PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
DECEMBER 10, 2024
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A Approval of minutes from the November 26, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. CANCELLATION OF THE DECEMBER 24, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING

4. REGULAR AGENDA

4.A Buena Vista Expansion - Conditional Use Permit (CUP) (PLZU-24-0005) Conduct a public hearing and approve a CUP for the Buena Vista Manufactured (Modular) Home Park use expansion by approximately 5.8 acres located at 2000 South Apache Road, subject to conditions a-f.
Staff Liaison: Patricia Cooley, Planner I, pcooley@buckeyeaz.gov, (623) 349-6233

4.B Sunrise Commerce Center - Comprehensive Sign Plan (PLZDR-23-00028) Conduct a public meeting and approve the proposed Comprehensive Sign Plan (CSP) subject to conditions 'a - c'.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4.C Buckeye 225 - Site Plan (PLZSP-23-00001) Conduct a public meeting and approve, subject to conditions (a) through (hh), a Site Plan for Buckeye 225, a proposed 218-acre light industrial development consisting of six buildings totaling 3,378,248 square feet at the northwest corner of State Route 85 and Baseline Road on property zoned Light Industrial (I-1).
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: *None*

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 12/10/24	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 12/06/24	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the November 26, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
11.26.2024.PZC.MinutesDRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chairperson Ted Burton, Commissioner Gina Ragsdale, Commissioner Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Les Manuel seated for District 2 attended virtually, Alternate Douglas McDonald.

Members absent: Commissioner Rebecca Puppe, Commissioner Deanna Kupcik, Alternate Ryan Belshee.

Staff present: Planning Manager Ken Galica, Planner II Jennifer Roseman, Planner I Jarek Dunn, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez.

2. MINUTES
3A. APPROVAL OF MINUTES FROM THE NOVEMBER 12, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Ragsdale and seconded by Commissioner Trupiano to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. 302 E. BASELINE ROAD - REZONE (PLZZ-24-0007)
Planner I Jarek Dunn presented and was available to answer questions from the Commission.
Commissioner Ragsdale asked of the reason septic will be used as opposed to city sewer. Mr. Dunn indicated that there are no city sewer lines in the area at this time.
Commissioner Trupiano asked how many units are planned and if there are future plans for city sewer lines to be installed. Mr. Dunn informed the Commission that there will be two units built. Mr. Galica indicated that the city does not have plans for sewer at this time.
A Public Hearing opened at 6:10 p.m.
With there being no comments from the public, the Public Hearing closed at 6:10 p.m.
A motion was made by Commissioner Bassler and seconded by Alternate McDonald to recommend approval to City Council subject to conditions ‘a – i’ as presented. Approval 7-0. Motion carried.

3B. DEVELOPMENT CODE AMENDMENT-DETERMINATION OF ADMINISTRATIVE COMPLETEMESS OF REZONINGS - (PLZS-24-0107)
Planning Manager Ken Galica presented and was available to answer questions from the Commission.
Commissioner Trupiano asked how a rezone and annexation are processed at the same time. Mr. Galica indicated that an annexation is processed in its own time frame and schedule that is not governed by this procedure and would have to be completed prior to the rezone process.

A Public Hearing opened at 6:18 p.m.
With there being no comments from the public, the Public Hearing closed at 6:18 p.m.
A motion was made by Commissioner Ragsdale and seconded by Commissioner McDonald to recommend approval to the Mayor and City Council to adopt Ordinance No. 30-24. Approval 7-0. Motion carried.

3C. FESTIVAL RANCH PLANNING AREA 1 PUP E PARCEL W1 – PRELIMINARY PLAT (PLZS-24-0014)
Planner II Jennifer Roseman presented and was available to answer questions from the Commission.
Applicant Ben Forrey presented and was available to answer questions from the Commission.
Vice Chair DiMascio asked if the age restriction was currently fifty-five and older. Mr. Forrey indicated that the age restricting communities tend to be self-selecting and from a legal perspective it typically is forty-five and older, but the common age eligible restriction is fifty-five.
A motion was made by Alternate McDonald and seconded by Vice Chair DiMascio to approve subject to conditions 'a – n' as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC
None.

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS
Mr. Galica wish happy holidays and indicated that the December 24, 2024 Planning and Zoning Commission regular meeting will be on the next agenda to cancel.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
None.

8. ADJOURNMENT
With there being no further business, Chair Burton adjourned the meeting at 6:30 p.m.

_____
Ted Burton, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 26th day of November 2024. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 12/10/24	**AGENDA ITEM:** 4.A. Buena Vista Expansion - Conditional Use Permit (PLZU-24-0005)
DATE PREPARED: 12/06/24	**DISTRICT NO.:** 3
STAFF LIAISON: Patricia Cooley, Planner I, pcooley@buckeyeaz.gov, (623) 349-6233	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Buena Vista Expansion - Conditional Use Permit (CUP) (PLZU-24-0005) Conduct a public hearing and approve a CUP for the Buena Vista Manufactured (Modular) Home Park use expansion by approximately 5.8 acres located at 2000 South Apache Road, subject to conditions a-f.

