



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-26-16-8
June 24, 2016

Camelback East Village Planning Committee Hearing Date July 12, 2016
Planning Commission Hearing Date August 4, 2016

Request From: R1-6 (approved C-2 M-R DNS/PKG/WVR) (3.65 acres)
R1-6 (1.91 acres)
C-2 M-R (0.23 acres)

Request To: C-2 (5.79 acres)

Proposed Use Two hotels

Location Northwest corner of 44th Street and McKinley Street

Owner FHI Group LLC

Applicant’s Representative Wendy Riddell, Berry Riddell

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use / Camelback East Village Core	
Street Map Classification	44th Street	Arterial	Varies from 82 to 50-foot west half street
	Garfield Street	Local	25-foot north and south half street
	McKinley Street	Local	30-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</p> <p>The rezoning proposal allows for two additional hospitality businesses that will further the variety of uses within the Camelback East Village Core and will complement the existing office development in the immediate area.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city’s airports.</p> <p>The proposed development will increase hospitality-focused services in close proximity to Phoenix Sky Harbor International Airport.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal introduces a compatible development on a long-vacant parcel that is consistent with the area’s adopted plans.

TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK, F. DISTRICT PLANNING, POLICY F.1. SUPPORT PEDESTRIAN-ORIENTED DESIGN STANDARDS AND COMPLETE STREET STANDARDS IN ORDER TO IMPROVE WALKABILITY AND BIKEABILITY.

As stipulated, the project incorporates new detached sidewalks and bicycle parking, thereby improving walkability and bikeability in and adjacent to the project site.

Area Plan

44th Street Corridor Specific Plan - See Item 5 in the Background/Issues/Analysis Section.

Gateway TOD Policy Plan – See Item 6 in the Background/Issues/Analysis Section.

Surrounding Land Uses / Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	R1-6 (Approved C-2 M-R DNS/PKG/WVR) / R1-6 / C-2 M-R
North	Loop 202 - Red Mountain Freeway	R-3
South	Retail and office	C-2 M-R
East	Hotel / Office	C-2 / C-O
West	Multifamily residential	C-2 M-R

C-2 (Intermediate Commercial – Village Core)

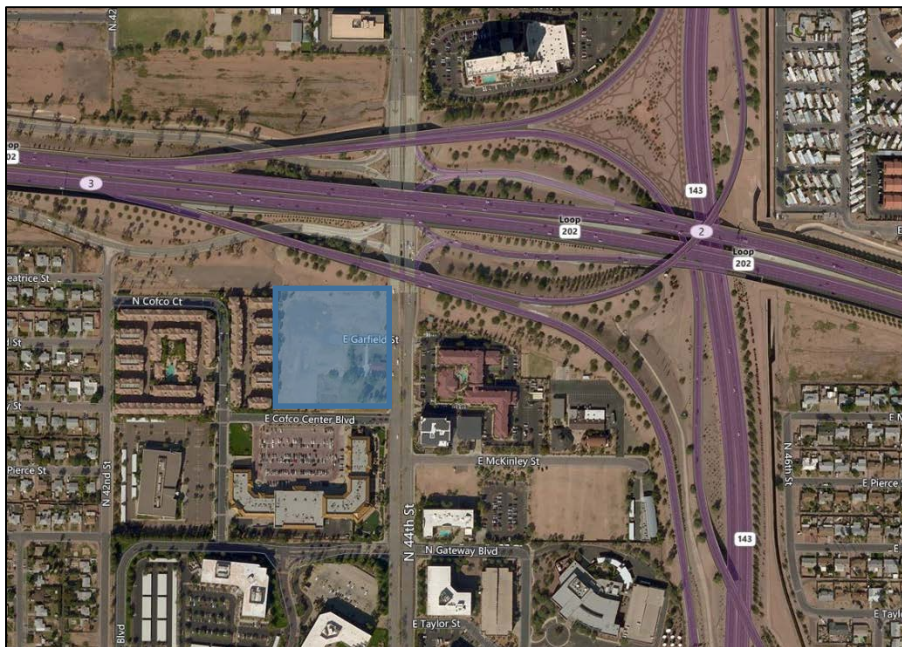
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Front (McKinley Street)	25 feet	Met – 73 feet minimum
Arterial Street Side (44th Street)	25 feet	Met – 93 feet minimum
<i>Landscape Setbacks</i>		
Front (McKinley Street)	8 feet x lot frontage provided between right-of-way and principal building with a minimum 5-foot landscape strip between property line and parking area	Met – 15-foot minimum landscape strip adjacent to property line

Arterial Street Side (44th Street)	8 feet x lot frontage provided between right-of-way and principal building with a minimum 5-foot landscape strip between property line and parking area	Met – 22-foot minimum landscape strip adjacent to property line
Building Height	Maximum 4 stories / 56 feet	Met - 4 stories / 53 feet maximum
Parking	198 required	Met - 216 provided

Background/Issues/Analysis

1. This is a request to rezone a 5.79 acre parcel, located at the northwest corner of 44th Street and McKinley Street, from R1-6 (Single-Family Residence District), R1-6, approved C-2 M-R DNS/PKG/WVR (Single-Family Residence District, approved Intermediate Commercial Mid-Rise, Density Waiver, Parking Waiver) and C-2 M-R (Intermediate Commercial Mid-Rise) to C-2 (Intermediate Commercial) to allow for two hotels.
2. The General Plan Land Use Map designation for this property is Mixed Use, which allows for residential, service, basic commercial, office, entertainment and cultural functions with a compatible relationship within a single area. The proposal is consistent with the Mixed Use designation.

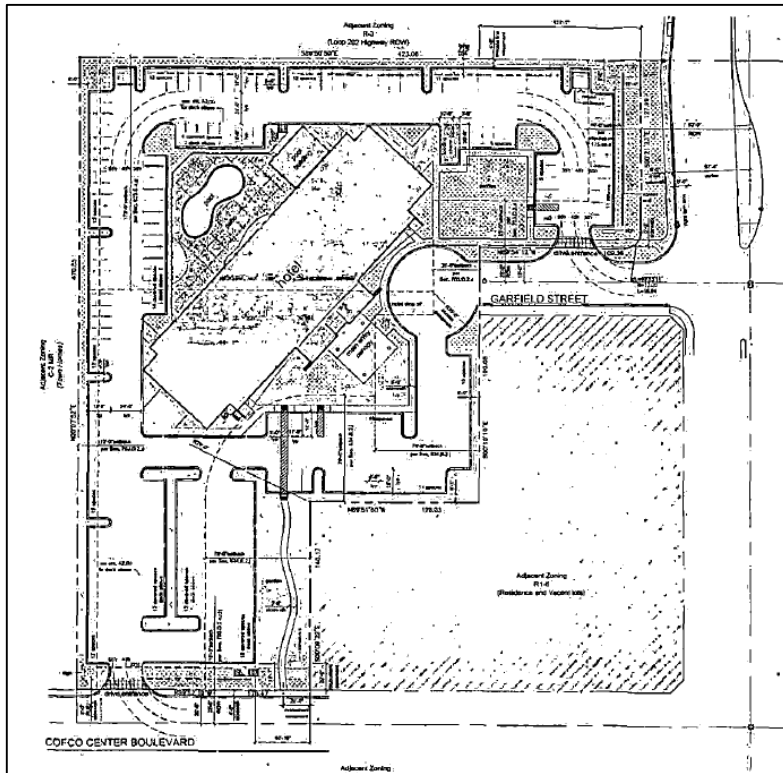
3.



The site is currently developed with a single-family residence. The Loop 202 – Red Mountain Freeway is located to the north and zoned R-3 (Multifamily Residence District). A 4-story hotel and 3-story office building are located to the east of the subject site and are zoned C-2 (Intermediate Commercial) and C-O (Commercial Office), respectively. Property

to the west is zoned C-2 M-R (Intermediate Commercial Mid-Rise) and is developed with a 3-story multifamily community. A 2- and 3-story office and retail complex, the COFCO Chinese Cultural Center, also zoned C-2 M-R (Intermediate Commercial Mid-Rise) is located to the south of the subject property.

4.

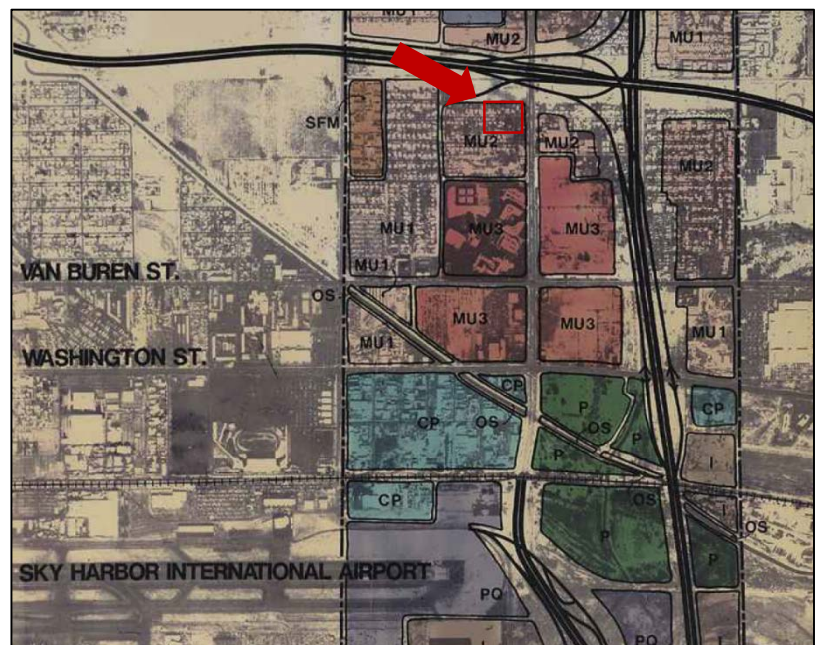


Plan from 2007 stipulation modification request

The majority of the northern and western portions of the property were rezoned to C-2 M-R with parking and density waivers in 1990 via Rezoning Case No. Z-172-88. The original request included plans for a master-planned project to include office, retail, entertainment, hotel and residential uses over a 25-acre area inclusive of the COFCO Center. Subsequent stipulation modifications adjusted the number of allowable hotel rooms, with a 80-foot, 224 room hotel proposed for the site in 2007. Rezoning Case No. Z-155-96 rezoned a 0.23 acre portion of the property not included in the original request to C-2 M-R in 1997, which was included in the 2007 hotel proposal.

44TH STREET CORRIDOR SPECIFIC PLAN

5. Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility for new development within the corridor. The plan recognizes that many of the neighborhoods within the McDowell Road to Washington Street subarea were in a state of transition because of roadway construction, airport expansion and significant commercial development. Because of the increasing development within the area in addition to the primary core designation, the plan notes that the Land Use Plan designation for this subarea represents the greatest amount of change from current

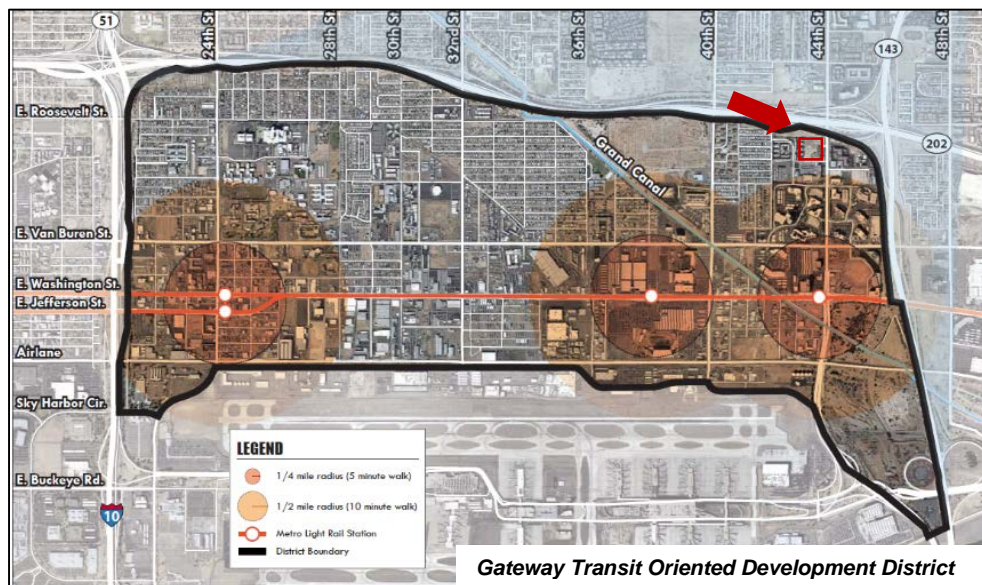


Land Use Plan from the 44th Street Corridor Specific Plan

conditions. As such, the 44th Street Corridor Specific Plan designates the subject property as MU2 (Mixed Use 2). The MU2 designation is intended to provide for multifamily residential, retail, office, and hotel/resort uses, or any combination thereof with a maximum height of 120 feet and an allowable floor area ratio of 0.7 for commercial uses. The hotels and their proposed height and floor area ratio are consistent with this designation.

GATEWAY TRANSIT ORIENTED DEVELOPMENT POLICY PLAN

6. The subject site is located within the Gateway Transit Oriented Development District. Developed through the ReinventPHX process, the Gateway TOD Policy Plan was adopted in May 2015 to provide a blueprint for sustainable, walkable



development that capitalizes on the area's proximity to the light rail corridor. The Gateway TOD Policy Plan details a future vision for the area while outlining specific implementation strategies. The proposed development, with the recommended stipulations for new detached sidewalks and dedicated bicycle parking incorporates several of the outlined Land Use Element policies. Similarly, expansion of an existing hospitality business furthers the Economic Development Element strategy of growing key industries within the area.

