

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/08/2019
Agenda Item: 2**

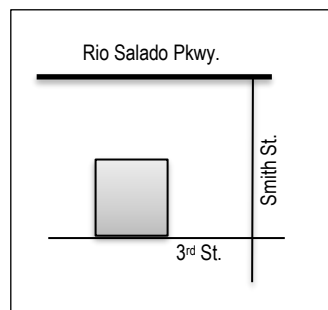
ACTION: Request a Development Plan Review for a new single-story 30,963 square-foot office and warehouse building for FISHER'S TOOLS AND HANDLES, located at 1950 East 3rd Street. The applicant is Phoenix Design Group. (PL180285)

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: FISHER'S TOOLS AND HANDLES (PL180285) is a proposed 30,963 s.f. office and warehouse building, which will complete the fourth and final phase of the Fisher Tools development. The owner of the subject site also owns the two properties to the east (1990 East 3rd Street and 210 South Smith Road) which consist of three existing office/warehouse buildings. The new building on the subject site will be split into three suites. The owner will occupy the northern-most suite and intends to lease out the other two suites. The request includes the following:

DPR180285 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Fisher Tools and Handles
Applicant	David Arambula, Phoenix, Design Group LLC
Zoning District	GID (General Industrial District)
Net site area	2.01 acres
Total Building Area	30,963 s.f.
Lot Coverage	35% (NS)
Building Height	37'-8" (35' maximum allowed)
Building Setbacks	43'-8" front, 38'-5" west side, 101'-5" east side, 50'-4" rear (25', 0', 0', 0')
Landscape area	20% (10% minimum required)
Vehicle Parking	37 spaces (37 min. required)
Bicycle Parking	7 spaces (8 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located approximately 320 feet west of the northwest corner of Smith Road and 3rd Street. It is surrounded to the west, east, and south by existing industrial uses, also zoned GID. The property to the north received approval in 2016 for the Rio Salado Retail project, which included a rezone, PAD, and DPR for an 8.43-acre commercial center.

This request includes the following:

1. Development Plan Review which includes a site plan, landscape plan, and building elevations for a new single-story office and warehouse building of 30,963 s.f. in area.

SITE PLAN REVIEW

Three preliminary and one formal site plan review were conducted in January, May, June, and October of 2018. The majority of comments from staff pertained to: refuse enclosure locations to service all phases of the Fisher Tools development, closing the existing driveway at the southeast corner of the site, modifying plans as necessary to develop outside of existing easements, requiring cross-access easements, including tree species consistent with what else exists along 3rd Street, and adding articulation at the south building elevation to break up the long, flat wall. The applicant worked to resolve refuse, site circulation, and easement issues. Tree types were changed to complement the existing streetscape, and windows were added to the south building elevation to break up the wall plane.

PUBLIC INPUT

- Neighborhood meeting not required
- At the time of completion of this staff report, no public input was received.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is within the boundaries of the Apache Character Area Plan. The plan encourages projects that recognize the diversity of the community, celebrate the Sonoran Desert through the use of non-invasive and drought-tolerant plants, provide shade, contribute to a complete street network, incorporate public art, provide appropriate transitions between existing neighborhoods and new developments, enhances connectivity, and is walkable. The proposed development will comply with the following Character Area principles:

- *Landscape Treatments:* plans include drought-tolerant trees, such as Museum Palo Verde, Thornless Mesquite, Chitalpa, and Swan Hill Olive.
- *Shade:* shade trees, including Fruitless Olive and Mesquite, are provided adjacent to 3rd Street, as close to the sidewalk as possible, while remaining outside of two existing underground utility easements. These trees are also provided throughout the parking lot and in retention areas. Landscaped areas, including shade trees, are provided in excess of the code requirement.
- *Mobility:* a new six-foot wide sidewalk will be provided along the north side of 3rd Street, increasing connectivity and enhancing mobility in the area.
- *Streetscapes:* The new landscaping and sidewalks will enhance the existing streetscape of this industrial area.
- *Transitions:* the site is surrounded by other industrial uses and approved commercial uses to the north. The scale of development is appropriate for the neighborhood.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development consists of one single-story building on a two-acre site. The developer is intending to split the building into three suites, occupy one of the suites, and lease the other two. A surface parking lot is proposed east of the building with all primary building entrances along the east elevation. A new driveway leading to the parking lot is proposed along 3rd Street, and plans show the removal and replacement of an existing driveway near the southwest corner of the site. That driveway exists and is permitted with an existing ingress-egress easement along the west property line of the subject site and east property line of the property to the west.

The site fronts 3rd Street and will have two shared vehicular drive aisles with the developed properties to the east. In addition to cross-access, the subject site will provide two refuse enclosures that will be used by the developments to the east. Stipulations are included in staff's recommendation to require the recordation of cross-access easements and off-site refuse agreements. While the same owner currently owns all three parcels, these easements and agreements will ensure access and refuse service will be maintained if the properties are ever sold to other individuals.

Building Elevations

The building design is similar to the three existing Fisher's Tools buildings to the east. The base is stained, split-face, scored concrete masonry units (CMU). Upper portions of the building are painted, smooth-face, scored CMU. The cap is painted, smooth-face, scored CMU. Colors of brown, off-white, and red are also consistent with the existing buildings. Red metal canopies are proposed on the east elevation and wrap around the south elevation to shade the primary building entrances.

Landscape Plan

Fruitless Olive and Thornless Chilean Mesquite trees are proposed along the 3rd Street frontage to match existing tree species along the north and south sides of 3rd Street. Within the parking lot landscape islands, Desert Museum Palo Verde are proposed, which have large canopies to shade the pavement.

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 building sides on 3rd Street, placing the required surface parking spaces toward the interior of the site and breaking up the street view of vehicle parking that exists to the west.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; primary entrances and larger windows are oriented towards the east and shaded with six-foot deep metal canopies. A number of trees in excess of the minimum code requirement are located along the south elevation to shade the building.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; scored CMU is used on the entire building and matches that which is used on the existing Fisher's Tools buildings to the east. The project design will complement the existing development and is appropriate to its location.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the single-story building is appropriately scaled to the site and surroundings. Proposed landscaping will significantly enhance the street appearance.*
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 dark-stained, split-face, and scored CMU defines the base of the building and provides textural interest at the pedestrian level.*
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 proposed design is appropriate to the scale and context of the surrounding developments. The design incorporates materials and colors used elsewhere in the Fisher's Tools complex and provides shaded entries with canopies that serve to break up the tall, flat walls.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the plan provides for convenient vehicular and pedestrian access from the public way to building entrances. Bicycle racks are located near building entrances, providing visible and safe locations for storage.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicle and pedestrian circulation routes are identified and delineated from each other.*

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping in the retention area between the development phases. A planter is proposed across the entire building frontage to soften its appearance by breaking up the flat building wall.*
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; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with code requirements.*

REASONS FOR APPROVAL:

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

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.

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

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated November 29, 2018. 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

2. 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.
3. 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.
4. Provide upgraded paving at each driveway, as shown on the site plan, 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.
5. 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.
6. 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.

7. **The property owner shall record an off-site refuse agreement between lots 1 and 2 of the Fishers Tools and Handles subdivision plat prior to issuance of building permits.**
8. **The property owner shall record an Agreement Creating Easement for Common Driveway for Emergency Vehicles and Trash Collection between lots 1, 2, and 3 of the Fishers Tools and Handles subdivision plat prior to issuance of building permits.**
9. **The property owner shall provide evidence to the City of Tempe of the abandonment of the existing 12-foot ingress-egress easements along the east property line of lot 1 and west property lines of lots 2 and 3 of the Fisher's Tools and Handles subdivision plat prior to issuance of building permits.**

Building Elevations

10. The materials and colors are approved as presented:
 - Primary Building – 9x8x16 stained, split-faced, scored CMU – Superlite Sonora Block– Warm Brown
 - Secondary Building – 8x8x16 painted, smooth-faced, scored CMU – Dunn Edwards – December Sky DE6352
 - Building Cap – 8x8x16 painted, smooth-faced, scored CMU – Dunn Edwards – Deep Crimson DEA152
 - Steel columns, steel canopy, aluminum storefront – Dunn Edwards – Deep Crimson DEA152
 - Column base – 9x8x16 stained, split-faced, scored CMU – Superlite – Warm Brown
 - Coiling overhead doors – painted enameled steel – Dunn Edwards – December Sky DE6352
 - Hollow metal doors – Dunn Edwards – December Sky DE6352
 - Glazing – clear, double-pane glass

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

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.

Landscape

14. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
15. 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.
16. 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.
17. 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.
18. **The parking lot screen walls shall be stained, split-face, scored CMU to match the base of the building.**

Building Address Numerals

19. 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) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) 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 all departments on each 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: <http://www.tempe.gov/home/showdocument?id=5327>. Contact the 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:

- Refer to Tempe City Code Section 26-70 Security Plans.
- 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 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:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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/>.

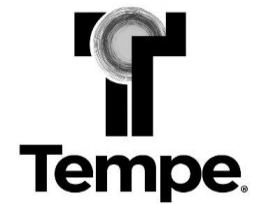
HISTORY & FACTS:

May 28, 2009 City Council approved a subdivision plat consisting of three (3) lots for FISHER'S TOOLS AND

HANDLES (PL080360), located at 1990 East 3rd Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