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Chris Bertch from The WLB Group, Inc, on behalf of Sun Buena Vista MH LLC is requesting approval of a Conditional Use Permit for approximately 5.8 acres located south of the west side of the South Apache Road and West Durango Street intersection. Once the Conditional Use Permit is approved, the intent is to develop the site with approximately 32 new homesites. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:
The Conditional Use Permit will allow additional housing opportunities and options for the residents of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-24-0005 - Buena Vista Expansion - Staff Report - PZ20241210.docx
Exhibit A - PLZU-24-0005 - Buena Vista Expansion - Vicinity Map - PZ20241210.pdf
Exhibit B - PLZU-24-0005 - Buena Vista Expansion - Zoning Map - PZ20241210.pdf
Exhibit C - PLZU-24-0005 - Buena Vista Expansion - Narrative - PZ20241210.pdf
Exhibit D - PLZU-24-0005 - Buena Vista Expansion - Conceptual Site Plan - PZ20241210.pdf
Exhibit E - PLZU-24-0005 - Buena Vista Expansion - Legal Descritpion - PZ20241210.pdf
Exhibit F - PLZU-24-0005 - Buena Vista Expansion - Public Notification and Participation - PZ20241210.pdf

CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZU-24-0005
TITLE:	Buena Vista Expansion
MEETING DATE:	December 10, 2024

Applicant:	Chris Bertch, The WLB Group, Inc
Owner:	Sun Buena Vista MH LLC
Request:	A Conditional Use Permit to allow for Manufactured (Modular) Home Park use expansion of approximately 5.8 acres for the existing Buena Vista Modular Home Park.
District	Council District 3
Location:	2000 South Apache Road, Buckeye, AZ 85326 APN 504-63-002M South of the Southwest Corner of Apache Road and Yuma Road
Expansion area size:	5.80 Acres
Public input:	No input received
Recommendation:	Approve with conditions a-f

PROJECT DESCRIPTION

1. Chris Bertch, The WLB Group, Inc, on behalf of Sun Communities, Inc and Sun Buena Vista MH LLC, is requesting a Conditional Use Permit (CUP) to allow for Manufactured (Modular) Home Park use on approximately 5.8 acres to allow for the expansion of the existing Buena Vista Modular Home Park.
2. The City of Buckeye Development Code requires approval of a Conditional Use Permit for all new Manufactured Home Parks in the Commercial Center (CC) zoning district. The purpose of a Conditional Use Permit is to allow for an additional layer of review for uses that have widely varying operational characteristics to ensure appropriate measures are incorporated on a case-by-case basis to minimize potential adverse impacts of the use as well as encourage public review and evaluation of a conditional uses operating characteristics.
3. The proposed conditional use will allow the parcel to be developed to accommodate approximately 32 new home sites, increasing the total from 410 to approximately 442 home sites. The anticipated density of the expansion is approximately 5.5 units per acre and an overall density of approximately 5.9 du per acre for the entire development.
4. The site plan provided herein is for reference only to be submitted at a later date. The site plan is anticipated to administrative.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Buena Vista Modular Home Park	Neighborhood	Commercial Center
North	Existing Buena Vista Modular Home Park and Leaf Verde RV Resort	Neighborhood	Commercial Center
South	Village at Sundance Subdivision	Neighborhood	Planned Residential
East	Anderson Park Subdivision	Neighborhood	Planned Residential
West	Existing Buena Vista Modular Home Park	Neighborhood	Commercial Center

PUBLIC PARTICIPATION

5. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on September 26, 2024, at 6:30 P.M. at Buckeye Elementary School District Office, located at 25555 West Durango Street.

6. A Neighborhood Meeting Notice was sent to property owners within 300-ft of the proposed site on August 29, 2024, and did not include all property owners within 300-ft of the parcel; therefore, the applicant issued a second Neighborhood Meeting Notice on September 9, 2024.

7. Except for the applicant, City Council representative, and City staff, no persons attended the neighborhood meeting.

8. To date, staff have not been contacted by any persons with concerns regarding this request.

Table 2: Public Notice (Exhibit F)

Notification Element	Date
Neighborhood Meeting Notice - Mailing to Property Owners within 300 feet	8/29/2024 9/09/2024
Planning and Zoning Commission Meeting Notice - Mailing to Property Owners within 300 feet	11/21/2024
Planning and Zoning Commission Meeting Notice - Newspaper Ad	11/20/2024
Planning and Zoning Commission Meeting Notice - Site Posting	11/18/2024

BACKGROUND

9. 1982: The subject site was annexed into the City of Buckeye with Ordinance number 1-82. The annexation included the surrounding land on the north and west now developed as Buena Vista Manufactured Home Park.