SITE DESIGN / LAYOUT

7. The proposed site plan depicts two hotels, one located on the northern half of the property and one located on the southern half of the property. The development intends to capitalize on its strategic location that is in close proximity to a freeway, large office complexes, light rail and the airport. The northern hotel is planned as a 119 room Home 2 Suites by Hilton while the southern building is depicted as a 128 room Holiday Inn Express. Both hotels will contain four floors with the northern hotel reaching a maximum height of 53 feet and the southern hotel providing a maximum building height of 49 feet. Because the property is located in one of the Camelback East Village Cores, the commercial development is permitted a height of 56 feet by right.
8. Access to the property will be provided by a driveway off 44th Street as well as a driveway off McKinley Street / Cofco Center Boulevard. The 44th Street entrance will be located at the current Garfield Street alignment and will provide for convenient access to

the both hotels. Currently a portion of Garfield Street extends west of 44th Street and onto the subject property. A request to abandon this portion of Garfield Street has been filed to accommodate the planned development.

9. Extensive desert landscaping will be provided throughout the site. While the landscape plan does not currently depict the inclusion of palm trees, developments along this corridor have historically included date palms in their landscape palette. The date palm is recommended as a theme street tree along 44th Street in the 44th Street Corridor Specific Plan to complement existing landscaping. A stipulation regarding general conformance to the landscape plan, with the inclusion of date palms along 44th Street, has been included to maintain consistent, quality landscaping along the corridor.
10. The site's location within the Gateway TOD Policy Plan area and near existing transportation infrastructure lends itself toward continuing a pedestrian-focused environment. As such, stipulations have been included to provide detached sidewalks and bicycle parking for the site to accommodate the needs of those utilizing alternative forms of transportation.

DEPARTMENT COMMENTS

11. The Street Transportation Department has proposed a stipulation regarding construction of curb, gutter, sidewalk, paving and other incidentals within and adjacent to the project. In addition, right-of-way totaling 65 feet is requested for the west half of 44th Street to provide for full half-street right-of-way requirements.
12. The Aviation Department has reviewed the rezoning application and requests that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property in addition to providing a "No Hazard Determination" for the project from the Federal Aviation Administration. Stipulations have been added addressing these requests.
13. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
14. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The proposed development is consistent with the General Plan Land Use Designation of Mixed Use and the 44th Street Corridor Specific Plan designation of Mixed Use 2.
2. The planned hospitality businesses further both Land Use and Economic Development policies of the Gateway Transit Oriented Development Policy Plan.
3. The rezoning will allow for the development of a long vacant parcel and is a complimentary use to the existing commercial development in the area.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped May 20, 2016, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the landscape plan date stamped May 2, 2016, as approved by the Planning and Development Department, and modified as follows:
 - a. Trees shall be a minimum of two (2) inch caliper in size.
 - b. Date palms shall be incorporated into the landscape area along 44th Street.
3. A minimum of 2 bicycle spaces per building shall be provided for the development, as approved by the Planning and Development Department. Bicycle parking shall be located within 50 feet of a building entry point.
4. The property owner shall construct a minimum 5 foot wide sidewalk along 44th Street and McKinley Street / Cofco Center Boulevard which shall be detached with a minimum 8 foot wide landscaped strip located between the sidewalk and the back of curb, as approved by the Planning and Development Department.
5. Right-of-way totaling 65 feet shall be dedicated for the west half of 44th Street, as approved by the Planning and Development Department.
6. The property owner shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

7. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
8. The property owner shall provide documentation to the city of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration (FAA). If temporary equipment is used during construction that exceeds the height of the permanent structure, a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.

Writer

Samantha Keating

6/24/2016

Team Leader

Joshua Bednarek

Attachments

Sketch Map

Aerial

Site Plan date stamped 5/20/2016 (1 page)

Elevations date stamped 5/20/2016 (4 pages)

Renderings date stamped 5/02/2016 (14 pages)

Landscape Plan date stamped 5/02/2016 (1 page)

R-3

C-2 M-R

**DNS/PKG/WVR*
Z-172-88**

C-2 M-R * Z-155-96

C-2 M-R *
Z-172-88

C-2 M-R DNS/PKG/WVR*
Z-172-88

R1-6

C-2 *
Z-135-96

COFCO CENTER BLVD

801 GARFIELD ST

R1-6

44TH ST

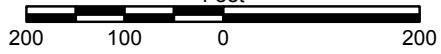
MCKINLEY ST

C-2 M-R *
Z-25-88

P-2 *
Z-4-96



Feet



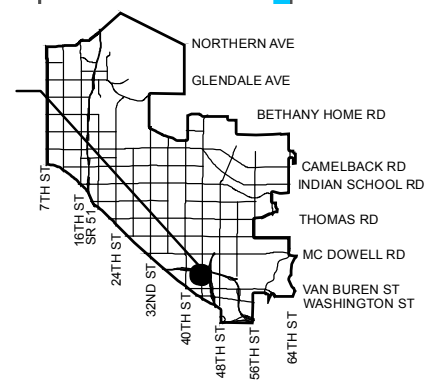
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Z-26-16



APPLICANT'S NAME:
FHI Group LLC

APPLICATION NO. **Z-26-16**

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

5.79 Acres

DATE:	5/26/16	
	REVISION DATES:	
6/9/16		
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
QS 11-37	F-10	

REQUESTED CHANGE:

FROM:
R1-6, (Approved C-2 MR DNS/PKG/WVR) ((3.65 a.c.)
R1-6, (1.91 a.c.)
C-2 M-R, (0.23 a.c.)

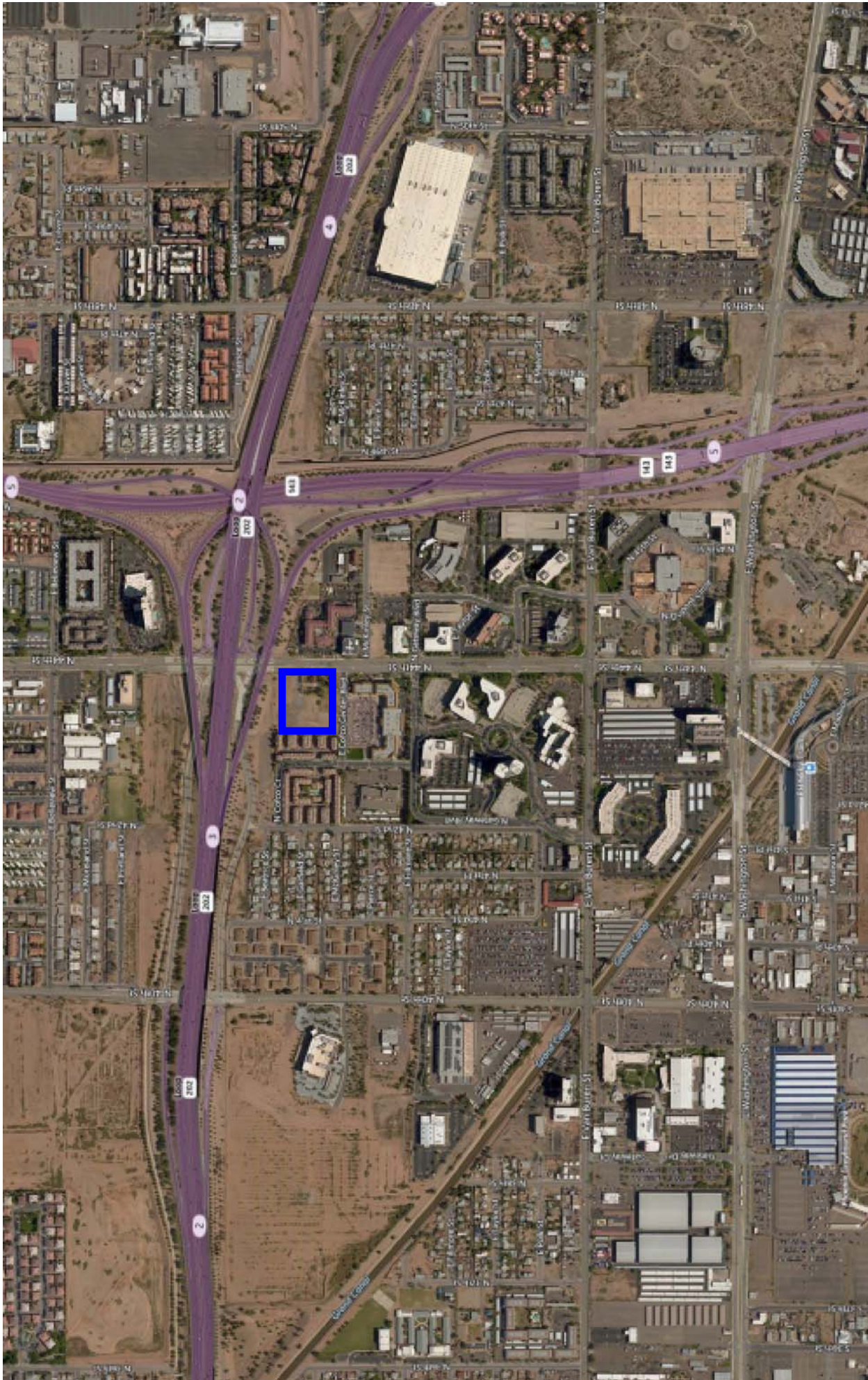
TO:
C-2, (5.79 a.c.)

MULTIPLES PERMITTED
R1-6 (App C-2 M-R DNS/PKG/WVR), R1-6, C-2 M-R
C-2

CONVENTIONAL OPTION
19 (159), 10, 3
81

* UNITS P.R.D. OPTION
24 (190), 12, 4
101

* Maximum Units Allowed with P.R.D. Bonus



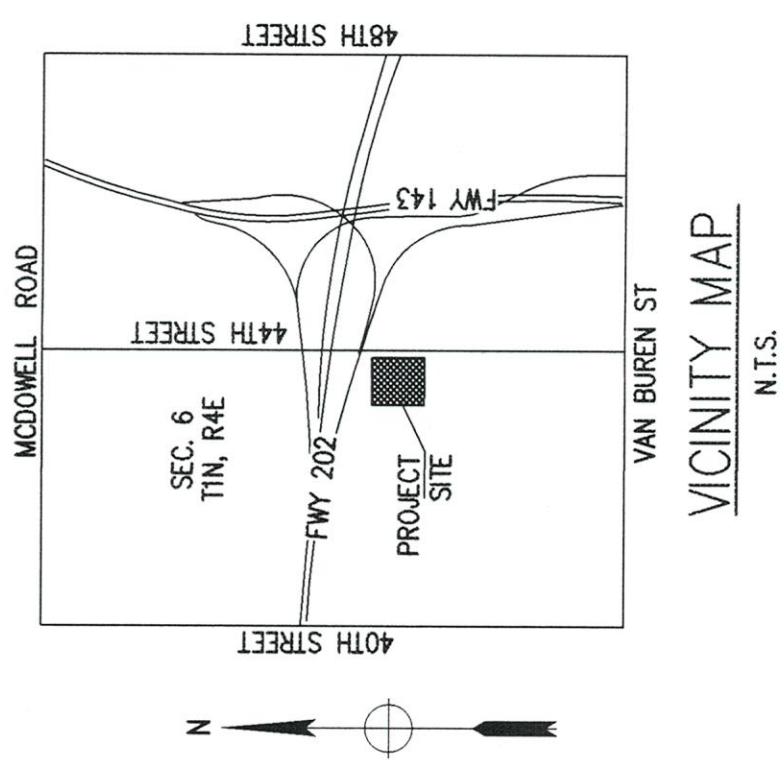
Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

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SITE PLAN STUDY FOR
F.H.I. GROUP L.L.C.
 9590 EAST IRONWOOD SQUARE DRIVE,
 SCOTTSDALE, ARIZONA 85258

888 N 44TH ST.
 PHOENIX, AZ.



OWNER
 F.H.I. GROUP LLC
 9590 EAST IRONWOOD SQUARE DRIVE
 SCOTTSDALE, AZ 85258
 P: (480) 483-3330
 F: (480) 483-0937
 CONTACT: SHAWN DOYLE

ARCHITECT
 DAVID TIMMONS ARCHITECTURAL DESIGN STUDIO
 2830 E TRACY LANE #4
 PHOENIX, AZ 85032
 P: 480.596.3408
 CONTACT: DAVID TIMMONS

SITE DATA
 APN: 125-25-081, 125-25-008, 125-25-007,
 125-25-038, 125-25-037, 125-25-038,
 125-25-040
 ADDRESS: 888 N 44TH ST.
 PHOENIX, AZ
 LEGAL DESCRIPTION:
 LOT 5, COFCO PHOENIX CENTER, ACCORDING
 TO BOOK 435 OF MAPS, PAGE 49, RECORDS
 OF MARICOPA COUNTY, ARIZONA.