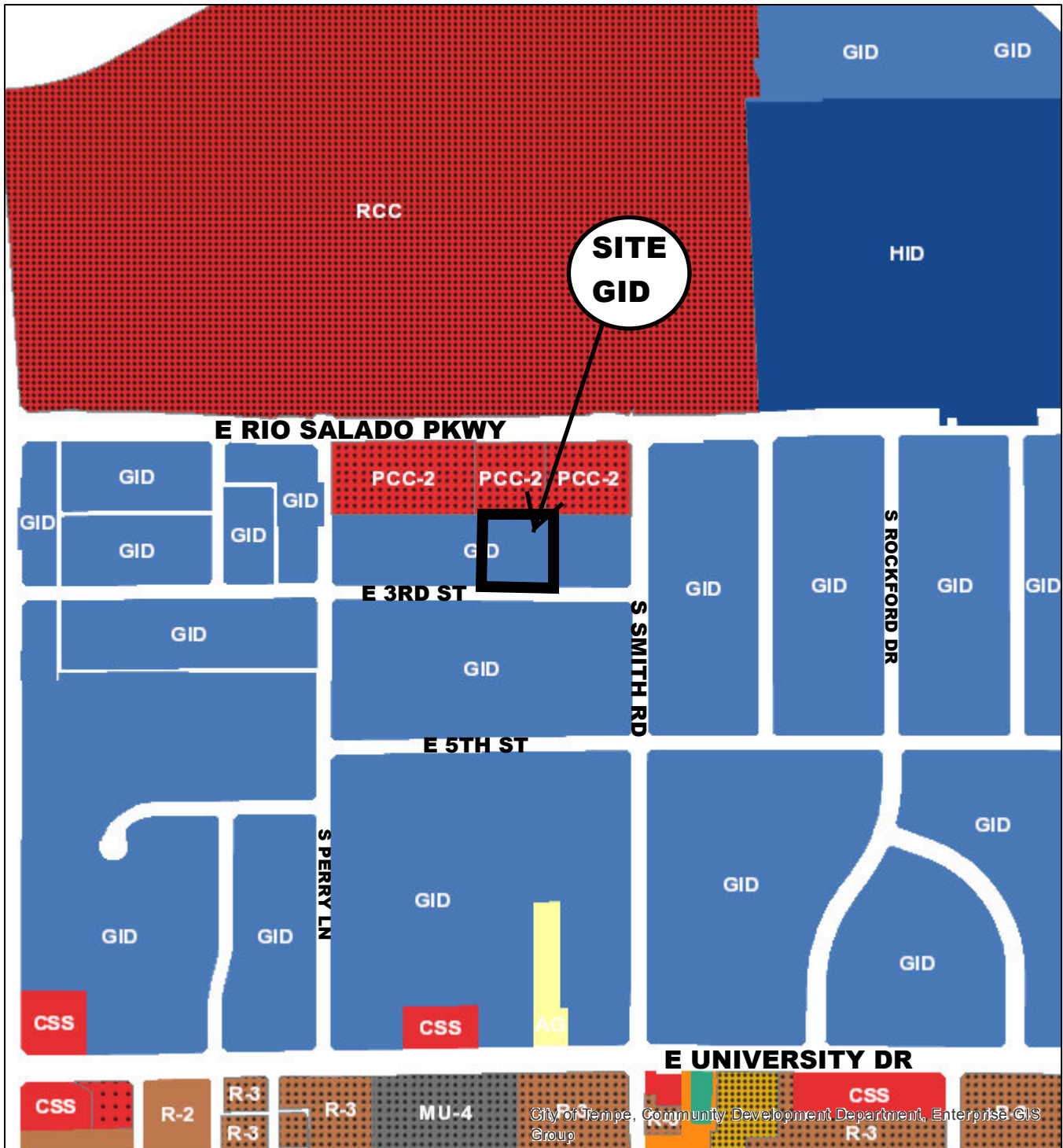


DEVELOPMENT PROJECT FILE
for
FISHER'S TOOLS AND HANDLES
(PL180285)

ATTACHMENTS:

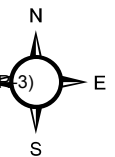
- 1-9. Site Context (Location Map, Aerial, Aerial with Site Plan Overlay, Site Photos)
- 10-11. Applicant's Letter of Explanation
- 12-22. Site Design (Site Plan, Landscape Plan, Utility Plan, Lighting Plan, Light Fixture Cut Sheets)
- 23-30. Building Design (Blackline/Color Elevations, Sections, Floor Plans, Renderings, Material Samples)

Fisher's Tools and Handles



City of Tempe, Community Development Department, Enterprise GIS Group

- | | | |
|--|---|--|
| General Industrial District (GID) | Planned Commercial Center General (PCC-2) | Multi-Family Residential (R-2) |
| Heavy Industrial District (HID) | Regional Commercial Center (RCC) | Multi-Family Residential Limited (R-3) |
| Mixed Use High (MU-4) | Residential/Office (RO) | Mobile Home Residence (RMH) |
| Commercial Shopping and Services (CSS) | Agricultural (AG) | |
| Planned Commercial Center Neighborhood (PCC-1) | Single-Family Residential Planned Area Dev (R1-PAD) | |

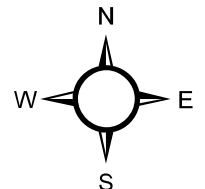


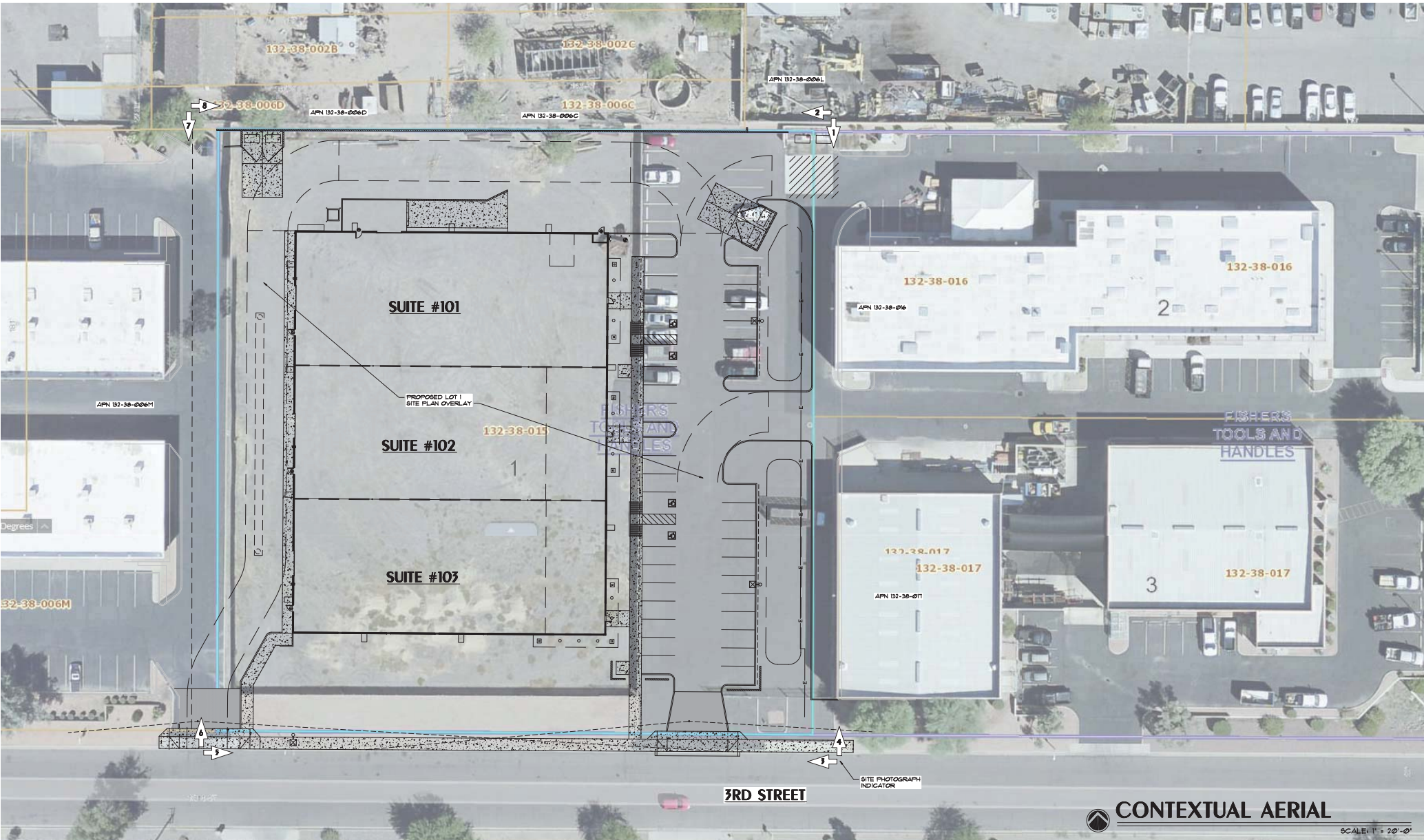
Fisher's Tools and Handles

PL180285



Aerial Map





CONTEXTUAL AERIAL
SCALE: 1" = 20'-0"

11 / 29 / 2018

JOB #: PDG-1114

FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET

ATTACHMENT 3



EXPIRES 12/31/2018



8222 n. 40th street suite 236 phoenix arizona 85044 480 401 9773

CONTEXT PLAN SITE PHOTOGRAPHS

FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET, TEMPE, AZ 85281



PICTURE 1
NE CORNER
LOOKING SOUTH



PICTURE 2
NE CORNER
LOOKING WEST



PICTURE 3
SE CORNER
LOOKING WEST



PICTURE 4
SE CORNER
LOOKING NORTH



PICTURE 5
SW CORNER
LOOKING EAST



PICTURE 6
SW CORNER
LOOKING NORTH



PICTURE 7
NW CORNER
LOOKING SOUTH



PICTURE 8
NW CORNER
LOOKING EAST



PICTURE 9
VIEW OF EXISTING FISHER'S TOOLS PHASES FROM SMITH ROAD



PICTURE 10
VIEW OF EXISTING FISHER'S TOOLS PHASES FROM 3RD STREET



November 29, 2018

LETTER OF EXPLANATION: Fisher's Tools and Handles, Inc.

Address: 1950 E. 3rd Street, Tempe, AZ 85281

Applicant: David Arambula, Principal and Manager
Phoenix Design Group, LLC
8222 S. 48th Street Suite 236
Phoenix, AZ 85044

Our proposed office/warehouse project is the fourth and final building for the Fisher's Tools and Handles company. The existing buildings are located at 1990 E. 3rd Street and 210 S. Smith Road. This proposed building is a 30,000 square foot office/warehouse with multiple tenants. The northern suite of the proposed building will be occupied by Fisher's Tools and Handles.

The design of the proposed structure and site improvements follows the Approval Criteria described in Section 6-306.D of the Zoning and Development Code (ZDC) for the City of Tempe and many of the Apache Character Area Plan (ACAP) principles.

ZDC Criteria 1 & 4, ACAP #5 & 6: The proposed structure is setback a total of 44 feet from the 3rd Street right-of-way. This will generate greater street view relief in comparison to the existing buildings east of the proposed structure. This proposed structure will incorporate similar construction materials and massing that was previously approved for the adjacent existing buildings.

ZDC Criteria 2 & 3, ACAP #3, 5, 7, & 8: The building setback from 3rd Street will provide an enhanced landscaping buffer along the street frontage. The landscaped areas along the southern and eastern sides of the building will provide visual softening, solar relief, and pedestrian pathway enhancement along the 3rd Street frontage. Relief between the existing eastern buildings and the proposed building will be created by 28-foot wide landscape areas. All major tenant entries, storefront glazing, parking spaces, and metal shade canopies are located on the east side of the building to help mitigate heat gain/retention and increase human comfort. In addition, the proposed building and landscaping along the eastern property line will provide necessary shading to the vehicular parking areas, particularly during the summer months.

ZDC Criteria 5 & 6, ACAP #10: The pedestrian experience and building interest is enhanced by incorporating scored & split face architectural masonry along the entire base of the building perimeter with painted single scored masonry above to complement the base. The articulation of building massing is created by stepping the parapet tops at major tenant entrances. Window patterns and canopies along the south and eastern facades will further enhance the street level experience and match the existing Fisher's Tools and Handles buildings.

ZDC Criteria 7, ACAP #4, 10, & 14: Most of the site parking is located on the east side of the proposed building. This will provide direct access of employees and customers to the east side entrances of the proposed building. Bicycle parking will be provided along the main pedestrian walkway at both the 3rd Street site entrance and near the suites located at the north end of the



proposed building. The main drive width will accommodate fire apparatus and delivery truck circulation around the entire building perimeter.

ZDC Criteria 8, ACAP #10 & 14: The main pedestrian circulation is located adjacent to the buildings, providing a safety buffer from vehicular circulation.

ZDC Criteria 9 & 12, ACAP #7: Security surveillance and lighting shall be incorporated into the design of the proposed site and structure to protect both the public and property.

