSARY. REMOVE ALL DEBRIS FROM SITE.
13. BACKFILL ALL PLANT PITS WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART NITROGENIZED WOOD MULCH.
14. ADD 'AGRIFORM' FERTILIZER TABLETS (20-10-5), AT THE FOLLOWING RATES:
 - BOXED PLANTS - 6 TABLETS
 - 16 GALLON PLANTS - 4 TABLETS
 - 5 GALLON PLANTS - 4 TABLETS
 - 1 GALLON PLANTS - 1 TABLET
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS / GROUND COVER AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS AND CURBS.
16. SEE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED BY OBSTRUCTIONS.
17. FINISH GRADE OF ALL DECOMPOSED GRANITE AREAS, (TOP OF FINISHED MATERIAL), SHALL BE 3/4" BELOW ADJACENT PAVINGS / CURB.
18. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED.
19. STAKE ALL TREES OUTSIDE ROOTBALL.
20. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
21. REMOVE ALL WASTE MATERIAL AND LEGALLY DISPOSE OF OFF-SITE.
22. OWNER'S REPRESENTATIVE SHALL BE GIVEN 4 DAYS NOTICE PRIOR TO THE FOLLOWING:
 - UPON INSTALLATION OF THE IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES
 - AFTER SPOTTING LOCATIONS, BUT PRIOR TO INSTALLING PLANT MATERIAL
 - UPON COMPLETION OF ALL WORK

PLANT MATERIALS LIST

| SYMBOL | BOTANICAL NAME COMMON NAME | SIZE | QTY. | REMARKS | H x W AT MATURITY |
|--------|---|-----------------|------|----------------------------|----------------------------|
| | INDIAN LAUREL (FICUS) | 15 GALLON | 18 | MULTI TRUNK LOW BRACING | 25-35' HIGH 25-30' WIDE |
| | DALEBERGIA SESOOD | 24" BOX CALIPER | 7 | | 60-75' HIGH 10-12' WIDE |
| | CORYMBA APARREIBINIA GHOST GUM TREE | 15 GALLON | 5 | | 40-50' HIGH 10-12' WIDE |
| | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' (COMPACT TEXAS RANGER) | 5 GALLON | 27 | | 3-6' HIGH AND WIDE |
| | CASALPINA PULCHERRIMA (RED BIRD OF PARADISE) | 5 GALLON | 8 | | 4' WIDE |
| | RUELLIA PENINSULARIS (DESERT RUELLIA) | 5 GALLON | 5 | | 3-5' HIGH AND WIDE |
| | RUELLIA BRITTONIANA (MEXICAN PETUNIA) | 5 GALLON | 20 | | 3-6' HIGH 1' WIDE |
| | LEUCOPHYLLUM ZYGOPHYLLUM 'CHAMBER' (CHAMBER TEXAS SAGE) | 5 GALLON | 6 | | 3-6' HIGH AND WIDE |
| | VINE - JASMINE | 5 GALLON | 5 | | -- |
| | HESPERALOE PARVIFLORA 'PERLA' BRAKELIGHTS (BRAKELIGHTS 'RED YUCCA') | 5 GALLON | 6 | | 3-6' HIGH AND WIDE |
| | LANTANA 'NEW GOLD' (LANTANA) | 5 GALLON | 12 | | -- |
| | EXPRESS BROWN | 1/2" SCREENED | -- | 2" LAYER ALL AROUND | -- |



**SOUND LIGHTING FX, INC
NEW BUILDING**

12015 N MILLER ROAD
SCOTTSDALE, AZ 85257

TEBO ARCHITECTURE

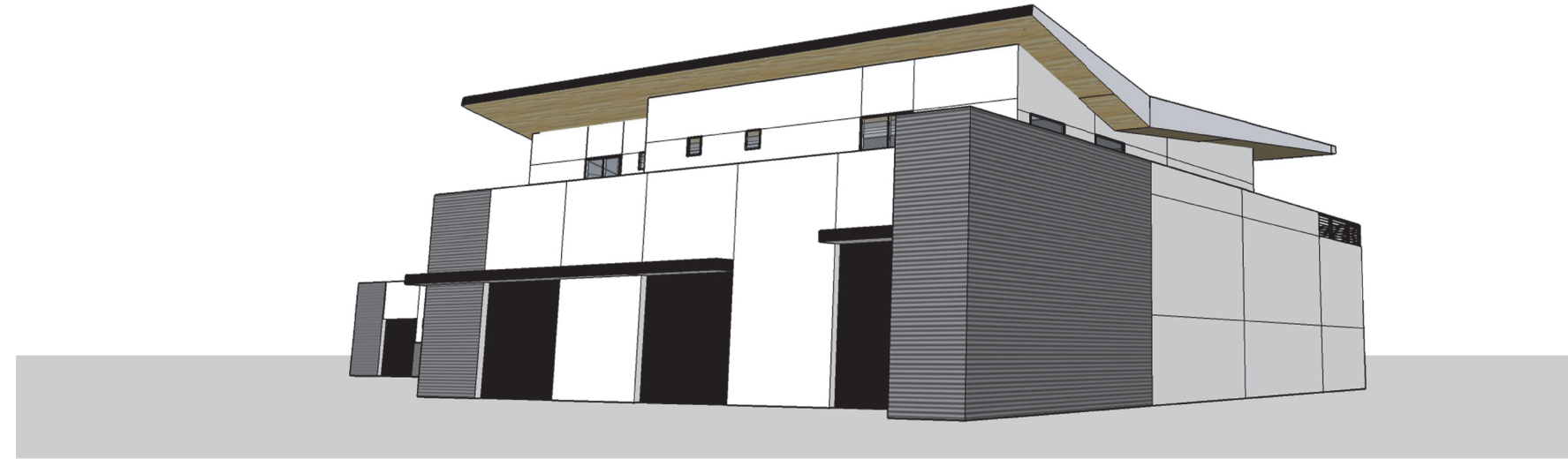
REVISION DATE

JOB NUMBER: 1635
DATE: 12-8-17
CONTENTS: LANDSCAPE PLAN





south elevation



west elevation

SOUND AND LIGHTING FX - NEW BUILDING





north elevation



east elevation

SOUND AND LIGHTING FX - NEW BUILDING



PHOTO LOCATION MAP