LOT AREAS:
 NORTH LOT - 107,860 S.F. (2,478 AC.)
 SOUTH LOT - 96,633 S.F. (2,218 AC.)
 TOTAL - 204,593 S.F. (4,696 AC.)
COP Q.S.: 11-37
LOT COVERAGE: 17.2%

PRIOR ZONING CASE HISTORY:
 Z-172-88
 Z 155-96-8
 ZA 891-07-8

ZONING CLASSIFICATION:
 EXISTING: R1-6
 R1-6 (APPROVED C-2MR DNS/PKG/WVR)
 C-2 MR
 REQUESTED: C-2
 C-2

BUILDING CALCULATIONS:
 NORTH LOT: HOME 2 SUITES BY HILTON: 52'-9"
 BUILDING HEIGHT: 4
 STORIES: 4
 NUMBER OF ROOMS: 119
 BUILDING FOOTPRINT: 15,676 S.F.
 PORTE COCHERE/COVERED WALK: 1,011 S.F.
 TOTAL BUILDING: 16,687 S.F.

SOUTH LOT: HOLIDAY INN EXPRESS: 48'-2"
 BUILDING HEIGHT: 4
 STORIES: 4
 NUMBER OF ROOMS: 128
 BUILDING FOOTPRINT: 17,003 S.F.
 PORTE COCHERE/COVERED WALK: 1,552 S.F.
 TOTAL BUILDING: 18,555 S.F.

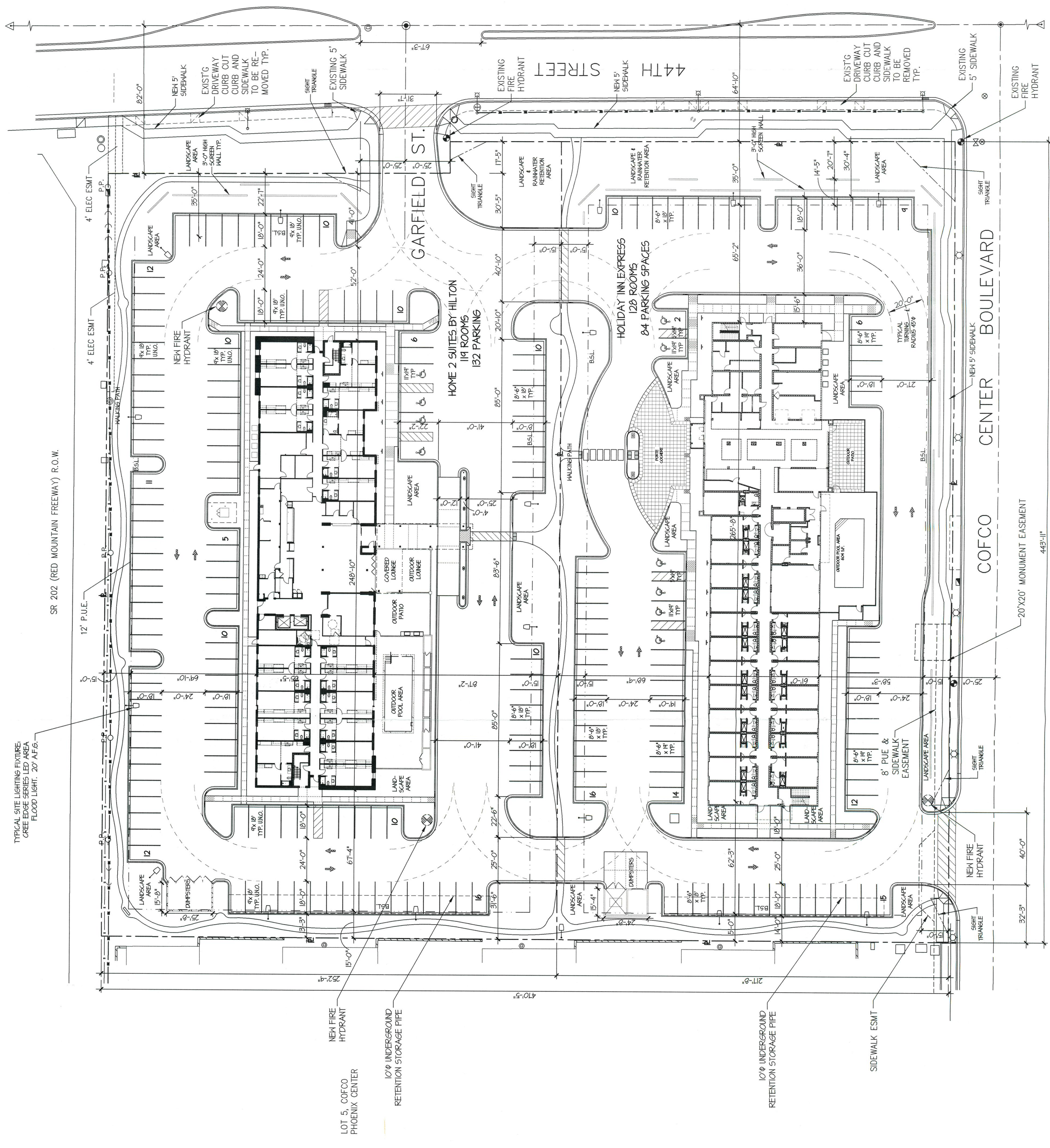
GRAND TOTAL BUILDING FLOOR PRINT: 35,237 SQ. FT.

PARKING CALCS:
 NORTH LOT: 119 ROOMS X .8 = 95 REQ'D
 132 PROVIDED
 SOUTH LOT: 128 ROOMS X .8 = 103 REQ'D
 84 PROVIDED
 TOTAL PARKING: 198 REQUIRED
 216 PROVIDED

REVISIONS	DATE	BY
A		

DRAWN	DT
CHECKED	DTE
SITE	DATE
SCALE	SCALE
1" = 30'-0"	1" = 30'-0"
JOB NUMBER	201604
TITLE	ARCHITECTURAL SITE PLAN - P
SHEET	

A-1
 OF SHEETS



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"
 0 15' 30' 60'
 SCALE: 1" = 30'-0"



CITY OF PHOENIX

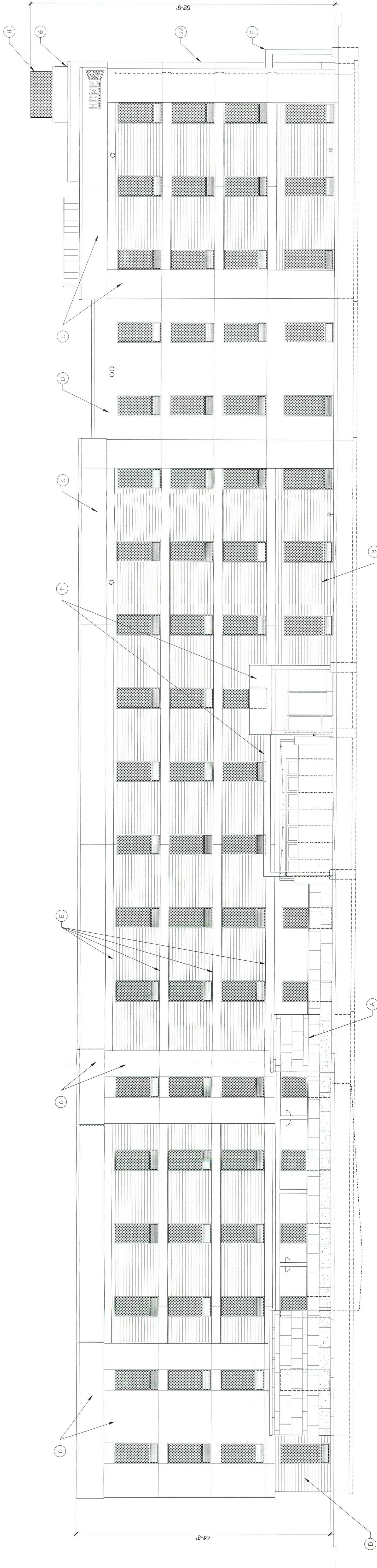
MAY 20 2016
 Planning & Development
 Department

TYPICAL SITE LIGHTING FIXTURE,
 GREEN FENCE SERIES,
 FLOOD LIGHT, 20' A.F.C.

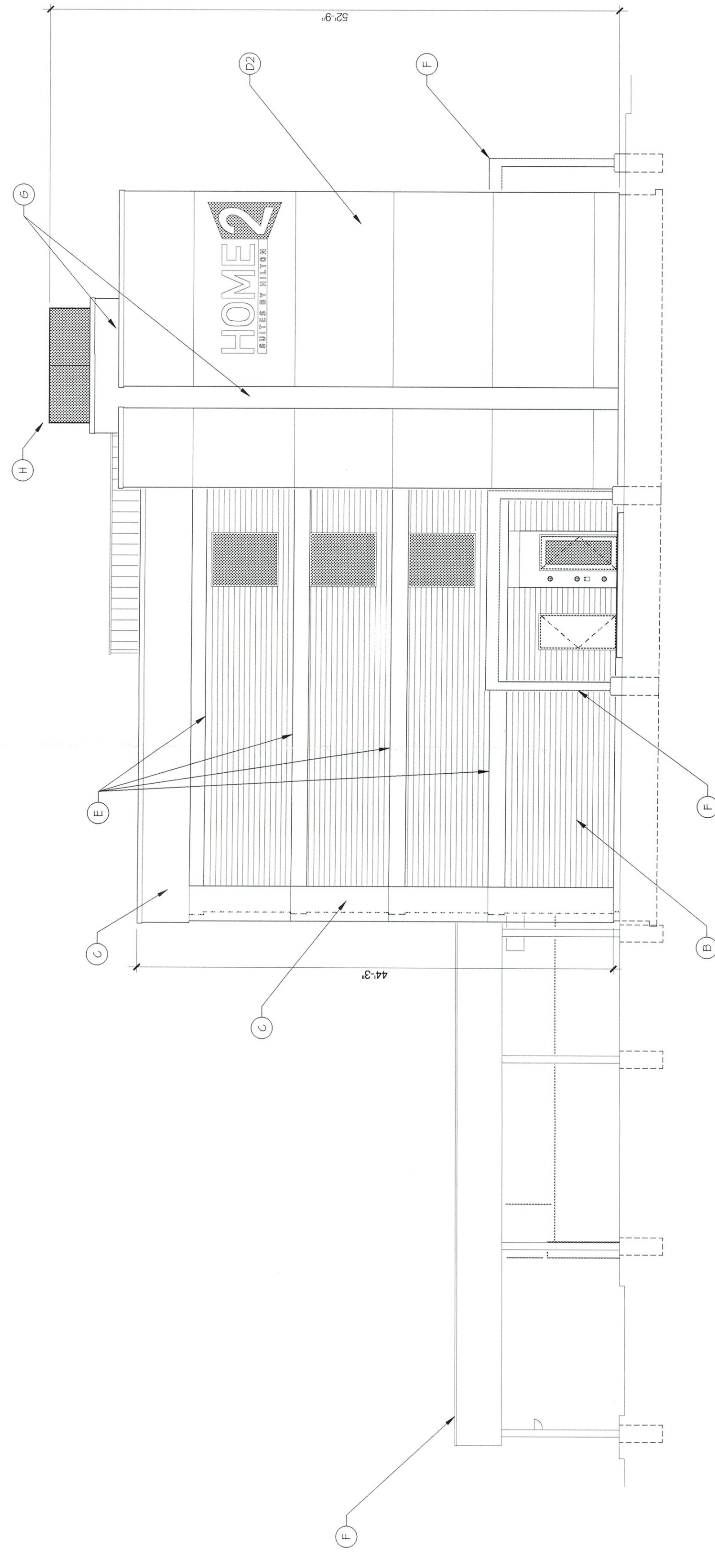
SR 202 (RED MOUNTAIN FREEWAY) R.O.W.
 12' P.U.E.

NEW FIRE HYDRANT
 RETENTION STORAGE PIPE
 LOT 5, COFCO PHOENIX CENTER
 10" UNDERGROUND RETENTION STORAGE PIPE
 SIDEWALK ESMT

20'X20' MONUMENT EASEMENT
 44'-11"



SOUTH ELEVATION



EAST ELEVATION

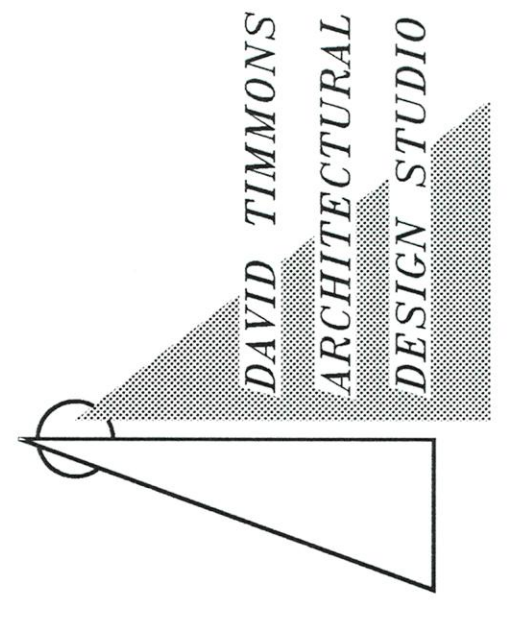
CITY OF PHOENIX
 MAY 20 2016
 Planning & Development
 Department

- A SUPPORT**
 - Large format tile
 - 60% value
 - Smooth finish Levantina Techlam 3 + Volcano Gos
 - B CORE**
 - Cement fiber board
 - 50% value
 - Paint: 2164-20 Marsh Brown
 - C WRAP**
 - Textured EIF5
 - 20% value
 - Fire finish
 - Paint: 1046 Sandy Brown
 - D1 LINK D2 KEEP**
 - Textured EIF5
 - 80% value
 - Fire finish
 - Paint: 2134-20 Midsimmer Night
 - E ACCENT BAND**
 - Aluminum
 - 30% value
 - Paint: 2134-50 Gull Wing Gray
- All paint colors are by Benjamin Moore.