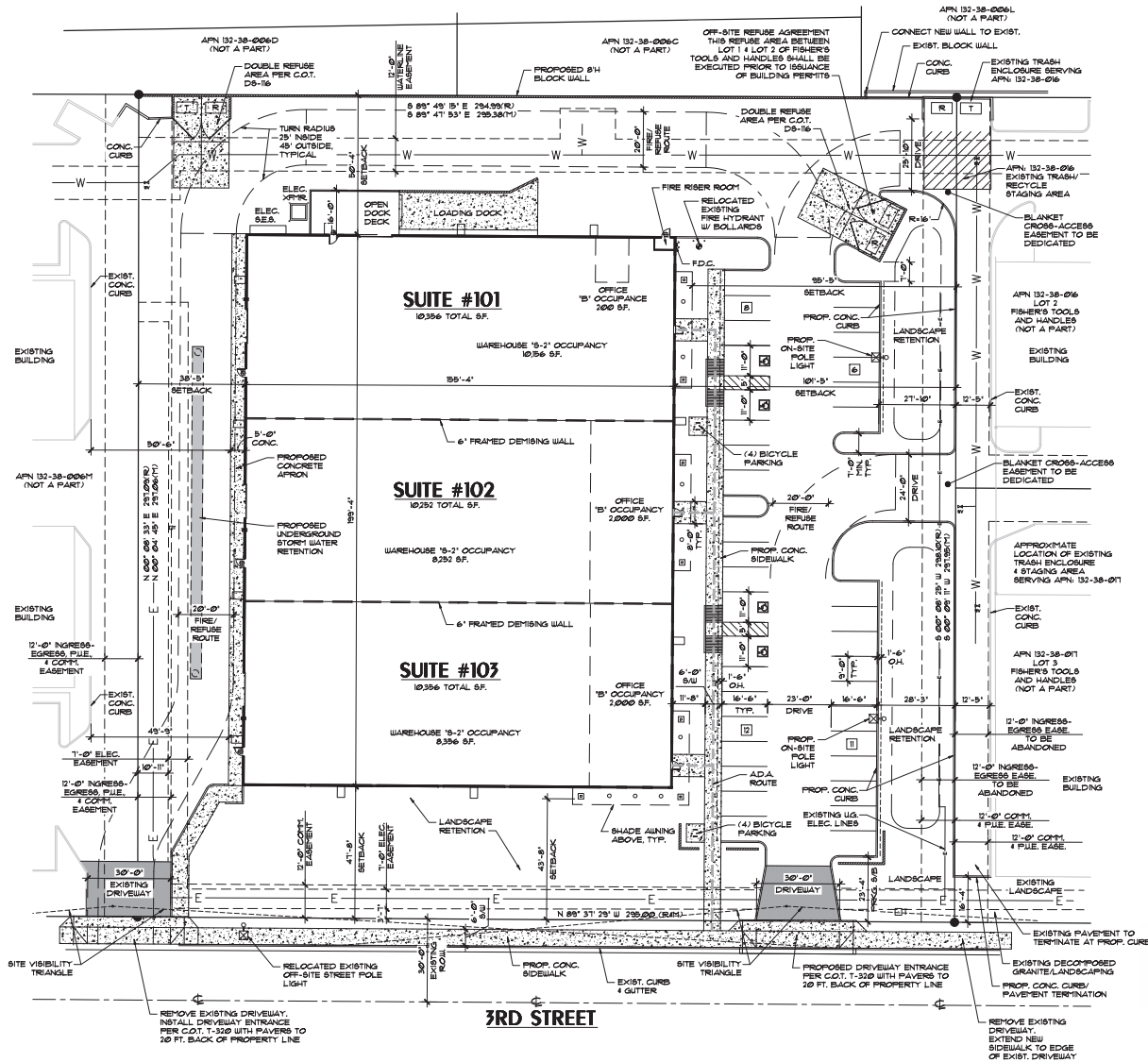
ZDC Criteria 10, ACAP #2, 7, & 10: The proposed site design will provide a total of 19% landscaped areas, exceeding the requirement of 10%. The landscape plan incorporates adequate landscaping buffers between vehicle parking, buildings, driveways, and pedestrian pathways. The selected landscape palette will conserve water, be drought-tolerant and includes a variety of flowering trees, shrubs, and ground cover that will promote bird and insect diversity.

ZDC Criteria 11: Tenant signage will be proportional, complement the proposed building colors, and follows the City of Tempe design standards and guidelines and shall match the existing Fisher's Tools and Handles buildings to the east.

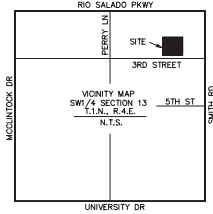
A handwritten signature in black ink, appearing to read "David Arambula".

David Arambula, Principal and Manager
Phoenix Design Group, LLC

CHAIN LINK NOTE:
EXISTING CHAIN LINK FENCE AND ROLLING GATE TO BE REMOVED WITH THESE SITE AND BUILDING IMPROVEMENTS.

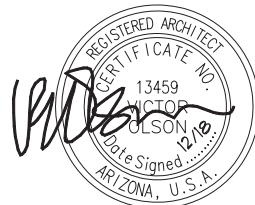


- Project Name: Fisher's Tools and Handles Office and Warehouse
1950 E. 3rd Street
Tempe, AZ 85281
- APN: 132-38-015
- Applicant: Phoenix Design Group LLC
8222 S. 48th St. Suite 236
Phoenix, AZ 85044
David Arambulu, Principal/Manager
P: 480-451-9773 (o), 602-178-0348 (c)
E: David@pdgoffice.com
- SITE DATA**
Lot Size: 87,730 s.f. (2,014 acres)
Zoning: Existing: GID, Proposed: GID, overlay district: N/A
Proposed Use: Office & Warehouse (No proposed variances or use permits)
Office Areas: 4,200 s.f. (13.56% of total building area)
Warehouse Areas: 26,763 s.f. (86.44 % of total building area)
Total Building Area: 30,963 s.f.
- Legal Description: Lot 1, Fisher's Tools and Handles according to Book 10315 of Maps, Page 21, records of Maricopa County, Arizona.
Description of Work: New construction of building with site improvements.
Landscape Area: Required: 10% of 87,730 s.f. = 8,773 s.f.
Provided: 17,922 s.f. (20.43%), + 1,250 s.f. in R/W
- Lot Coverage: Maximum Allowed: NS (No Standard)
Proposed/Provided: 30,963 s.f. / 87,730 s.f. (net lot area) = 35.29%
- Parking:
Required:
Office areas = 4,200 s.f. / 300 = 14 spaces
Warehouse areas = Total Area = 26,763 s.f.
1" - 10,000 s.f. / 500 = 20 spaces
Remaining = 16,763 s.f. / 5,000 = 3.35 spaces
Warehouse Total Required = 23.35 spaces
Total Required = 37.35 spaces
Total Provided = 37 spaces
Accessible Required = 2 spaces
Accessible Provided = 4 spaces
- Bicycle Parking: Required (Bicycle Commute Area):
Office areas = 4,200 s.f.
1 per 8,000 s.f., a minimum = 4 spaces
Warehouse areas = Total Area = 26,763 s.f.
26,763 s.f. / 10,000 s.f. = 2.68 spaces
Total Required = 6.68 spaces
Total Provided = 8 spaces
- Building Setbacks: Required/Provided:
Front: 25 ft / 47'-8" (building), 43'-8" (shade awning column)
Rear: 0 ft / 50'-4"
Side-West: 0 ft / 38'-5"
Side-East: 0 ft / 101'-5" (building), 95'-5" (shade awning)
- Parking Setbacks: Required: 20 ft., Provided: 23'-4" (along 3rd Street)
- BUILDING DATA**
Occupancy: 8 (Office) and 5-2 (Warehouse) Non-Separated Use
Type of Construction: VB - Fully Sprinklered
Building Area: 30,963 s.f.
Building Height: Maximum Permitted: 35 ft.
Proposed: 27 ft., 8 in. (from grade, top of curb at centerline of street front)
Fire Protection: Proposed building shall be fully equipped with an automatic fire extinguishing system per City of Tempe IBC
Occupant Loads:
Suite #1: Office Area: 1 occ./100 s.f. = 200 s.f./100 s.f./occ. = 2 occ.
Warehouse Area: 1 occ./500 s.f. = 10,156 s.f./500 s.f./occ. = 20 occ.
Suite #2: Office Area: 1 occ./100 s.f. = 2,000 s.f./100 s.f./occ. = 20 occ.
Warehouse Area: 1 occ./500 s.f. = 8,252 s.f./500 s.f./occ. = 17 occ.
Suite #3: Office Area: 1 occ./100 s.f. = 2,000 s.f./100 s.f./occ. = 20 occ.
Warehouse Area: 1 occ./500 s.f. = 8,355 s.f./500 s.f./occ. = 17 occ.
- SITE RETENTION**
Retention Required: 87,819 s.f. x 0.95 x (2.2712) = 15,295 s.f.
Retention Provided: ((6,767 s.f. + 836 s.f.) / 2) + ((78.54 s.f. x 98") = 15,299 s.f.



LOCATION MAP
NTS.

PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"