- F CANOPY**
 - Steel
 - 0% value
 - Paint: OC-11 White Dove
- The BEACON - BEAM**
 - The BEAM is a vertical element that draws guests' attention to the entry and signals the energy and hospitality of the Home2 Brand. Physically, the BEAM sets back in plane from the KEEP and extends to the ground below. These elements make up the BEAM, the REVEAL and BAND that extend up through the KEEP and the GLASS5 CROWN resting on top.
- G REVEAL and BAND:**
 - This material must be smooth - EIF5 or smooth board. REVEAL and BAND must be painted to appear as PMS 393 C. Color may have to be adjusted to accommodate local sunlight and orientation. Suggested color: 348 Flower Power by Benjamin Moore.
- H GLASS5 CROWN:**
 - The GLASS5 CROWN is intended to be visible from the site and beyond. The crown must be made from translucent white glass or polymer, internally lit, which allows for high light transmittance at night. Structure must be minimal and unobtrusive, creating as monolithic a look as possible.

HILTON HOME 2

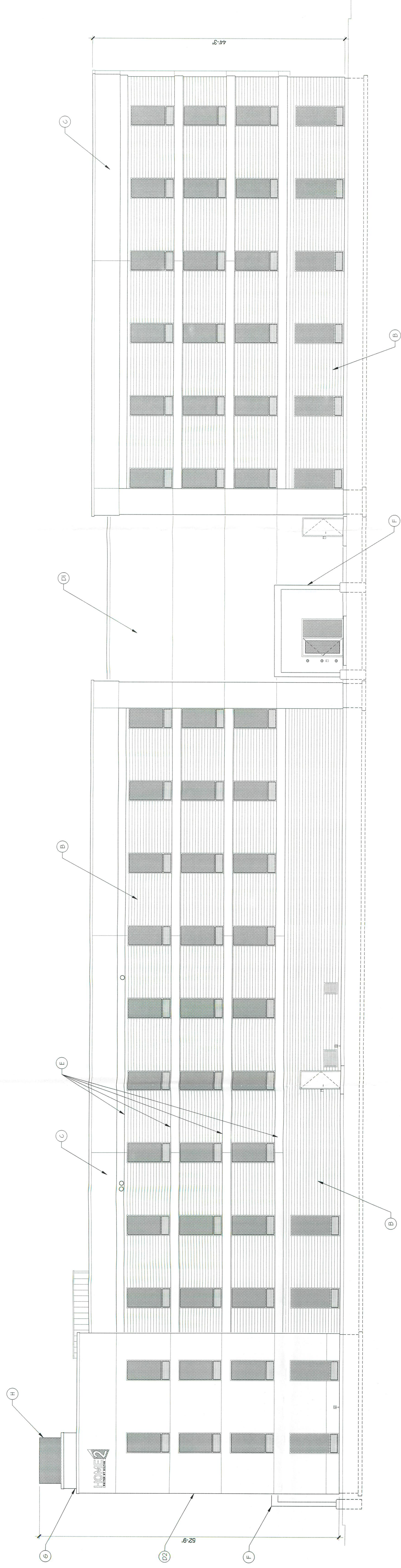
PRELIMINARY - F



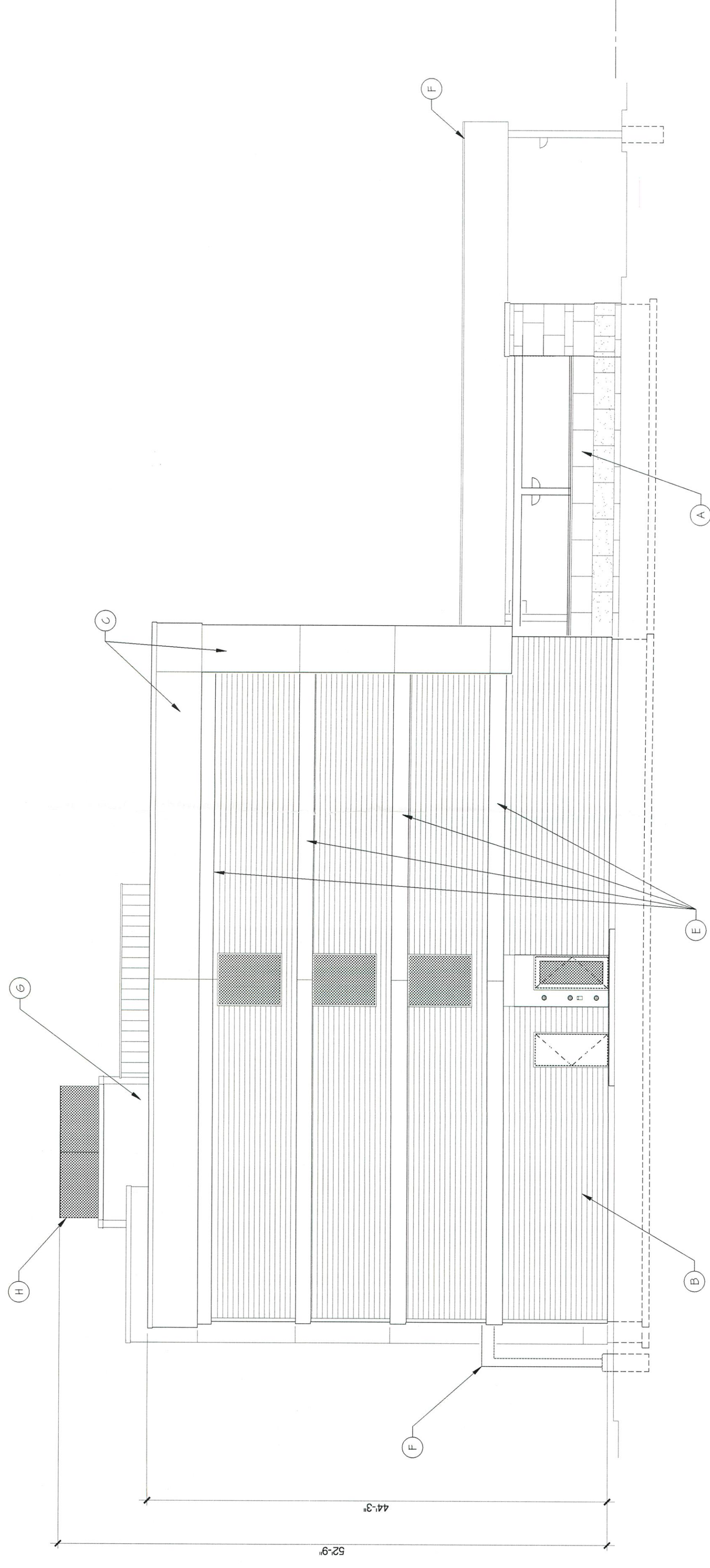
Phone: (480) 596-3408
 Email: TimmonsStudio@cox.net
 Web: TimmonsDesignStudio.com
 5/19/16 201604

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



NORTH ELEVATION



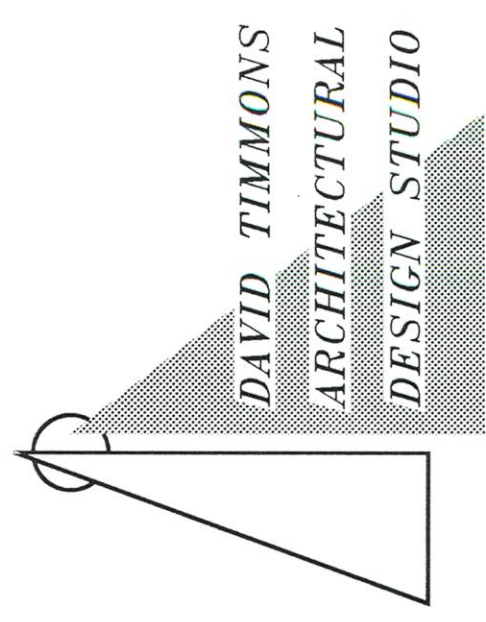
WEST ELEVATION

- A SUPPORT
 - Large format tile
 - 60% value
 - Smooth finish: Levantina Techlam 3 + Volcano Gao
 - B CORE
 - Cement fiber board
 - 50% value
 - Paint: 2164-20 Marsh Brown
 - C WRAP
 - Textured EIFS
 - 20% value
 - Fine finish
 - Paint: 1046 Sandy Brown
 - D1 LINK D2 KEEP
 - Textured EIFS
 - 80% value
 - Fine finish
 - Paint: 2154-20 Midsummer Night
 - E ACCENT BAND
 - Beacon Elevation
 - Aluminum
 - 30% value
 - Paint: 2154-50 Owl Wing Gray
- All paint colors are by Benjamin Moore.

- F CANOPY
 - Steel
 - 0% value
 - Paint: OC-17 White Dove
- The BEACON - BEAM
The BEAM is a vertical element that draws guests' attention to the entry and signals the energy and hospitality of the Home2 Brand. Physically, the BEAM sets back in plane from the KEEP and extends to the ground below. Three elements make up the BEAM, the REVEAL and BAND that extend up through the KEEP and the GLASS CROWN resting on top.
- G REVEAL and BAND:
 - This material must be smooth - EIFS or smooth board. REVEAL and BAND must be painted to appear as PM5 333 C. Color may have to be adjusted to accommodate local sunlight and orientation. Suggested color: 348 Flower Power by Benjamin Moore.
 - H GLASS CROWN:
 - The GLASS CROWN is intended to be visible from the site and beyond. The crown must be made from translucent white glass or polymer, internally lit, which allows for high light transmittance at night. Structure must be minimal and unobtrusive, creating a monolithic a look as possible.

**HILTON
HOME 2**

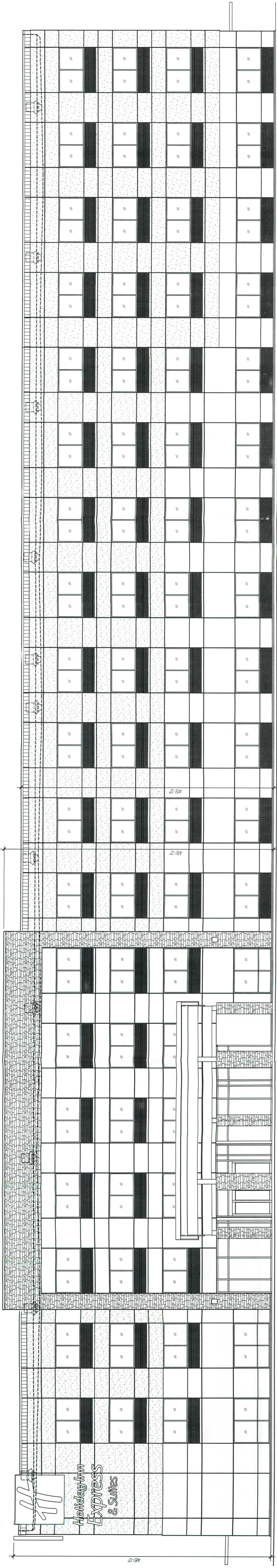
PRELIMINARY - F



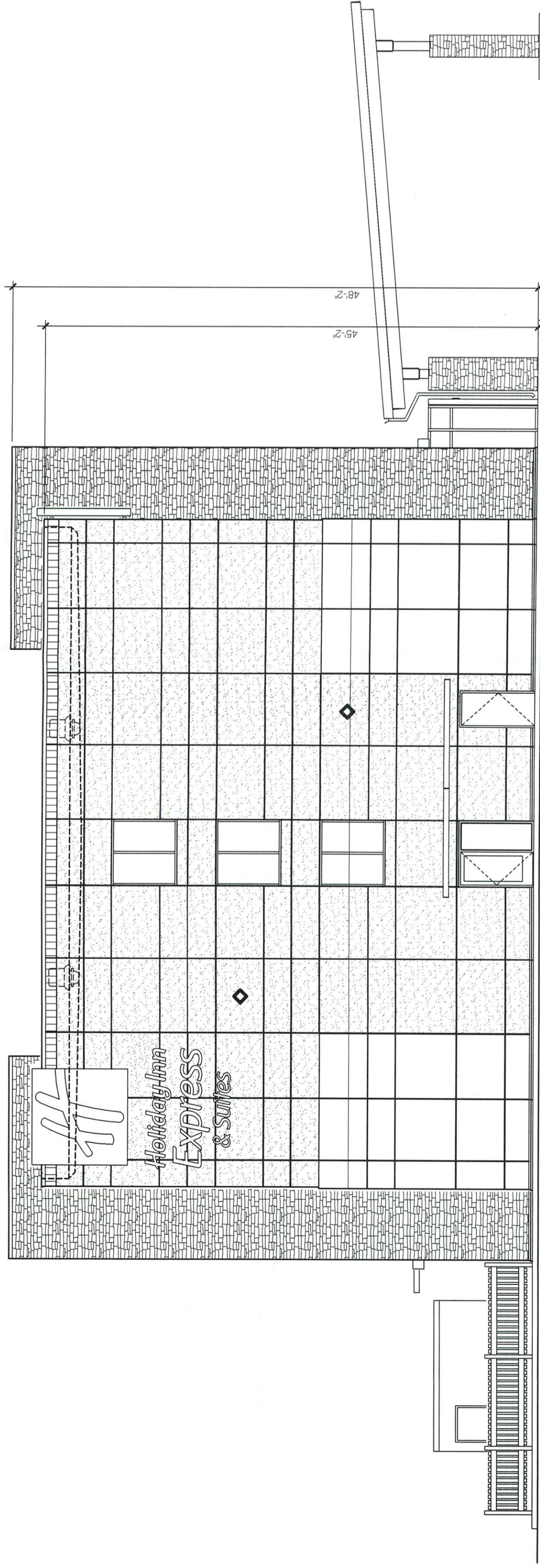
Phone: (480) 596-3408
Email: TimmonsStudio@cox.net
Web: TimmonsDesignStudio.com
5/19/16 201604

**EXTERIOR
ELEVATIONS**

SCALE: 1/8" = 1'-0"



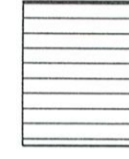




NORTH ELEVATIONS



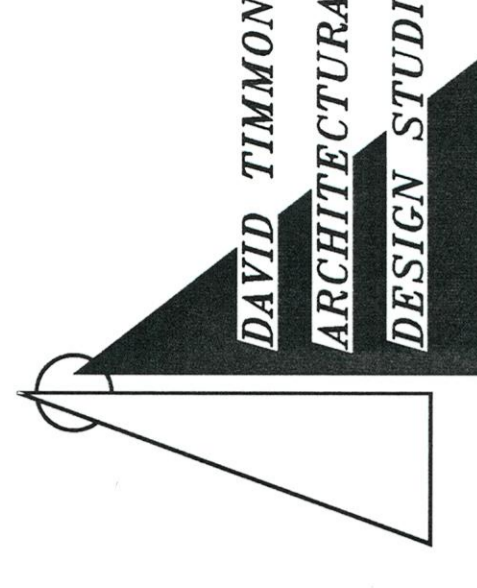
EAST ELEVATIONS

WALL COLOR LEGEND

- 
 EF15 - RR:
 DRYVIT: Demandt Santiago, H1EX-08-1085, 40-60-2-3-13
 SHERWIN WILLIAMS: Backdrop, 5N1025
- 
 EF15 - DB:
 DRYVIT: Demandt Rawhide, H1EX-07-1085, 40-60-2-3-11
 SHERWIN WILLIAMS: Tatami Tan, 5N6116
- 
 EF15 - LS:
 DRYVIT: Demandt Moonance, H1EX-03-1085, 40-60-2-3-1
 SHERWIN WILLIAMS: Accessible Beige 5N1036
- 
 EF15 - MH:
 DRYVIT: Demandt Snowball, H1EX-06-1085, 40-60-2-3-4
 SHERWIN WILLIAMS: Alabaster, 5N1008
- 
 STONE:
 Boral Stone Products Cultured Stone, Pro-Fit LedgeStone
 Southwest Blend

**HOLIDAY INN
EXPRESS
& SUITES**

PRELIMINARY - 1

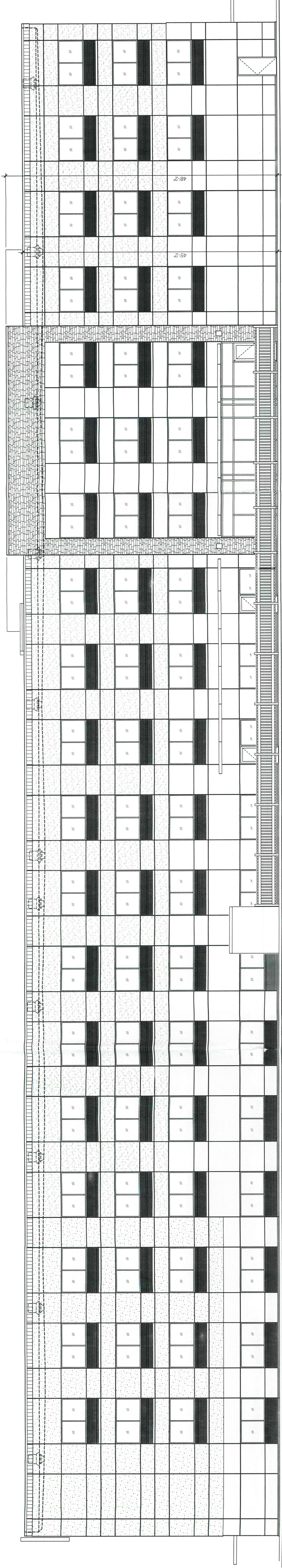


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 Email: TimmonsStudio@cox.net
 Web: TimmonsDesignStudio.com
 5/17/16 201604

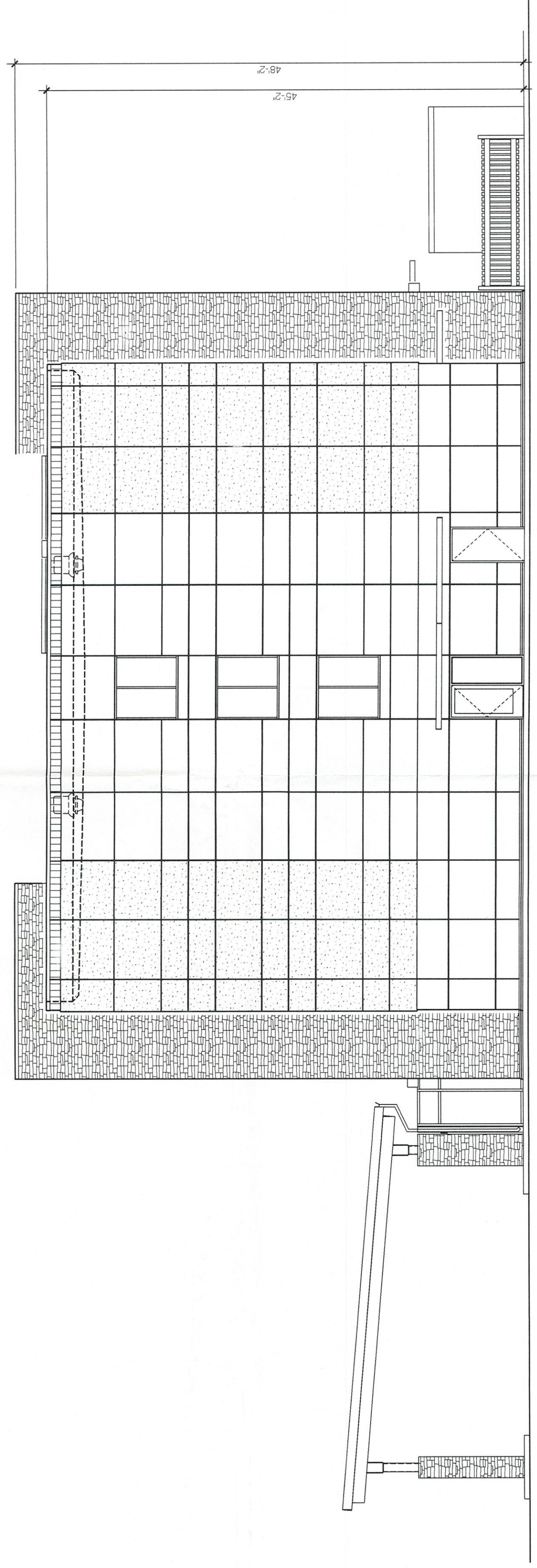
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 MAY 20 2016
 Planning & Development
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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"


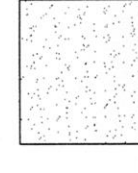
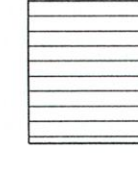
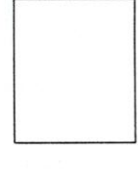



SOUTH ELEVATIONS



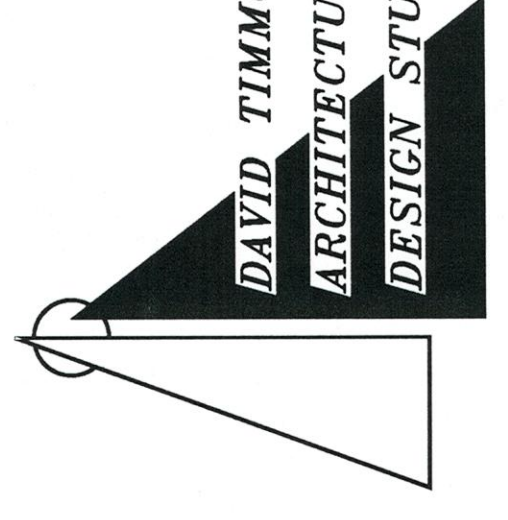
WEST ELEVATIONS

WALL COLOR LEGEND

- 
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 DRYVIT: Demandit Santiago, H1EX-08-1025, 40-60-2-3-13
 SHERWIN WILLIAMS: Backdrop, 5NT025
- 
 EF15 - DB:
 DRYVIT: Demandit Rawhide, H1EX-07-1025, 40-60-2-3-11
 SHERWIN WILLIAMS: Totami Tan, 5N616
- 
 EF15 - L5:
 DRYVIT: Demandit Moondance, H1EX-03-1025, 40-60-2-3-1
 SHERWIN WILLIAMS: Accessible Beige, 5NT036
- 
 EF15 - KH:
 DRYVIT: Demandit Snowball, H1EX-06-1025, 40-60-2-3-4
 SHERWIN WILLIAMS: Alabaster, 5NT008
- 
 STONE:
 Boral Stone Products Cultured Stone, Pro-Fit LedgeStone
 Southwest Blend