EXPIRES 12/31/2018

11 / 29 / 2018

JOB #: PDG-1114

FISHER'S TOOLS AND HANDLES
1950 E. 3RD STREET

ATTACHMENT 12



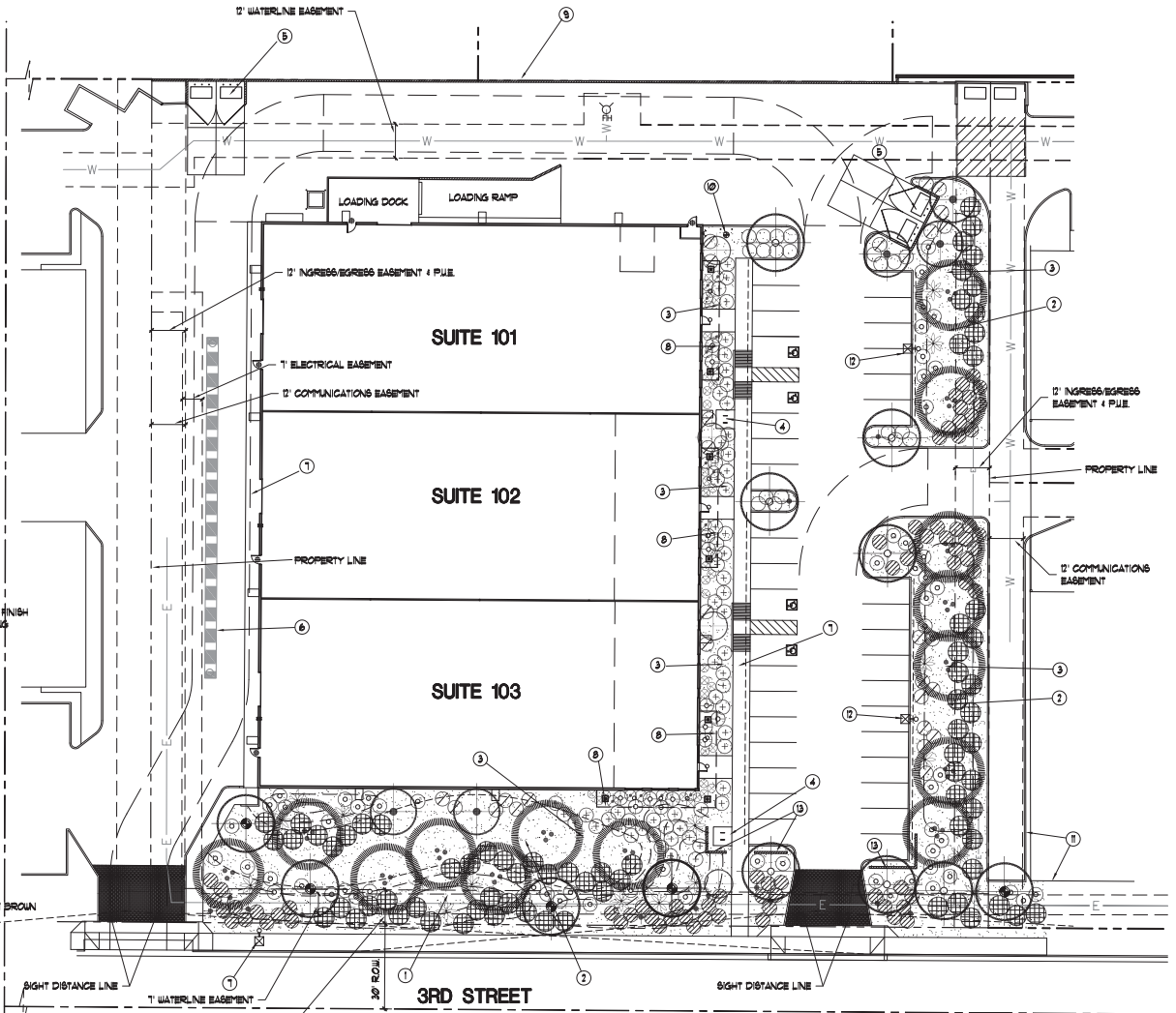
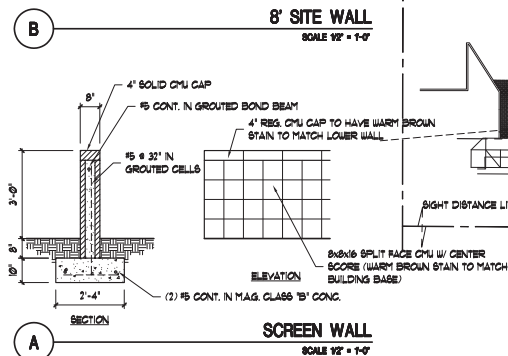
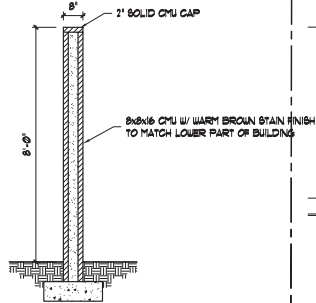
8222 S. 48th Street Suite 236 Phoenix Arizona 85044 480 451 9773

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	24" BOX MIN. MULTI-TRUNK 6' HT. 45' SP.	5 TOTAL
	PROSOPIA CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	24" BOX MIN. MULTI-TRUNK 8' HT. 45' SP.	13 TOTAL
	CHITALPA TASHKENSIS CHITALPA	36" BOX MINIMUM 12' HT. 6' SP. 2 1/4' GAL.	5 TOTAL
	CERCIDIUM FLORIDUM 'DESERT MUSEUM' DESERT MUSEUM HYBRID PALO VERDE	24" BOX MINIMUM 9' HT. 45' SP. 3 1/4' GAL.	1 TOTAL
	GABSALPNIA MEXICANA MEXICAN BIRD OF PARADISE	15 GALLON TREE FORM	4 TOTAL
	GABSALPNIA FUCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL PAST CAN	18 TOTAL
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PAST CAN	63 TOTAL
	AGAVE GEMINIFLORA TWIN FLOWER AGAVE	5 GALLON FULL PAST CAN	13 TOTAL
	RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL PAST CAN	21 TOTAL
	BRYOPHYLLUM 'OUTBACK SUNRISE' OUTBACK SUNRISE	1 GALLON FULL PAST CAN	58 TOTAL
	CALLISTEMON VYRNALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL PAST CAN	18 TOTAL
	RUELLIA BRITTONIANA 'KATY' KATY RUELLIA	5 GALLON FULL PAST CAN	11 TOTAL
	ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL PAST CAN	13 TOTAL
	EUPHORBIA TIRUCALLI FIRE STICK PLANT	5 GALLON FULL PAST CAN	32 TOTAL
	RUSELLIA EQUISETIFORMIS CORAL POINTAN	5 GALLON FULL PAST CAN	13 TOTAL
	LANTANA MONTIVIDENSIS 'NEW GOLD' NEW GOLD LANTANA	1 GALLON FULL PAST CAN	12 TOTAL
	DECOMPOSED GRANITE	3/4" SCREENED	18,785 SF.

PLAN KEY NOTES:

- ① MOUNDING TO 24" HEIGHT
- ② RETENTION BASIN
- ③ 3/4" SCREENED ROSE DECOMPOSED GRANITE (2" DEPTH) TO MATCH FISHER TOOLS SITE TO THE EAST
- ④ BICYCLE PARKING
- ⑤ DOUBLE REFUSE AREA PER C.O.T. DS-16
- ⑥ PROPOSED UNDERGROUND STORM WATER RETENTION
- ⑦ CONCRETE SIDEWALK
- ⑧ SHADE AWNING ABOVE
- ⑨ NEW 8" HIGH BLOCK WALL DETAIL (B)
- ⑩ RELOCATED FIRE HYDRANT
- ⑪ EDGE OF EXISTING PARKING
- ⑫ LIGHT POLE
- ⑬ PARKING SCREEN WALL DETAIL (A)



phillip r. ryan
landscape architect & c.
landscape architecture & planning



11 / 29 / 2018

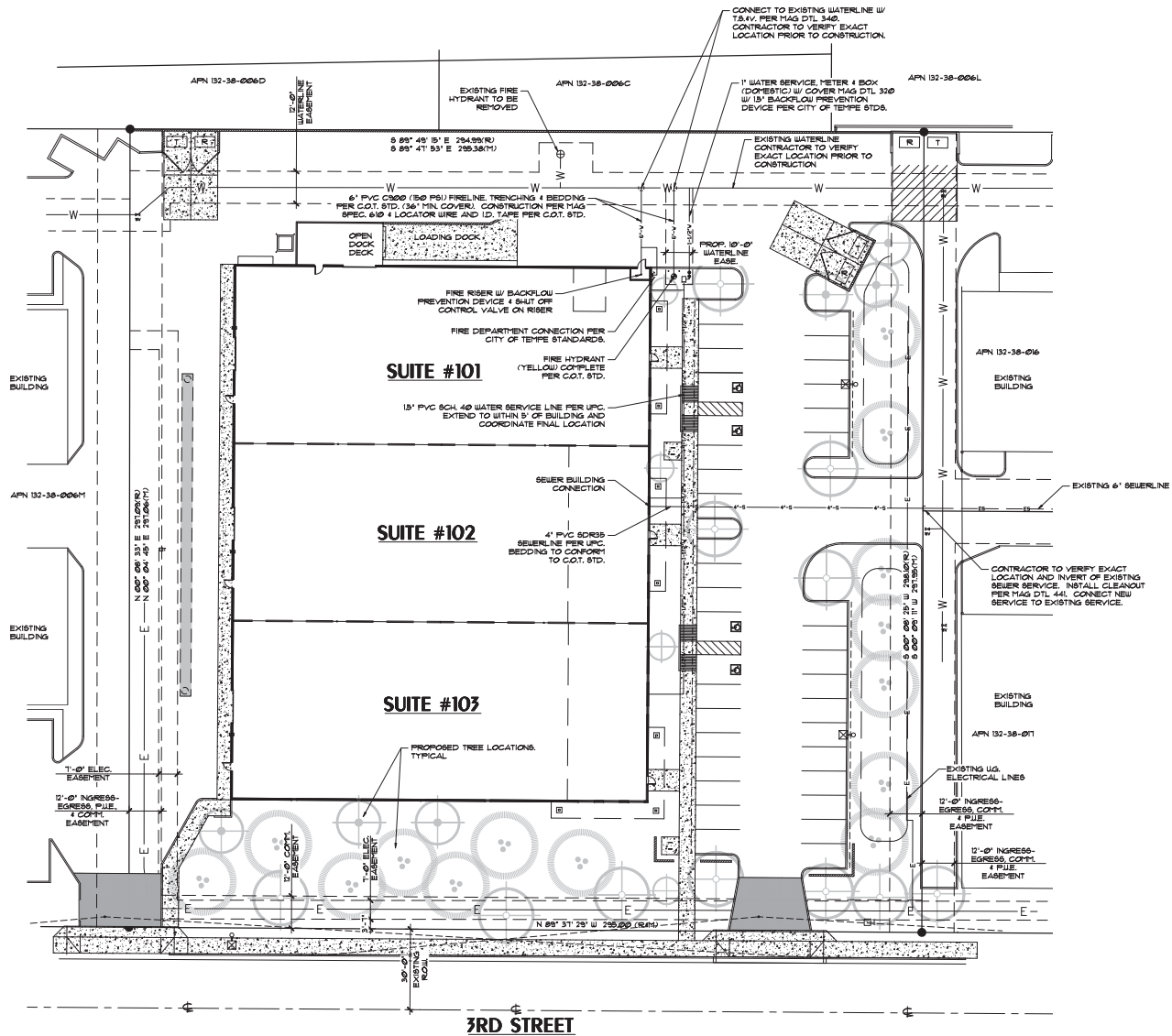
FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET

JOB #: PDG-1114

phoenix design group

8222 N. 48th Street Suite 236 Phoenix Arizona 85014 480.451.9773



PRELIMINARY UTILITY PLAN



11 / 23 / 2018

JOB # FDG-1114

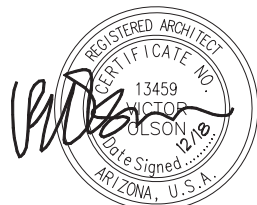
FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET

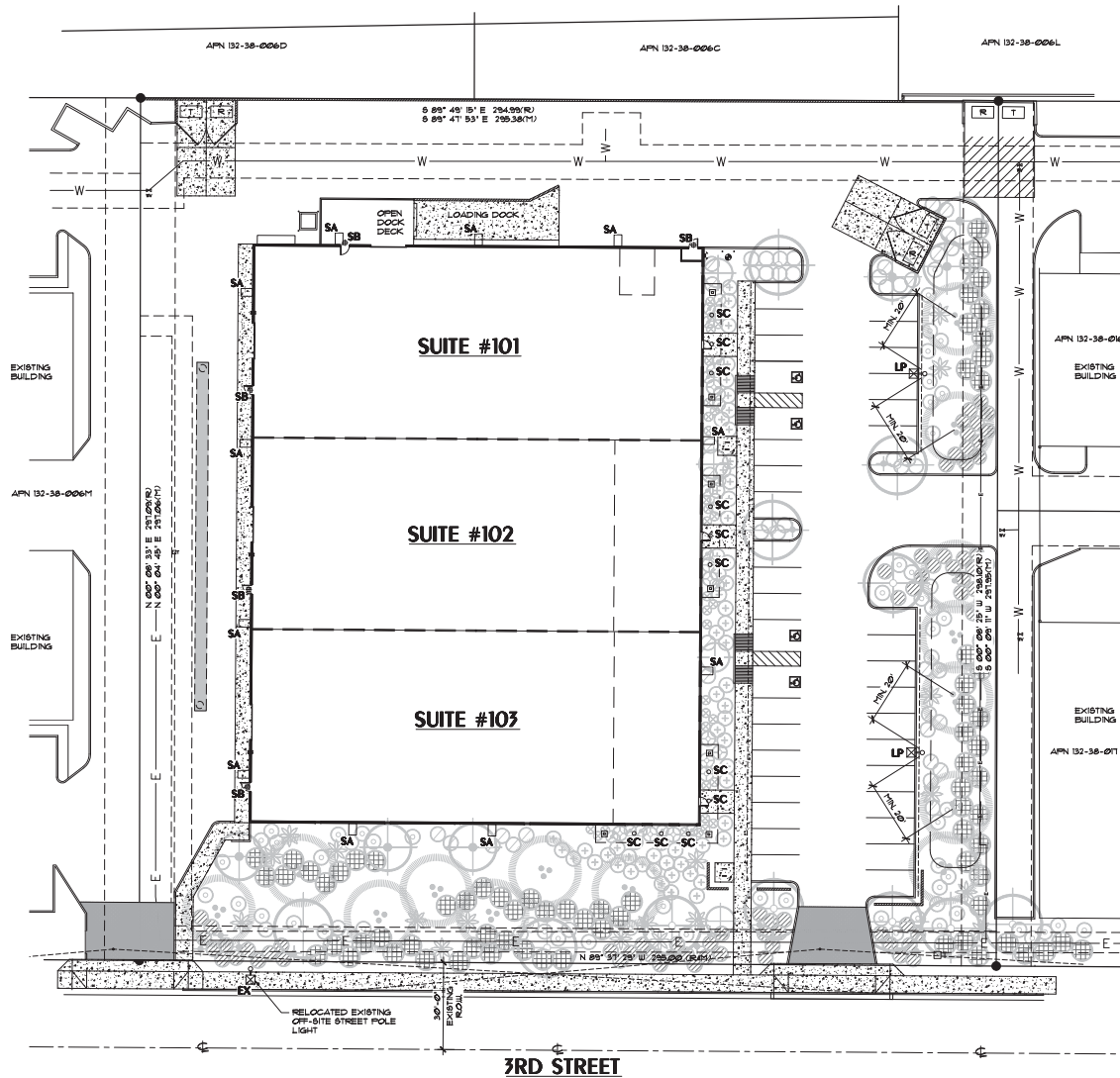
ATTACHMENT 14



822 s. 4th street suite 236 phoenix arizona 85044 480 401 9773

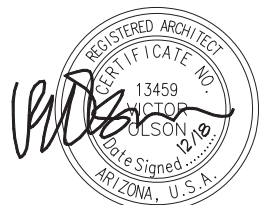


EXPIRES 12/31/2018



LIGHTING SCHEDULE:					
SYMBOL	LABEL	QUANTITY	MANUFACTURER	MODEL #	DESCRIPTION
□	SA	11	RAB LIGHTING	ALED2180	LED AREA LIGHT 21" H" AFF. MT. HEIGHT
○	SB	5	EELP	UP48-G-LED	WALL PACK 10"-8" AFF. MT. HEIGHT
○	SC	11	V2 LIGHTING	CORE 300 SX	LED AIMING SCENCE LIGHT
⊠	LP	2	LBI INDUSTRIES	CHALLENGER REDOUT XGRMS	POLE LIGHT MATCH EXIST. MT. HEIGHT
⊠	EX	1	EXISTING	EXISTING	RELOCATED OUT OF PROPOSED SIDEWALK

PRELIMINARY LIGHTING PLAN



EXPIRES 12/31/2018

11 / 23 / 2018

FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET

ATTACHMENT 15

JOB # FDG-1114



822 s. 46th street suite 236 phoenix arizona 85044 480 451 9773

LED AREA LIGHTS - CHALLENGER® MEDIUM (XCHM3)



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Type 3, 5 and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - Radiused, rectangular-shaped, aluminum housing with stainless steel or electro-zinc plated steel mounting hardware. Fixture is IP65 rated.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates a sealed optical unit. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals. Patented integral single-blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture. Two stainless steel captive fasteners allow easy access to driver. One-piece extruded EPDM gasket seals optical assembly against housing.

MOUNTING - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to 3"-5" round poles using the round pole plate adaptor accessory (RPP2), which must be ordered separately.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (JE-50/60Hz input) and 347-480VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately.

DRIVER - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 33 lbs./15Kg

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XCHM3						
	# of LEDES	Lumens (Nominal)			Watts (Nominal)	
		Type 3	Type 5	Type FT		
Cool White	350 mA	128	12800	12100	13000	141
	450 mA	128	15200	14300	15500	187
Neutral White	350 mA	128	11700	11100	11700	141
	450 mA	128	13400	12200	14000	187

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type LP

Catalog # _____ ATTACHMENT 16

10/19/16

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LSI INDUSTRIES INC.

LED AREA LIGHTS - CHALLENGER® MEDIUM (XCHM3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XCHM3 FT LED 128 450 CW UE WHT PCR**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XCHM3 - LED Challenger Medium	3 - Type III 5 - Type V FT - Forward Throw	LED	128	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PCR - Photoelectric Control Receptacle ¹

NOTES:

- 1 - Photocell must be ordered separately - see Accessories.
- 2 - Factory installed PCR option required.
- 3 - Fusing must be located in the hand hole of the pole.
- 4 - Black only. House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - XCHM3

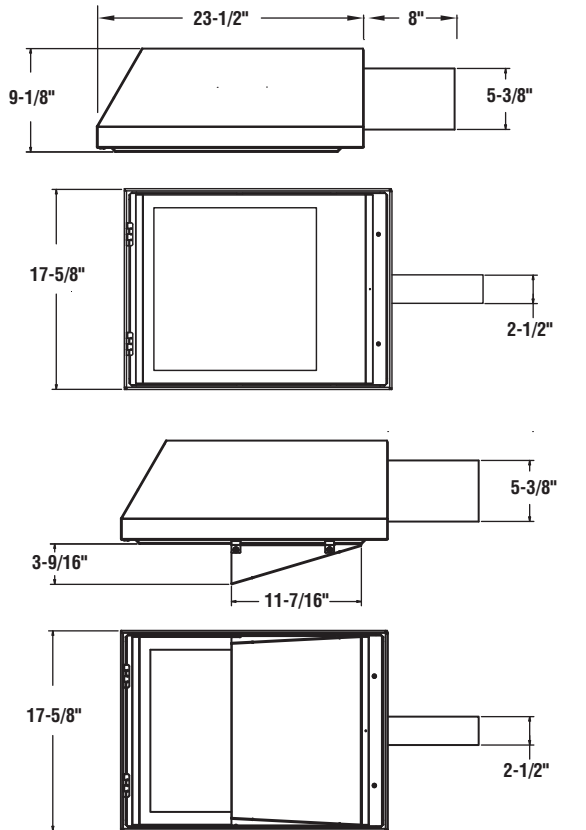
	Single	1.4
	D180°	2.9
	D90°	2.5
	T90°	4.0
	TN120°	4.1
	Q90°	5.1

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	
PC120 - Photocell	122514 ²	DFK480 - Double Fusing DFK480 ³
PC208-277 - Photocell for 208V, 240V or 277V	122515 ²	FK347 - Single Fusing FK347 ³
PC347 - Photocell	159516 ²	XCHM3 HSS - House Side Shield for Type 3 and FT 496128BLK ⁴
PC480 - Photocell	1225180 ²	BKS-BO-WM-* - CLR - Wall Mount Plate 123111CLR
RPP2 - Round Pole Plate	162914CLR	BAK-BO-RA-8-CLR - Radius Arm 169010CLR
FK120 - Single Fusing	FK120 ³	BKU-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles 144191CLR
FK277 - Single Fusing	FK277 ³	
DFK208, 240 - Double Fusing	DFK208,240 ³	

DIMENSIONS



HOUSE SIDE SHIELD (496128BLK)

BUG LISTING

XCHM3 - Type 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	12211	140	87	B2-U0-G2
	CW-HSS	8387	143	59	B1-U2-G2
	NW	11167	143	78	B2-U0-G2
	NW-HSS	7544	143	53	B1-U2-G2
450	CW	14523	184	79	B2-U0-G2
	CW-HSS	9862	187	53	B1-U2-G2
	NW	12983	188	69	B2-U0-G2
	NW-HSS	8590	187	46	B1-U2-G2

XCHM3 - Type 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	12,123	143	85	B3-U0-G2
	NW	11,071	146	76	B3-U0-G2
450	CW	14,271	187	76	B3-U0-G2
	NW	12214	191	64	B3-U0-G2

XCHM3 - Type FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	12,988	143	91	B1-U0-G3
	CW-HSS	8186	137	60	B1-U0-G2
	NW	11,705	146	80	B1-U0-G2
	NW-HSS	5567	145	38	B0-U0-G2
450	CW-UE	15529	188	83	B1-U0-G3
	CW-HSS	9389	166	57	B1-U0-G3
	NW-UE	14,011	191	73	B1-U0-G3
	NW-HSS	7437	190	39	B1-U0-G2

* Color Temperature: NW-4000K, CW-5000K



Project Name _____ Fixture Type LP
 Catalog # _____ ATTACHMENT 17 _____

10/19/16
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 LSI INDUSTRIES INC.



Color: Bronze

Weight: 32.0 lbs

Project:	Type: SA
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	150W
120V:	1.31A	Color Temp:	3000K (Warm)
208V:	0.80A	Color Accuracy:	70 CRI
240V:	0.69A	L70 Lifespan:	100000
277V:	0.60A	Lumens:	16909
Input Watts:	152W	Efficacy:	112 LPW
Efficiency:	99%		

Technical Specifications

Lightcloud

Lightcloud Controller Installed:

Fixture, Zone, and plug-load control from one powerful device. Capable of switching, 0-10V dimming, power monitoring. Can also be used to extend the range of the Lightcloud mesh network. Attach to fixture, junction box, or electrical panel.