**HOLIDAY INN
EXPRESS
& SUITES**

PRELIMINARY - 1

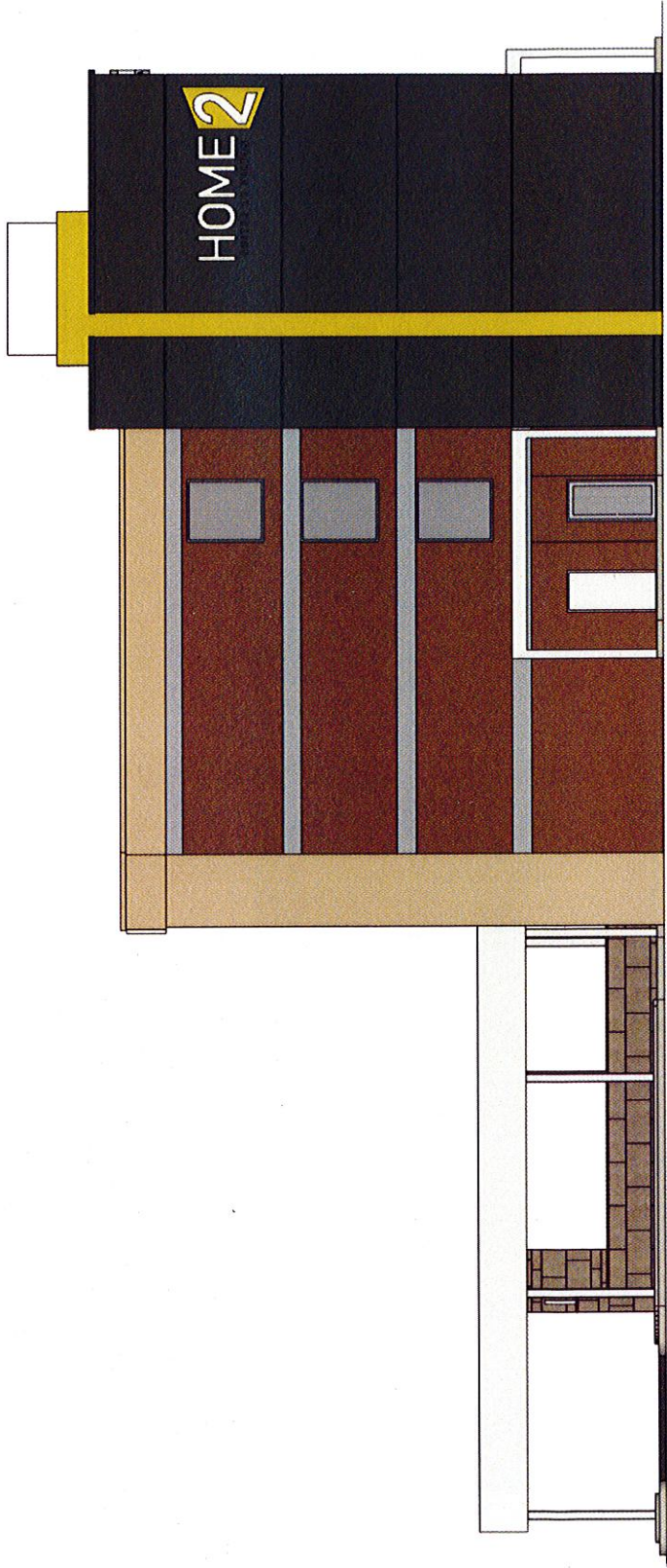


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EXTERIOR ELEVATIONS

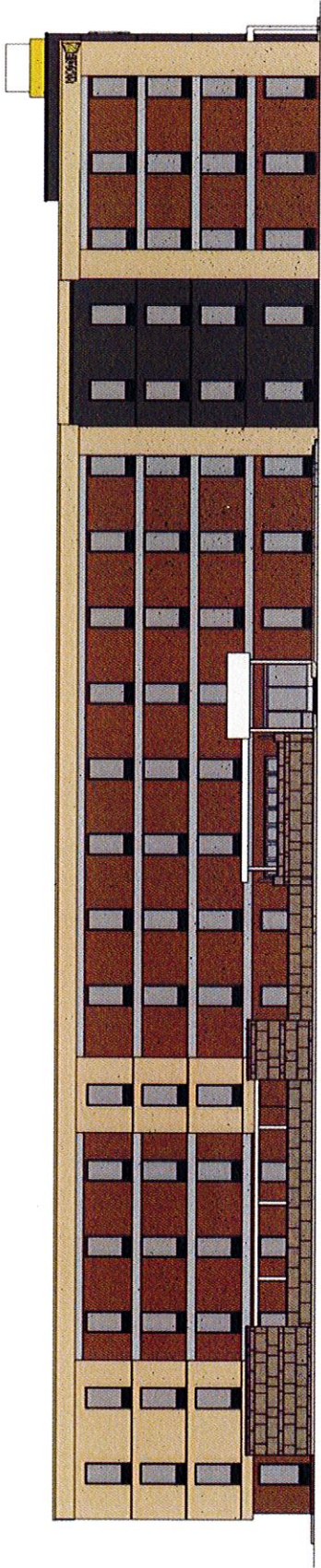
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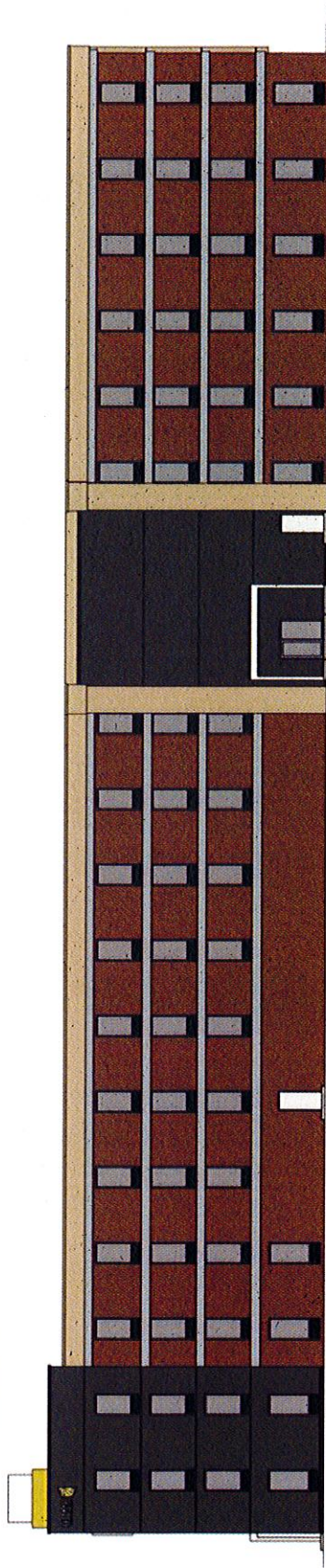
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SOUTH ELEVATION



NORTH ELEVATION



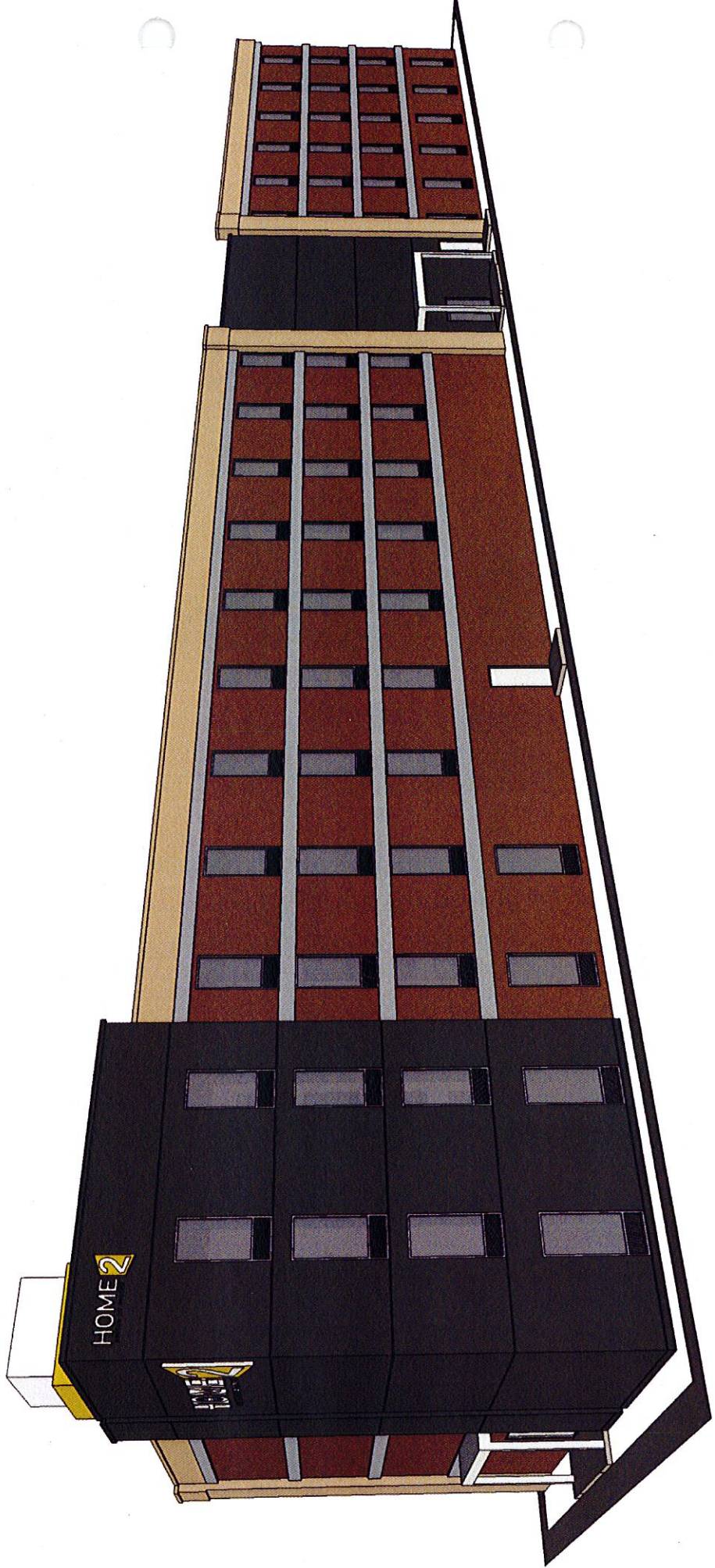
WEST ELEVATION

EAST ELEVATION

CITY OF PHOENIX

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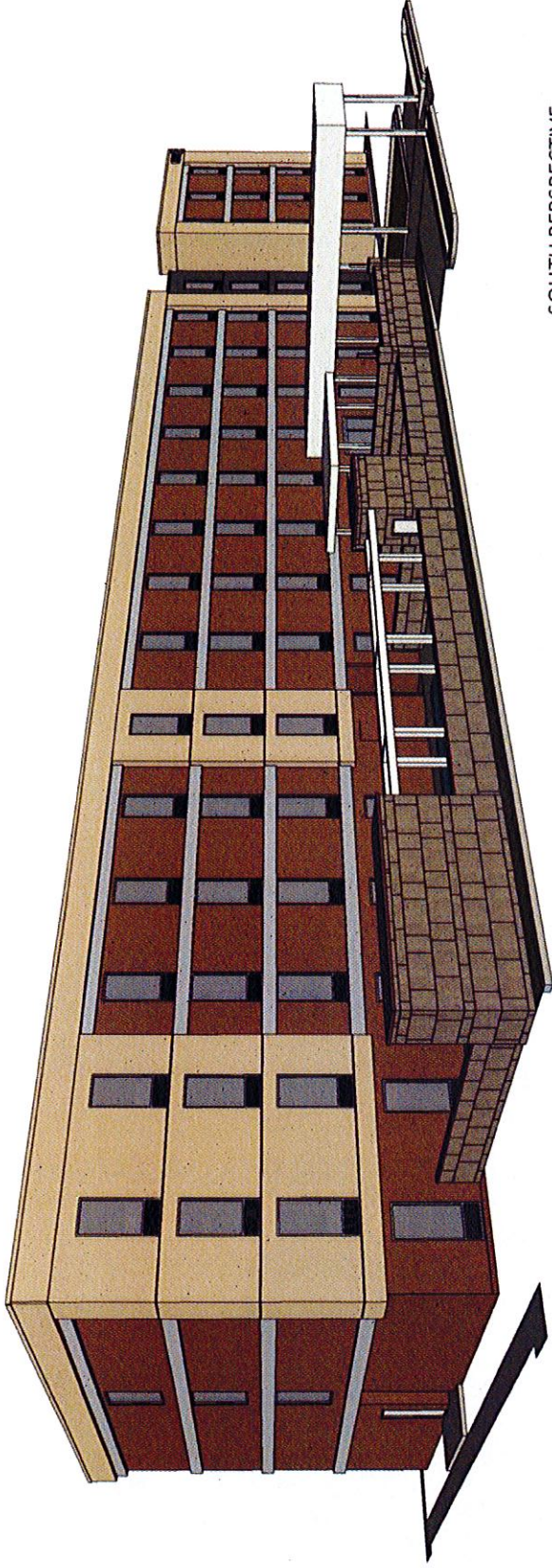
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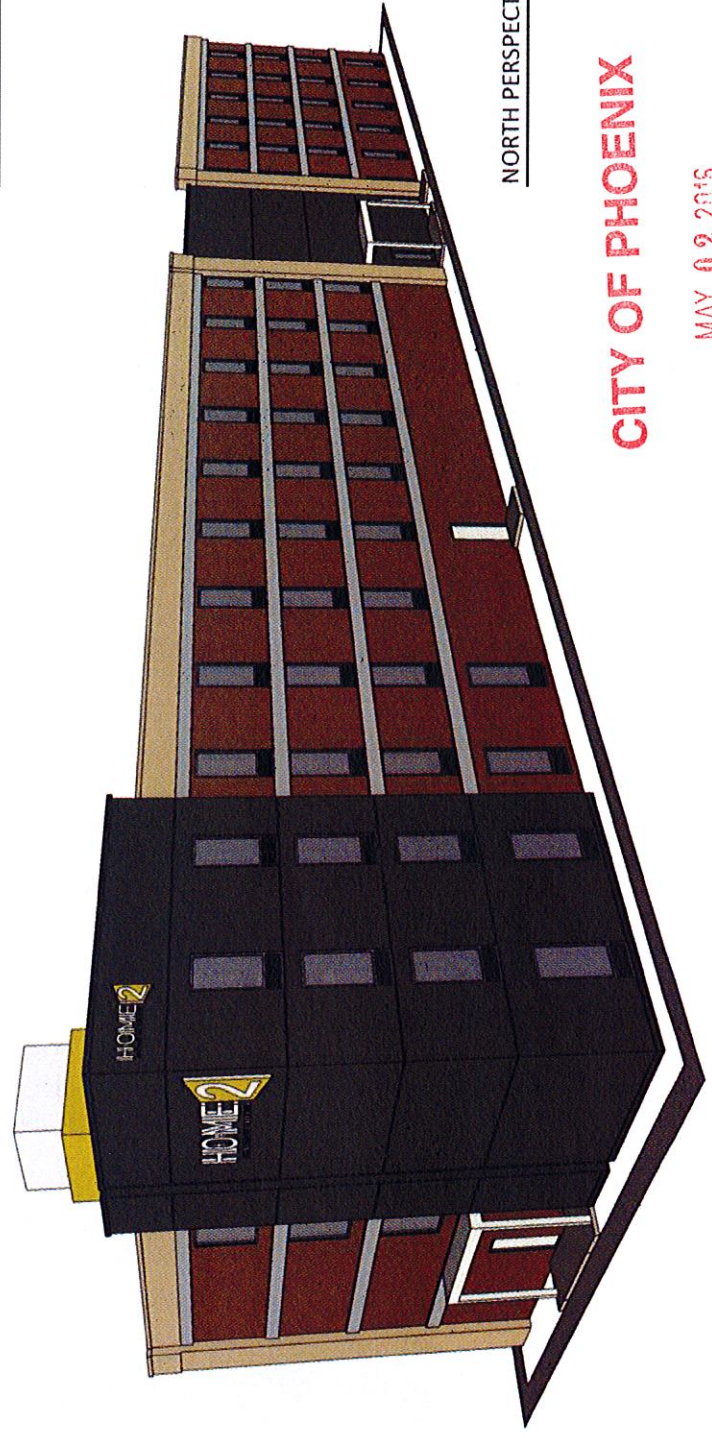
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SOUTH PERSPECTIVE