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P95R1GZC

UL Listing:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

Electrical

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

5.8% at 120V, 11.3% at 277V

Surge Protection:

4kV

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Replacement:

Replaces 400W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B2 U0 G2

Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No Compromise Fixture Warranty and 10-Year, No Compromise Lightcloud Warranty



Project:	
Type:	SB
Catalog #:	

Model WP49-Q-LED

Small Full Cutoff LED Wall Pack

HOUSING

- Die cast aluminum housing and hinged full cutoff front frame
- Bronze powdercoat finish
- 1/2" coin plugs with O-rings for conduit and photocell

WARRANTY

- 5 Year

ELECTRICAL

- Quad Tap (QT) - 120/208/240/277V standard
- Dimmable Driver standard

OPTICAL SYSTEM

- Clear flat glass lens, or flat prismatic lens available
- CRI: 73 (Type III), 80 (Medium Beam)
- CCT: 5000K
- THD <20%
- Aluminum Boards

ILLUMINATION

- LED Wattage: 21.7W
- System Wattage: 28W
- 2737 Delivered Lumens (Type III, Clear) ~ 100W HID
- 2318 Delivered Lumens (Type M, Clear) ~ 100W HID

MOUNTING

- Cast-In template for mounting directly over a 4" recessed outlet box, or use 1/2" surface conduit

CODE COMPLIANCE

- CSA Listed for Wet Locations
- Meets UL Requirements
- ARRA Compliance available



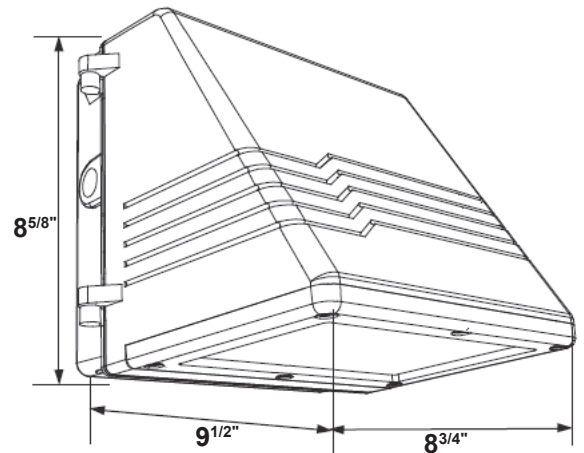
ORDERING INFORMATION

CATALOG #	DISTRIBUTION	LENS
WP49-Q-22L-QT-50K-3-CL	Type III	Clear Flat
WP49-Q-22L-QT-50K-M-CL	Medium	Clear Flat
WP49-Q-22L-QT-50K-M-PL	Medium	Clear Prismatic

OPTIONS

EBLED	-	Battery Backup
PC1	-	120V Photocell
PC2	-	208-277V Photocell
SP	-	Surge Protection
SGF	-	Single Fuse
DBF	-	Double Fuse
CC	-	Custom Color
USA	-	ARRA Compliant

CATALOG #	OPTIONS
-	-



PROJECT

Job _____	Notes
Type SC _____	
Part # _____	

SPECIFICATIONS

- Source Xicato XTM LED module - up to 3000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Remote mount or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 36 watts max, depending on LED module / driver
- Reflector 20°, 40° or 60° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 4 lb. [1.8 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at www.v2LightingGroup.com/downloads
- Modifications Any modification or customization is possible - consult factory



ORDERING LOGIC

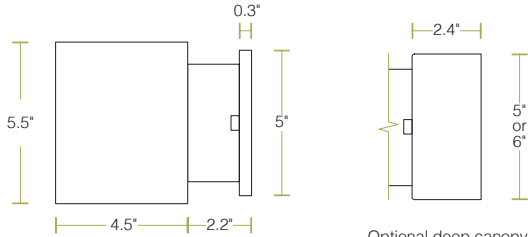
Model	Driver		Mounting		Output	CRI *	C.C.T.	Reflector	Shell	Options
	Location	Dimming	Location	Location						
C3SS										
	R =Remote	N =None	D =Damp		07 =700 lm	83 =83	27 =2700K	20 =20°	XX	
	D =Deep	P =Phase	W =Wet		10 =950 lm	98 =98*	30 =3000K	40 =40°	(see chart on page 4)	
	Canopy	V =0-10V			13 =1300 lm		35 =3500K	60 =60°		
		Z =Other			20 =2000 lm		40 =4000K		ZZ =Custom	
					30 =3000 lm					

* 98 CRI not available in 3000 lm

Example Part Number: **C3SS-RND-20832740-S3**

CORE 300 SX Sconce - Remote Driver, No Dimming, Damp Location - 2000 lm, 83 CRI, 2700K, 40° Reflector - S3 Red Shell

DIMENSIONS



All canopies fit standard 3.5" and 4" round and octagonal junction boxes
 Not to scale, dimensions are nominal
 Consult factory for CAD drawings

Optional deep canopy for canopy mounted LED drivers
 Order Code = **D**
 Diameter depends on LED driver size

LED OPTIONS

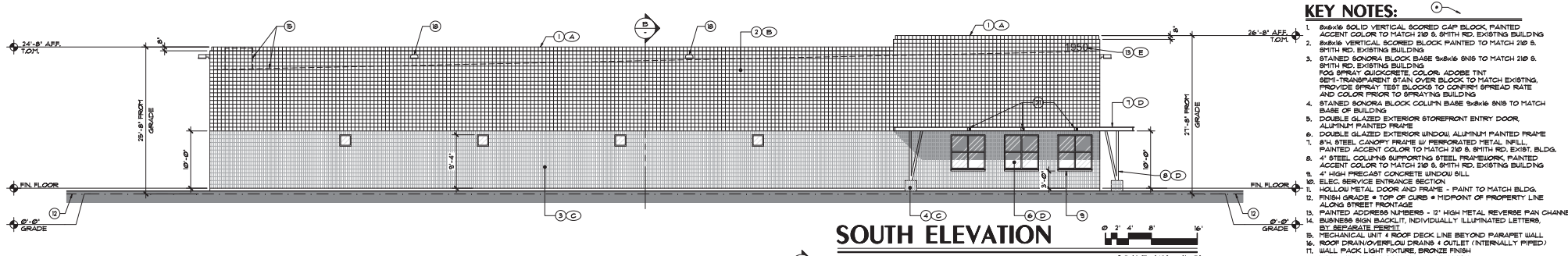
Reflector Option	LED Specifications				
	LES ¹	CRI	Lumens ^{2, 3, 4}	Wattage ⁵ (W)	Efficacy ⁶ (lm/W)
20°, 40° & 60°	19mm	Ra = 83 ± 3	700	5.6	129
			950	8.2	118
			1300	11.7	111
			2000	19.5	102
			3000	29.3	102
		Ra = 98 R9 ≥ 90 R15 ≥ 95	700	7.4	97
			950	10.9	89
			1300	15.6	83
			2000	26.4	76

- ¹ LES: Light Emitting Surface diameter
- ² ±10%
- ³ Source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
- ⁴ Higher lumen outputs are available in CORE / QUBE 400 series
- ⁵ Maximum luminaire wattage including LED driver = LED wattage x 1.2
- ⁶ Higher efficacies are available via lower drive currents - consult factory

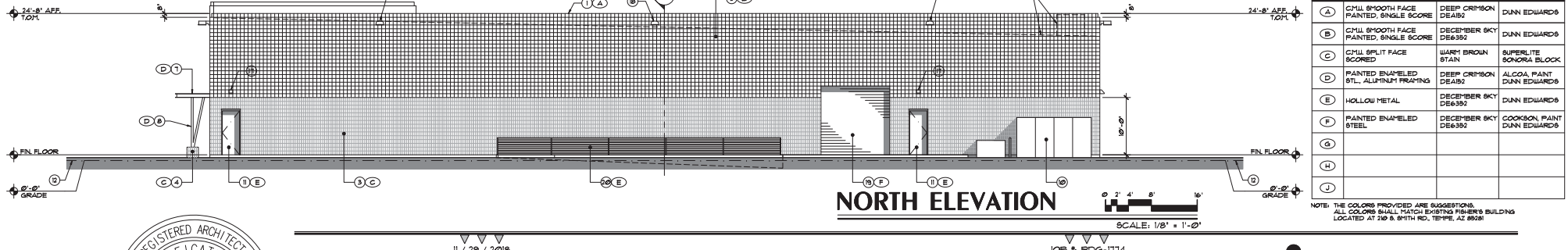
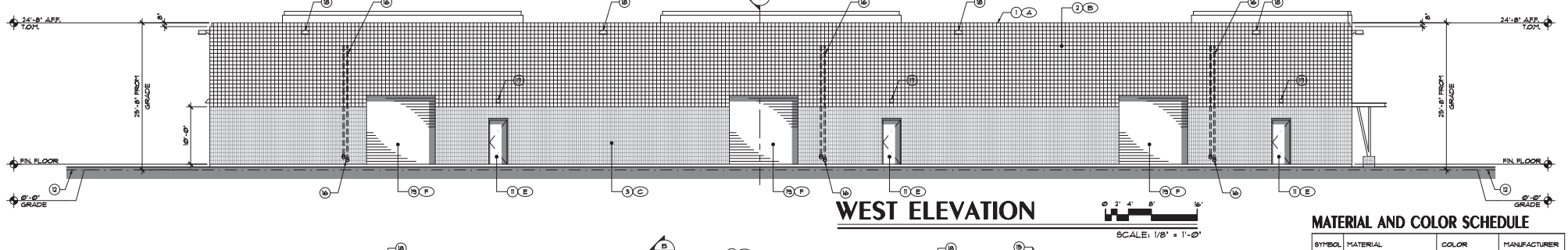
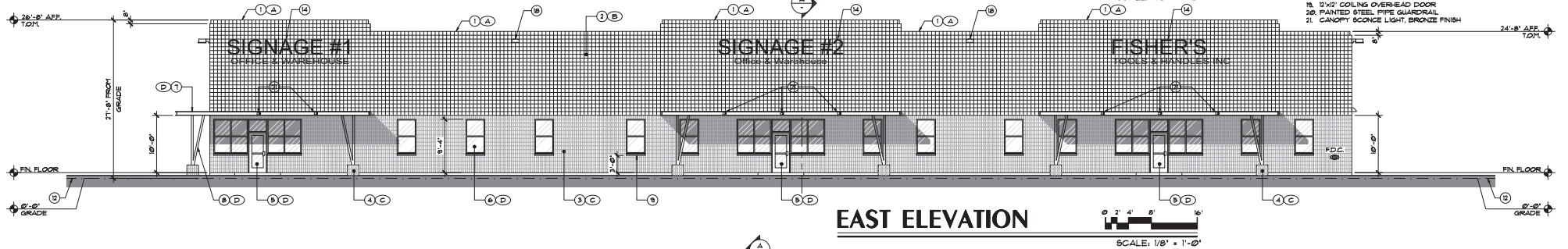
CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code V = 0-10V dimming to 10% Order Code P = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI, or DMX dimming to 0% Lutron Hi-lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-lume™ 5-series, EcoSystem dimming to 5%

- * All LED drivers must be mounted in a deep canopy or remote
- * Standard LED drivers are suitable for Wet Location
- * Optional LED drivers are suitable for Damp Location
- * For EM applications:
All LED drivers may be used with 3rd party inverter style systems