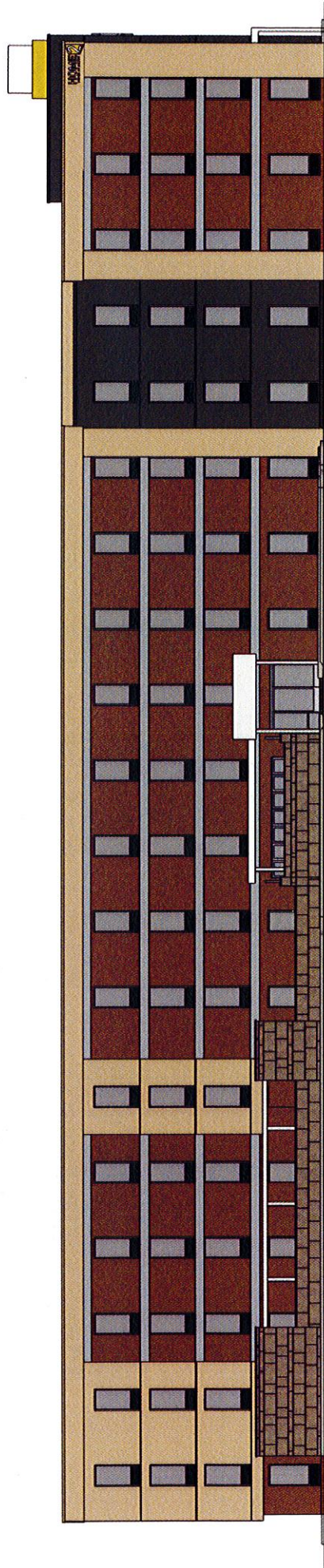


NORTH PERSPECTIVE

CITY OF PHOENIX

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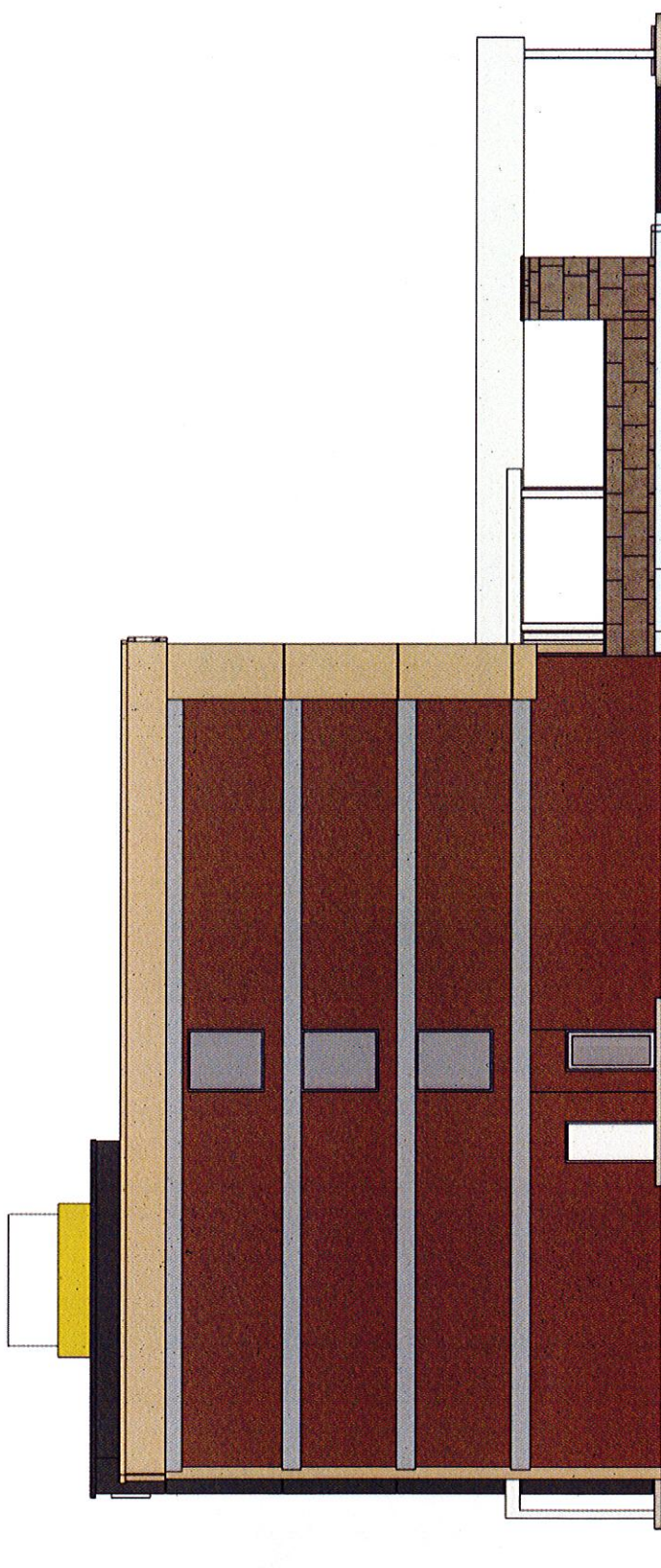
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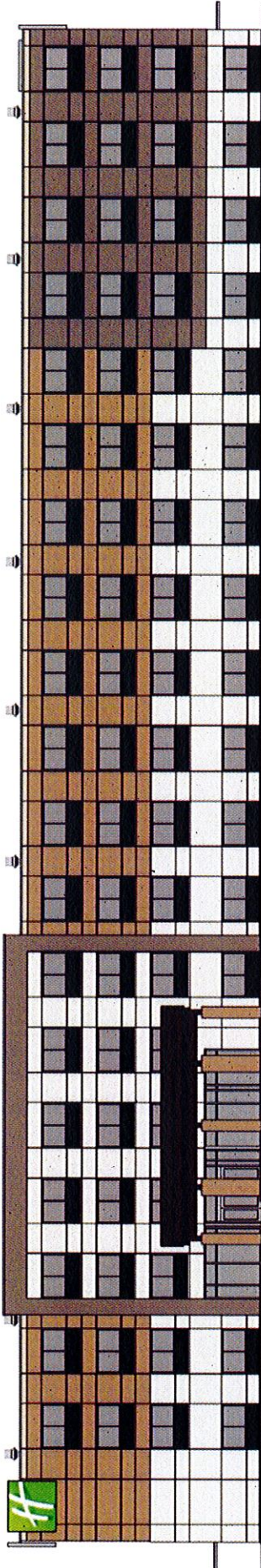
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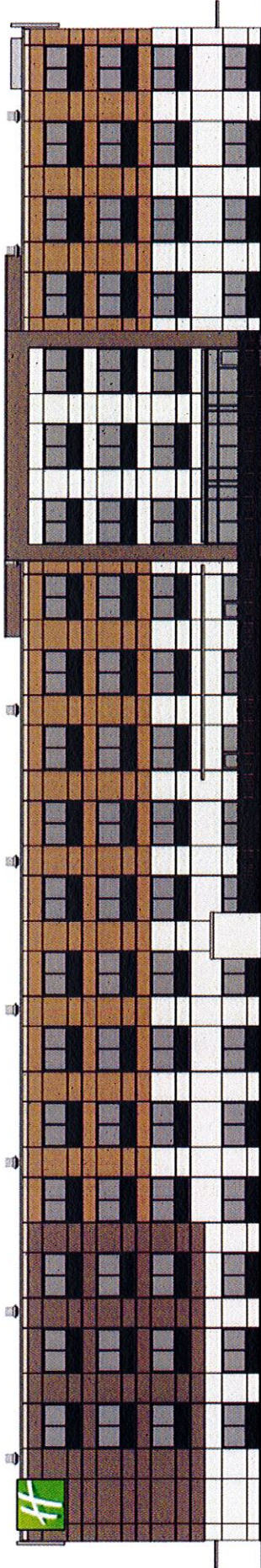
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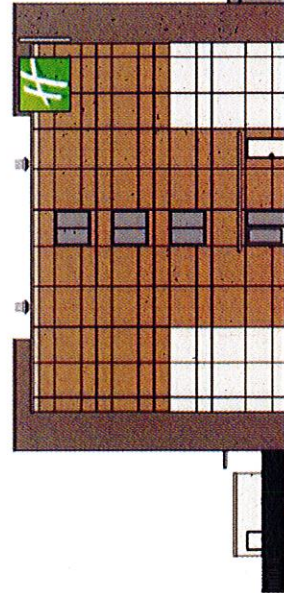
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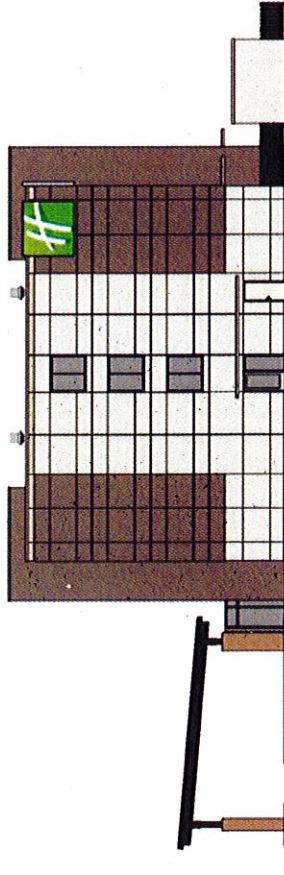
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

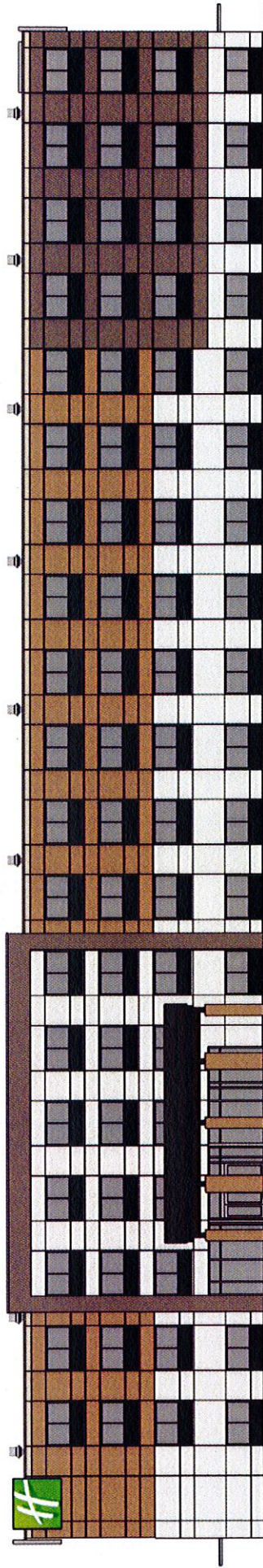


WEST ELEVATION

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NORTH PERSPECTIVE

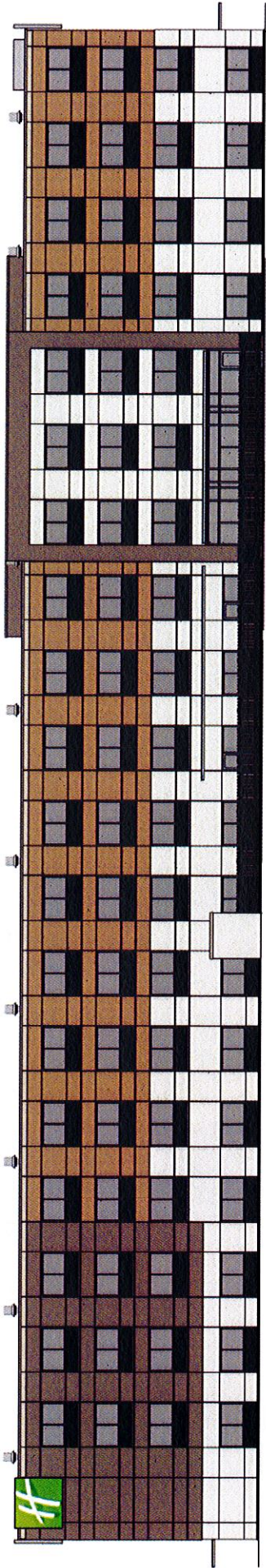


SOUTH PERSPECTIVE

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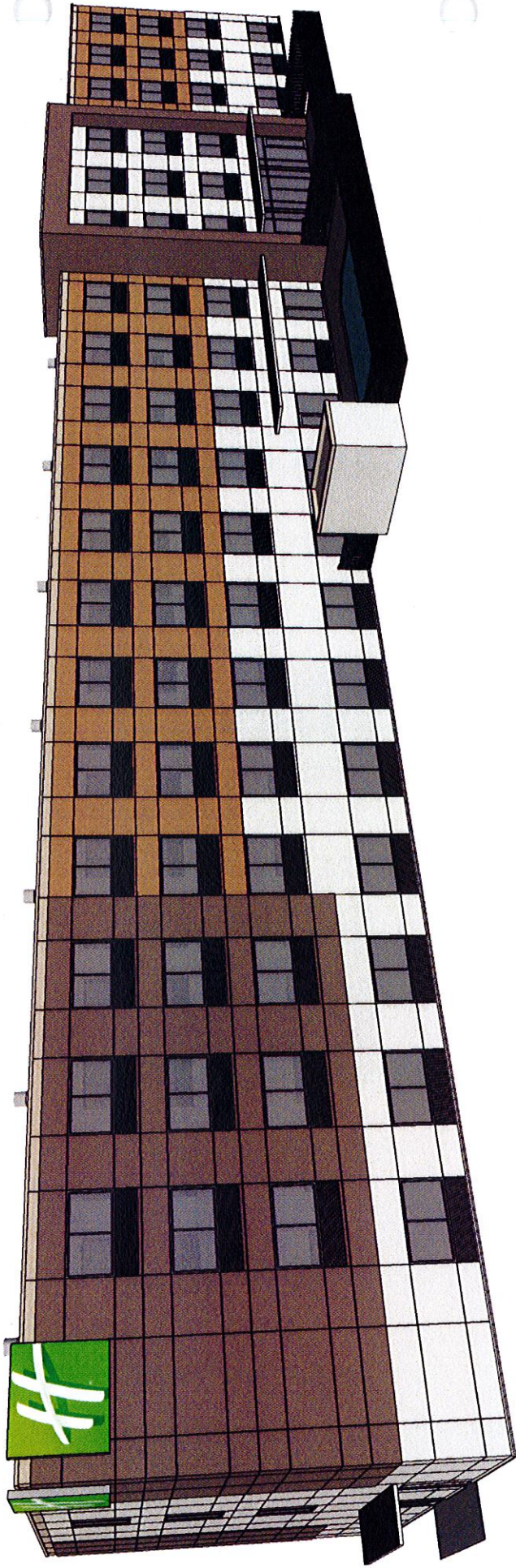
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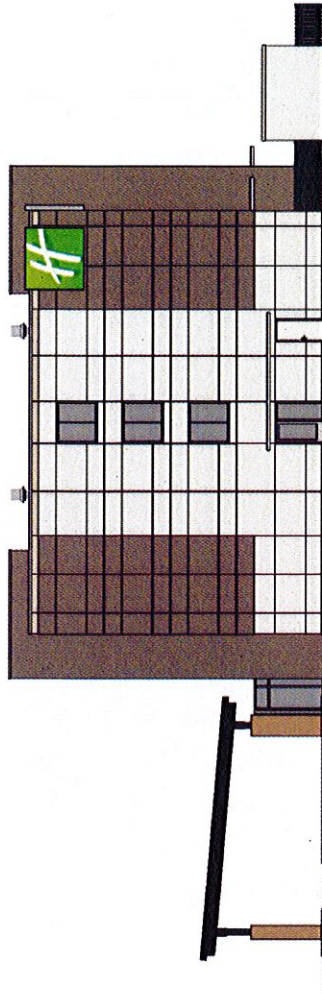
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CITY OF PHOENIX GENERAL LANDSCAPE NOTES

1. THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-2811.
6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS.
9. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
10. CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURALIST, AT 602-262-6284, PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
11. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
12. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL. IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
13. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A II 3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
14. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERALS IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
15. PLANT QUANTITIES AND CALIPER SIZES PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.
- NOTE: MINIMUM CALIPER SIZE IS 4" ZONING REQUIREMENT; IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
16. PLAN APPROVAL IS VALID FOR 90 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 106.3 FOR BUILDING PERMITS.