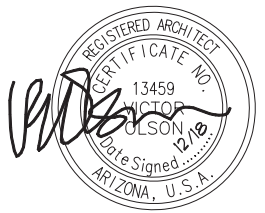
- KEY NOTES:**
- 8x8x16 SOLID VERTICAL SCORED CAP BLOCK, PAINTED ACCENT COLOR TO MATCH 210 & 8TH RD, EXISTING BUILDING
 - 8x8x16 VERTICAL SCORED BLOCK PAINTED TO MATCH 210 & 8TH RD, EXISTING BUILDING
 - STAINED SONORA BLOCK BASE 8x8x16 BN15 TO MATCH 210 & 8TH RD, EXISTING BUILDING
 - SEMI-TRANSPARENT STAIN OVER BLOCK TO MATCH EXISTING. PROVIDE SPRAY TEST BLOCKS TO CONFIRM SPREAD RATE AND COLOR PRIOR TO SPRAYING BUILDING
 - STAINED SONORA BLOCK COLUMN BASE 8x8x16 BN15 TO MATCH BASE OF BUILDING
 - DOUBLE GLAZED EXTERIOR STOREFRONT ENTRY DOOR, ALUMINUM PAINTED FRAME
 - DOUBLE GLAZED EXTERIOR WINDOW, ALUMINUM PAINTED FRAME
 - 8" STEEL CANOPY FRAME W/ PERFORATED METAL, MILL PAINTED ACCENT COLOR TO MATCH 210 & 8TH RD, EXIST. BLDG.
 - 4" STEEL COLUMNS SUPPORTING STEEL FRAMEWORK, PAINTED ACCENT COLOR TO MATCH 210 & 8TH RD, EXISTING BUILDING
 - 4" HIGH PRECAST CONCRETE WINDOW SILL
 - ELEC. SERVICE ENTRANCE SECTION
 - HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH BLDG.
 - FINISH GRADE = TOP OF CURB = MIDPOINT OF PROPERTY LINE ALONG STREET FRONTAGE
 - PAINTED ADDRESS NUMBERS - 12" HIGH METAL REVERSE PAN CHANNEL, BY SEPARATE PERMIT
 - BUSINESS SIGN BACKLIT, INDIVIDUALLY ILLUMINATED LETTERS, BY SEPARATE PERMIT
 - MECHANICAL UNIT & ROOF DECK LINE BEYOND PARAPET WALL
 - ROOF DRAIN/VERELOU DRAINS & OUTLET (INTERNALLY PIPED)
 - WALL PACK LIGHT FIXTURE, BRONZE FINISH
 - PULL CUT-OFF AREA LIGHT, BRONZE FINISH
 - 3"x2" COLUMNS OVERHEAD DOOR
 - PAINTED STEEL PIPE GUARDRAIL
 - CANOPY SCOOGE LIGHT, BRONZE FINISH



MATERIAL AND COLOR SCHEDULE

SYMBOL	MATERIAL	COLOR	MANUFACTURER
(A)	CMU, SMOOTH FACE PAINTED, SINGLE SCORE	DEEP CRIMSON DE6352	DUNN EDWARDS
(B)	CMU, SMOOTH FACE PAINTED, SINGLE SCORE	DECEMBER SKY DE6352	DUNN EDWARDS
(C)	CMU, SPLIT FACE SCORED	WARM BROWN STAIN	SUPERLITE SONORA BLOCK
(D)	PAINTED ENAMELED STL., ALUMINUM FINISHING	DEEP CRIMSON DE6352	ALCOA, PAINT DUNN EDWARDS
(E)	HOLLOW METAL	DECEMBER SKY DE6352	DUNN EDWARDS
(F)	PAINTED ENAMELED STEEL	DECEMBER SKY DE6352	COOKSON, PAINT DUNN EDWARDS
(G)			
(H)			
(J)			

NOTE: THE COLORS PROVIDED ARE SUGGESTIONS. ALL COLORS SHALL MATCH EXISTING FISHER'S BUILDING LOCATED AT 210 & 8TH RD, TEMPE, AZ 85281



11 / 29 / 2018

JOB #: PDG-1114

FISHER'S TOOLS AND HANDLES

1930 E. 3RD STREET

ATTACHMENT 23



8222 n. 40th street suite 230 phoenix arizona 85014 480 401 9773

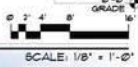
EXPIRES 12/31/2018

KEY NOTES:

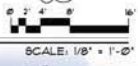
1. FINISH SLOPE VERTICAL SCORED CAP BLOCK PAINTED ACCENT COLOR TO MATCH 2ND & 8TH RD. EXISTING BUILDING
2. FINISH VERTICAL SCORED BLOCK PAINTED TO MATCH 2ND & 8TH RD. EXISTING BUILDING
3. STAINED SONOMA BLOCK BASE FINISH 9NS TO MATCH 2ND & 8TH RD. EXISTING BUILDING
4. STAINED SONOMA BLOCK COLUMN BASE FINISH 9NS TO MATCH BASE OF BUILDING
5. DOUBLE GLAZED EXTERIOR STONEFRONT ENTRY DOOR.
6. DOUBLE GLAZED EXTERIOR WINDOW ALUMINUM PAINTED FRAME
7. 8" STEEL CANOPY FRAME 2" PERFORATED METAL W/FL. PAINTED ACCENT COLOR TO MATCH 2ND & 8TH RD. EXIST. BLDG.
8. 4" STEEL COLUMN SUPPORTING STEEL FRAMEWORK. PAINTED ACCENT COLOR TO MATCH 2ND & 8TH RD. EXISTING BUILDING
9. 4" HIGH PRECAST CONCRETE WINDOW SILL
10. SILEC SERVICE ENTRANCE SECTION
11. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH BLDG.
12. FINISH GRADE + TOP OF CURB + MIDPOINT OF PROPERTY LINE ALONG STREET FRONTAGE
13. PAINTED ADDRESS NUMBERS - 2" HIGH METAL REVERSE PAIN CHANNEL
14. BUSINESS SIGN BACKLIT, INDIVIDUALLY ILLUMINATED LETTERS, BY SEPARATE ELECT.
15. PECHANGUAL UNIT # ROOF DECK LINE BEYOND PARAPET WALL
16. ROOF DRAIN-OVERFLOW DRAIN & DUCTILE (INTERNALLY FINISH)
17. WALL TRACK LIGHT FIXTURE BRONZE FINISH
18. 2" X 4" AREA LIGHT BRONZE FINISH
19. 2" X 4" COLLING OVERHEAD DOOR
20. PAINTED STEEL PIPE GUARDRAIL
21. CANOPY SCIENCE LIGHT BRONZE FINISH



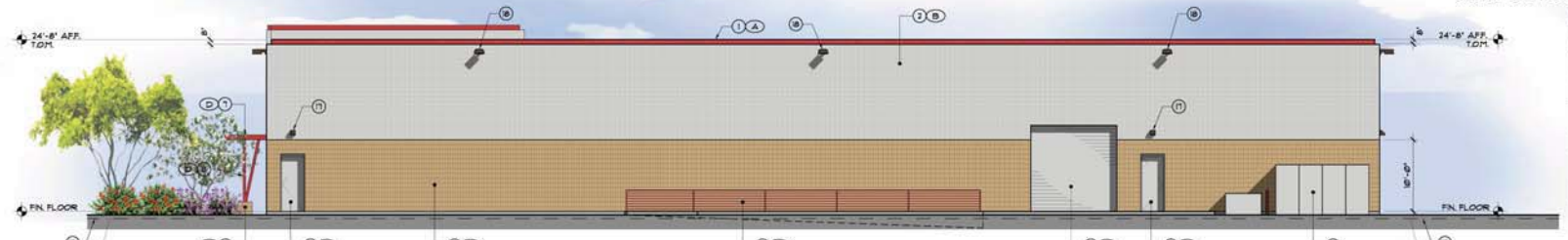
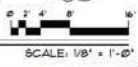
SOUTH ELEVATION



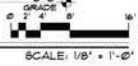
EAST ELEVATION



WEST ELEVATION



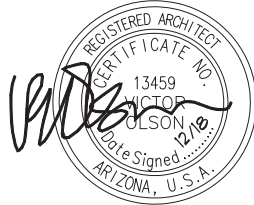
NORTH ELEVATION



MATERIAL AND COLOR SCHEDULE

SYMBOL	MATERIAL	COLOR	MANUFACTURER
(A)	C75L SMOOTH FACE PAINTED, SINGLE SCORE	DEEP CRIMSON DE6392	DUNN EDWARDS
(B)	C75L SMOOTH FACE PAINTED, SINGLE SCORE	DECEMBER SKY DE6350	DUNN EDWARDS
(C)	C75L SPLIT FACE SCORED	SWART BROWN 8TAN	SUPERLITE SONOMA BLOCK
(D)	PAINTED ENAMELED STL. ALUMINUM FRAMING	DEEP CRIMSON DE6392	ALCOA, PAINT DUNN EDWARDS
(E)	HOLLOW METAL	DECEMBER SKY DE6350	DUNN EDWARDS
(F)	PAINTED ENAMELED STEEL	DECEMBER SKY DE6350	COOKSON, PAINT DUNN EDWARDS
(G)			
(H)			
(I)			

NOTE: THE COLORS PROVIDED ARE SUGGESTIONS. ALL COLORS SHALL MATCH EXISTING FISHER'S BUILDING LOCATED AT 2ND & 8TH RD. TEMPE, AZ 85281



11 / 29 / 2018

JOB # PDG-1114

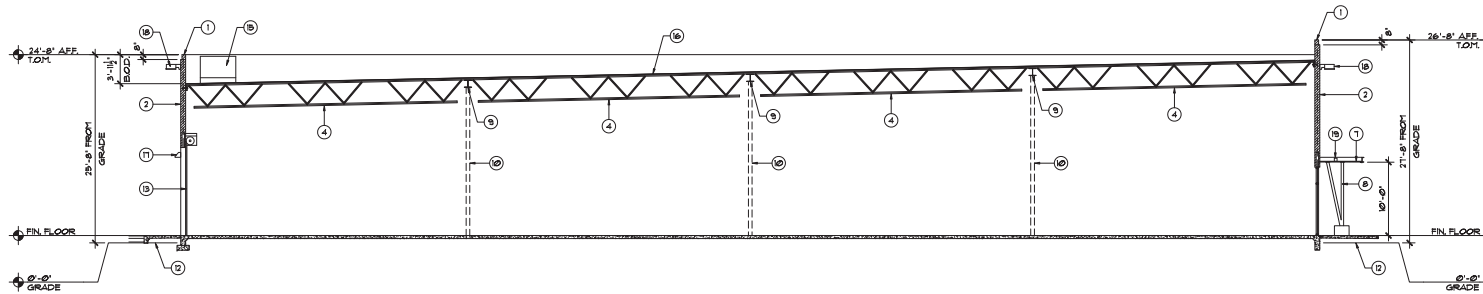
FISHER'S TOOLS AND HANDLES
1950 E. 3RD STREET



8022 N. 48th Street Suite 238 Phoenix Arizona 85044 480.453.8773

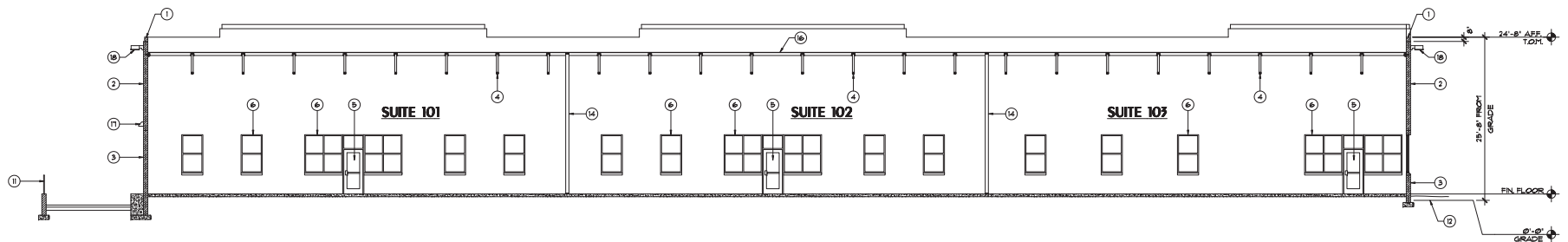
KEY NOTES:

1. 8x16" SOLID VERTICAL SCORED CAP BLOCK, PAINTED ACCENT COLOR TO MATCH 210 S. SMITH RD. EXISTING BUILDING
2. 8x16" VERTICAL SCORED BLOCK, PAINTED TO MATCH 210 S. SMITH RD. EXISTING BUILDING
3. STAINED SONOMA BLOCK BASE 8x16 8x16 TO MATCH 210 S. SMITH RD. EXISTING BUILDING
4. FOG SPRAY QUICKCURE, COLOR, ADOBE TINT
5. SEMI-TRANSPARENT STAIN OVER BLOCK TO MATCH EXISTING. PROVIDE SPREAD TEST BLOCKS TO CONFIRM SPREAD RATE AND COLOR PRIOR TO SPRAYING BUILDING.
6. ROOF TRUSSES
7. DOUBLE GLAZED EXTERIOR STOREFRONT ENTRY DOOR, ALUMINUM PAINTED FRAME
8. DOUBLE GLAZED EXTERIOR WINDOW, ALUMINUM PAINTED FRAME
9. 8x4 STEEL CANOPY FRAME w/ PERFORATED METAL IN-FILL, PAINTED ACCENT COLOR TO MATCH 210 S. SMITH RD. EXIST. BLDG.
10. 4" STEEL COLUMNS SUPPORTING STEEL FRAMEWORK, PAINTED ACCENT COLOR TO MATCH 210 S. SMITH RD. EXIST. BLDG.
11. STEEL BEAM
12. STEEL COLUMN (BEYOND)
13. PAINTED STEEL PIPE GUARDRAIL
14. FINISH GRADE # TOP OF CURB # MIDPOINT OF PROPERTY LINE ALONG STREET FRONTAGE
15. 12x12' COILING OVER-HEAD DOOR
16. FRAMED DEMISING WALL
17. MECHANICAL UNIT
18. ROOF DECK LINE BEYOND PARAPET WALL
19. WALL PACK LIGHT FIXTURE, BRONZE FINISH
20. FULL CUT-OFF AREA, LIGHT BRONZE FINISH
21. CANOPY SCONCE LIGHT, BRONZE FINISH



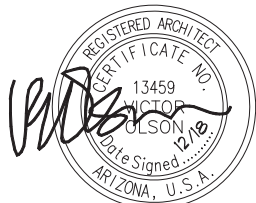
BUILDING SECTION 'A'

0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'B'

0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"



EXPIRES 12/31/2018

11 / 29 / 2018

JOB #: PDG-1114

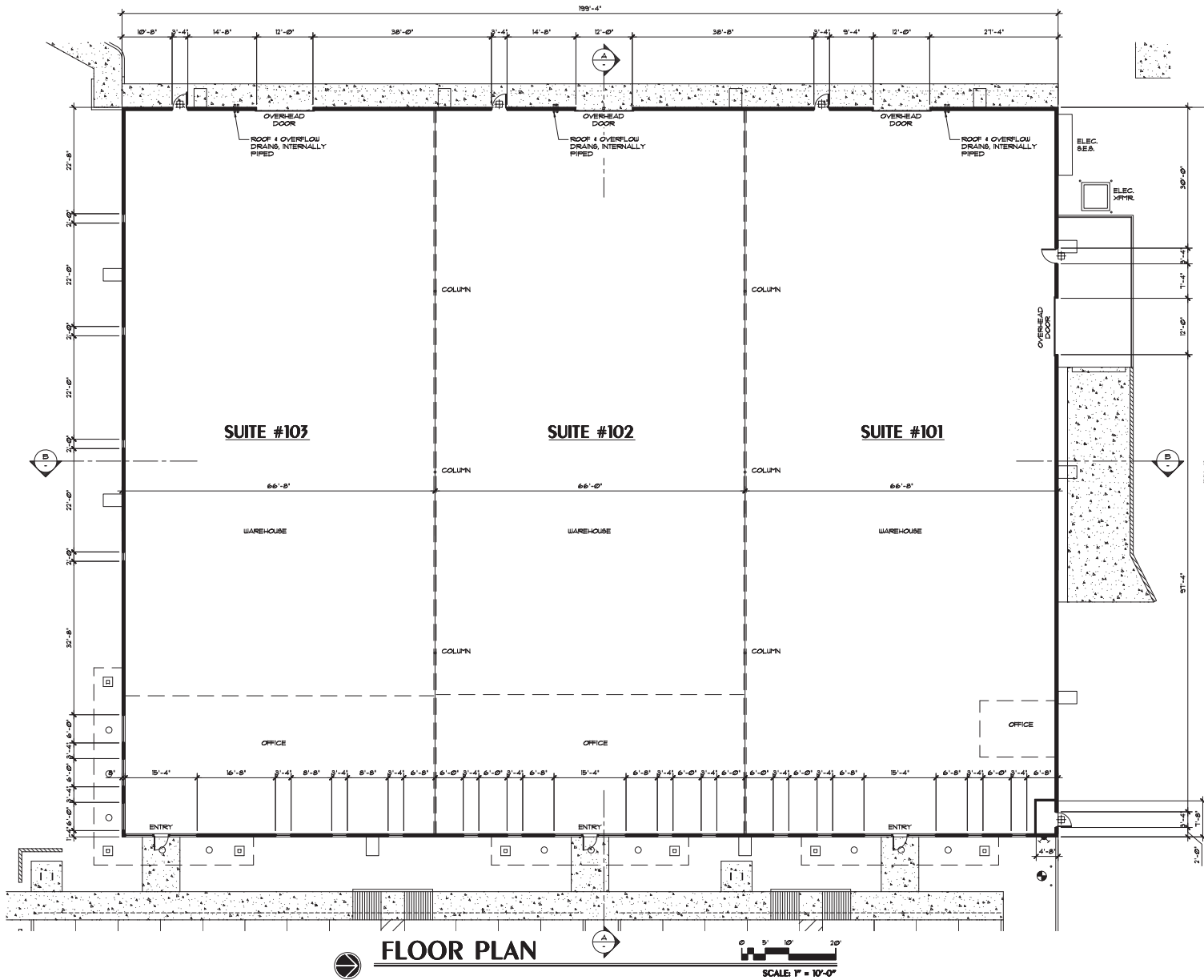
FISHER'S TOOLS AND HANDLES

1935 E. 3RD STREET

ATTACHMENT 25



8222 n. 40th street suite 236 phoenix arizona 85044 480 401 9773



EXPIRES 12/31/2018

FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET

ATTACHMENT 26



8222 n. 40th street suite 236 phoenix arizona 85044 480 401 9773



FISHER'S TOOLS AND HANDLES

1950 E. 3RD STREET
3D PERSPECTIVE - SOUTHEAST VIEW
11 / 29 / 18

FISHER'S TOOLS AND HANDLES
1950 E. 3RD STREET
3D PERSPECTIVE - SOUTHEAST VIEW
11 / 29 / 18



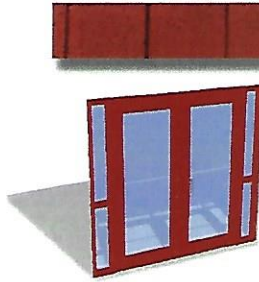
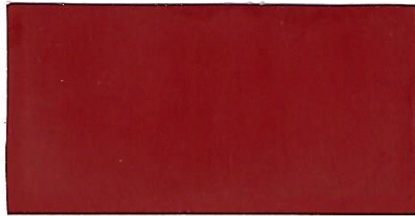
FISHER'S TOOLS AND HANDLES
1950 E. 3RD STREET



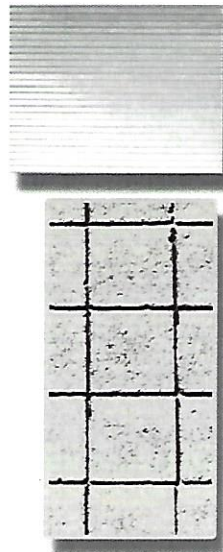
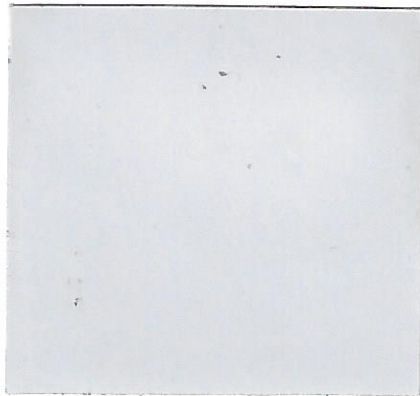
3D PERSPECTIVE - SOUTHWEST VIEW
11 / 29 / 18

EXTERIOR COLORS & MATERIALS SHEET FOR FISHER'S TOOLS & HANDLES

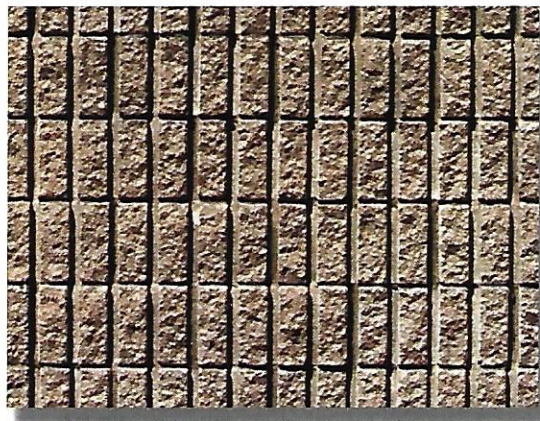
1950 E. 3RD STREET, TEMPE AZ 85281



— PAINTED CMU.
SMOOTH FACE, SINGLE SCORE
PAINTED ENAMELED STEEL, &
PAINTED ALUMINUM FRAMING
DUNN EDWARDS
COLOR: 'DEEP CRIMSON' DEA152
EXTERIOR ELEVATIONS SYMBOL: 'A, D'



— PAINTED CMU.
SMOOTH FACE, SINGLE SCORE.
PAINTED HOLLOW METAL, &
PAINTED OVERHEAD DOORS
DUNN EDWARDS
COLOR: 'DECEMBER SKY' DE6352
EXTERIOR ELEVATIONS SYMBOL: 'B, E, F'



— STAINED CMU.
SPLIT FACE SCORED
SUPERLITE BLOCK SONORA BLOCK
COLOR: 'WARM BROWN' STAIN
EXTERIOR ELEVATIONS SYMBOL: 'C'

THE COLORS PROVIDED ARE SUGGESTIONS.
ALL COLORS SHALL MATCH EXISTING FISHER'S BUILDING
LOCATED AT 210 S. SMITH RD., TEMPE, AZ 85281

PROJECT NO.: PDG-1174
CASE #: SPR18006
11 / 29 / 18



8222 s. 48th street suite 236 phoenix arizona 85044 480 451 9773