LANDSCAPE NOTES (NOT APPROVED AS PART OF THIS PLAN)

1. CONTRACTOR TO VERIFY PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO OBTAIN LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS ARCHITECT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND/OFF-SITE IMPROVEMENTS INCLUDING: A) UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNERS AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADING TO PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALLS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISBURBED TO BE REGRADDED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA REQUIRED FOR INSTALLATION OF PLANTING. ALL GRASSES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL, GROUNDCOVERS, ADJUST AND COMPACT WITH A SOLO ROLLER TO A MINIMUM DEPTH OF 7" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURF AN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 7" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURF AN AT THE END OF THE MAINTENANCE PERIOD.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
16. BACKFILL MATERIALS, EXCEPT AS NOTED, TO BE COMPRISED OF 75% WHITE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
17. ADD NITROGEN FERTILIZER TABLETS AT THE FOLLOWING RATES: 1 GALLON PLANT - 1 TABLET, 15 GALLON PLANT - 2 TABLETS, 5 GALLON PLANT - 2 TABLET, BOXED TREE - 6 TABLETS. TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNERS AGENT.
19. THE OWNERS AGENT RESERVES THE RIGHT TO SELECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNERS AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND ALL OTHER PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CL/PR/SIZE	MT. SIZE (H/W)	QTY.	REMARKS
⊕	TREES				
⊕	ACACIA VILLARIANA	2'72" BOX	15X12'	-	STAKE AS REQUIRED
⊕	PALO BLANCO	3'7' 36" BOX	25X20'	-	STAKE AS REQUIRED
⊕	ACACIA SALICINA	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	WILLOW LEAF ACACIA	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	PARKINSONIA HYBRID 'DESERT MUSEUM'	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	DESERT MUSEUM PALO VERDE	3'736" BOX	20X20'	-	STAKE AS REQUIRED
⊕	CERCIDIUM PRAECOX	4'48" BOX	20X20'	-	STAKE AS REQUIRED
⊕	PALO BREA	1'15 GALL	20X20'	-	STAKE AS REQUIRED
⊕	DALBERGIA SISSOO	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	SISSOO TREE	1'15 GALL	25X25'	-	STAKE AS REQUIRED
⊕	ULMUS PARVIFOLIA	2'72" BOX	25X25'	-	STAKE AS REQUIRED
⊕	EVERGREEN ELM	3'736" BOX	25X25'	-	STAKE AS REQUIRED
⊕	EXISTING TREE				
⊕	SEE INVENTORY PLAN SCHEDULE				
⊕	SHRUBS				
⊕	BOUGAINVILLEA S. 'TORCH GLOW'	5 GALL	5X5'	-	1 GPH EMITTER
⊕	TORCH GLOW BOUGAINVILLEA	5 GALL	5X5'	-	1 GPH EMITTER
⊕	CAESALPINIA PULCHERRIMA	5 GALL	6X6'	-	1 GPH EMITTER
⊕	RED BIRD OF PARADISE	5 GALL	6X7'	-	1 GPH EMITTER
⊕	CAESALPINIA MEXICANA	5 GALL	4X4'	-	1 GPH EMITTER
⊕	MEXICAN BIRD OF PARADISE	5 GALL	4X4'	-	1 GPH EMITTER
⊕	CALLANDRA CALIFORNICA	5 GALL	2.5X3'	-	1 GPH EMITTER
⊕	RED FAIRY DUSTER	5 GALL	4X4'	-	1 GPH EMITTER
⊕	JUSTICIA SPICIGERA	5 GALL	4X4'	-	1 GPH EMITTER
⊕	MEXICAN HONEY SUCKLE	5 GALL	4X4'	-	1 GPH EMITTER
⊕	LEUCOPHYLLUM LANGHIANAE RIO BRAVO™	5 GALL	4X4'	-	1 GPH EMITTER
⊕	RIO BRAVO SAGE	5 GALL	4X4'	-	1 GPH EMITTER
⊕	RUELLIA PENINSULARIS	5 GALL	8X6'	-	1 GPH EMITTER
⊕	BAJA RUELLIA	5 GALL	8X6'	-	1 GPH EMITTER
⊕	TECOMA SPP.	5 GALL	8X6'	-	1 GPH EMITTER
⊕	'ORANGE JUBILEE'	5 GALL	8X6'	-	1 GPH EMITTER

NOTES:
 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CL/PR/SIZE	MT. SIZE (H/W)	QTY.	REMARKS
⊕	ACCENTS				
⊕	AGAVE GEMINIFLORA	5 GALL	2.5X2.5'	-	5 GPH EMITTER
⊕	TWIN-FLOWERED AGAVE	1 GALL	2X3'	-	1 GPH EMITTER
⊕	HESPERALOE BRAKELIGHTS'	5 GALL	4X5'	-	1 GPH EMITTER
⊕	HESPERALOE HYBRID 'PINK PARADE'	5 GALL	3X4'	-	1 GPH EMITTER
⊕	PINK PARADE YUCCA	5 GALL	3X4'	-	1 GPH EMITTER
⊕	RED YUCCA	5 GALL	3X4'	-	1 GPH EMITTER
⊕	NOLINA MICROCARPA	5 GALL	3X4'	-	1 GPH EMITTER
⊕	BEAR GRASS	4" POT	1.5X4'	-	POP-UP SPRAY HEADS
⊕	GROUND COVER	1 GALL	2X3'	-	1 GPH EMITTER
⊕	ANNUALS	1 GALL	2X3'	-	1 GPH EMITTER
⊕	ROSMARINUS OFFICINALIS HUNTINGTON CARPET	1 GALL	2X3'	-	1 GPH EMITTER
⊕	TRAILING ROSMARY	1 GALL	2X3'	-	1 GPH EMITTER
⊕	LANTANA SPP.	1 GALL	2X3'	-	1 GPH EMITTER
⊕	'NEW GOLD' LANTANA	1 GALL	2X3'	-	1 GPH EMITTER
⊕	CONCRETE HEADER	6" X 6"			SEE DETAIL
⊕	DECOMPOSED GRANITE	1/2" SCREENED			2' DEPTH ALL LANDSCAPE AREAS
⊕	'EXPRESS BROWN'				

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

1. THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-2811.
6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS.
9. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
10. CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURALIST, AT 602-262-6284, PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
11. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
12. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL. IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
13. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A II 3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
14. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERALS IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
15. PLANT QUANTITIES AND CALIPER SIZES PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.
- NOTE: MINIMUM CALIPER SIZE IS 4" ZONING REQUIREMENT; IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
16. PLAN APPROVAL IS VALID FOR 90 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 106.3 FOR BUILDING PERMITS.

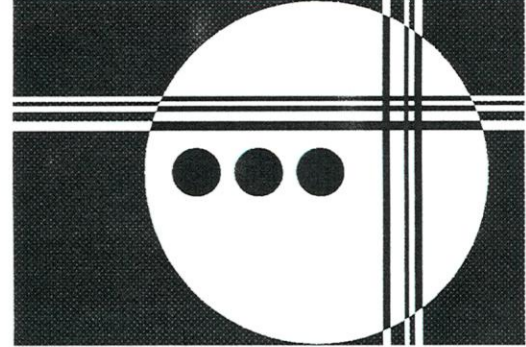
LANDSCAPE NOTES (NOT APPROVED AS PART OF THIS PLAN)

1. CONTRACTOR TO VERIFY PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO OBTAIN LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS ARCHITECT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND/OFF-SITE IMPROVEMENTS INCLUDING: A) UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNERS AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADING TO PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALLS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISBURBED TO BE REGRADDED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA REQUIRED FOR INSTALLATION OF PLANTING. ALL GRASSES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL, GROUNDCOVERS, ADJUST AND COMPACT WITH A SOLO ROLLER TO A MINIMUM DEPTH OF 7" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURF AN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 7" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURF AN AT THE END OF THE MAINTENANCE PERIOD.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
16. BACKFILL MATERIALS, EXCEPT AS NOTED, TO BE COMPRISED OF 75% WHITE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
17. ADD NITROGEN FERTILIZER TABLETS AT THE FOLLOWING RATES: 1 GALLON PLANT - 1 TABLET, 15 GALLON PLANT - 2 TABLETS, 5 GALLON PLANT - 2 TABLET, BOXED TREE - 6 TABLETS. TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNERS AGENT.
19. THE OWNERS AGENT RESERVES THE RIGHT TO SELECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNERS AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND ALL OTHER PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CL/PR/SIZE	MT. SIZE (H/W)	QTY.	REMARKS
⊕	TREES				
⊕	ACACIA VILLARIANA	2'72" BOX	15X12'	-	STAKE AS REQUIRED
⊕	PALO BLANCO	3'7' 36" BOX	25X20'	-	STAKE AS REQUIRED
⊕	ACACIA SALICINA	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	WILLOW LEAF ACACIA	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	PARKINSONIA HYBRID 'DESERT MUSEUM'	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	DESERT MUSEUM PALO VERDE	3'736" BOX	20X20'	-	STAKE AS REQUIRED
⊕	CERCIDIUM PRAECOX	4'48" BOX	20X20'	-	STAKE AS REQUIRED
⊕	PALO BREA	1'15 GALL	20X20'	-	STAKE AS REQUIRED
⊕	DALBERGIA SISSOO	2'72" BOX	20X20'	-	STAKE AS REQUIRED
⊕	SISSOO TREE	1'15 GALL	25X25'	-	STAKE AS REQUIRED
⊕	ULMUS PARVIFOLIA	2'72" BOX	25X25'	-	STAKE AS REQUIRED
⊕	EVERGREEN ELM	3'736" BOX	25X25'	-	STAKE AS REQUIRED
⊕	EXISTING TREE				
⊕	SEE INVENTORY PLAN SCHEDULE				
⊕	SHRUBS				
⊕	BOUGAINVILLEA S. 'TORCH GLOW'	5 GALL	5X5'	-	1 GPH EMITTER
⊕	TORCH GLOW BOUGAINVILLEA	5 GALL	5X5'	-	1 GPH EMITTER
⊕	CAESALPINIA PULCHERRIMA	5 GALL	6X6'	-	1 GPH EMITTER
⊕	RED BIRD OF PARADISE	5 GALL	6X7'	-	1 GPH EMITTER
⊕	CAESALPINIA MEXICANA	5 GALL	4X4'	-	1 GPH EMITTER
⊕	MEXICAN BIRD OF PARADISE	5 GALL	4X4'	-	1 GPH EMITTER
⊕	CALLANDRA CALIFORNICA	5 GALL	2.5X3'	-	1 GPH EMITTER
⊕	RED FAIRY DUSTER	5 GALL	4X4'	-	1 GPH EMITTER
⊕	JUSTICIA SPICIGERA	5 GALL	4X4'	-	1 GPH EMITTER
⊕	MEXICAN HONEY SUCKLE	5 GALL	4X4'	-	1 GPH EMITTER
⊕	LEUCOPHYLLUM LANGHIANAE RIO BRAVO™	5 GALL	4X4'	-	1 GPH EMITTER
⊕	RIO BRAVO SAGE	5 GALL	4X4'	-	1 GPH EMITTER
⊕	RUELLIA PENINSULARIS	5 GALL	8X6'	-	1 GPH EMITTER
⊕	BAJA RUELLIA	5 GALL	8X6'	-	1 GPH EMITTER
⊕	TECOMA SPP.	5 GALL	8X6'	-	1 GPH EMITTER
⊕	'ORANGE JUBILEE'	5 GALL	8X6'	-	1 GPH EMITTER

NOTES:
 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



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