10. No Conditional Use Permit or Site Plan documentation was found for the existing Buena Vista Manufactured Home Park. Aerial photos taken in 1986 showed the land to the north and west of the subject site in use as a Manufactured Home Park.

11. Application CUP00-77 requested a Conditional Use Permit for Manufactured Home Park and included the subject site as well as land to the south of the subject site. No documentation was found showing this application was approved. The land included in this application to the south of the subject site was subsequently subdivided for single-family development.

ANALYSIS

Conditional Use Permit Review Criteria

12. The purpose of the Conditional Use Permit is to ensure that certain specified uses, by nature of their physical or operational characteristics, or impact on the traffic of adjoining streets, can be designed and developed in a manner that promotes compatibility with the

surrounding area, consistency with the Buckeye General Plan, and that the use is not injurious to the health, safety, and general welfare of the community.

13. Section 8.7.1.B of the Buckeye Development Code (BDC) outlines the applicable criteria for evaluating Conditional Use Permits (CUP). The Development Services Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria:

    a. *General Plan*

        i. The General Plan land use designation of "Neighborhood" denotes areas that have a broader range of residential development, including low to high density.

        ii. The use as a manufactured home park is residential in nature and is consistent with the Neighborhood land use designation.

    b. Zoning

        i. The subject property is zoned Commercial Center (CC), as shown on Exhibit B, which requires a Conditional Use Permit for Manufactured Home Park uses. The previous application, CUP00-77, included the subject site, indicating the subject site was not included in any previous approvals for the use. No evidence of approval of CUP00-77 was found; however, if CUP00-77 was approved, the approval of the use would have lapsed.

    c. Compatibility with Adjacent Uses

        i. The proposed site is adjacent to the existing Buena Vista development to the north and west, bounded by Apache Road and Anderson Parc single-family development on the east and Village at Sundance single-family development to the south. The Village at Sundance and Anderson Parc have a density of approximately 3.2 dwelling units per acre and 4.0 dwelling units per acres, respectively.

        ii. The subject site is anticipated to have a density of approximately 5.5 dwellings per acre, slightly lower than the existing Buena Vista Manufactured Home Park and slightly higher than the single-family developments of Village at Sundance and Anderson Parc. The residential nature of Manufactured Home Parks and density of the proposed use is compatible with adjacent single-family residential uses to the south and across Apache Road to the east.

        iii. Adjacent uses to the north and west of the subject site are the same as for the proposed expansion

    d. Significant Adverse Impacts

        i. Staff does not anticipate any significant adverse impacts from development of the site with the proposed use.

e. Facilities and Services

i. Emergency services will be provided by the City of Buckeye. The proposed use is not associated with increased risk requiring a higher level of emergency services.

ii. The existing park on the subject site will be removed to allow for development of the subject site. The existing Buena Vista recreation center is anticipated to be expanded to accommodate the additional residents and substitute for these lost amenities.

iii. Water and wastewater service is anticipated to be provided by the City of Buckeye. Water service would be available via a 16-inch existing water line in Apache Road and sewer service is planned to be provided via an existing 8-inch PVC sewer main along the north side of the site which is currently servicing the existing Buena Vista community.

iv. The existing well on-site will be required to be abandoned or transferred to the City at a future date. The onsite lines and backflow meter would be private with a City-owned meter.

f. Mitigation of Significant Adverse Impacts

i. In the event of noncompliance by the applicant with the Conditional Use Permit or any conditions of approval, or if the Conditional Use is not in operation within two years after the date of its approval, the Planning and Zoning Commission may initiate proceedings to review the Conditional Use Permit. Such review shall occur in the same manner as the original approval, and upon completion of such review the Planning and Zoning Commission may revoke the Conditional Use Permit or amend the original approval.

RECOMMENDATION

14. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – f. of PLZU-24-0005 for the following reasons:

- Conformance with the Buckeye General Plan;
- Conformance with the Conditional Use Permit standards outlined in the Buckeye Development Code;
- The use is consistent with the character of the area;
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. The use shall substantially conform to the Project Narrative (Exhibit C) consisting of 10 pages stamped received October 3, 2024, except as modified by the following stipulations.

b. In accordance with Section 8.7.1.C.1-2 of the Buckeye Development Code, the Conditional Use Permit will expire on December 10, 2026, if the use has not commenced. Should the use cease operation for a period longer than one year, then the permit shall be considered void.

c. The property shall be in compliance with all future site plan conditions of approval.

d. Active recreation opportunities shall be provided within a portion of the open space.

e. Development of this site under this Conditional Use Permit shall conform to current Development Code Standards including Subsection 3.2.1.E or effective Development Code standards applicable to Manufactured Home Parks.

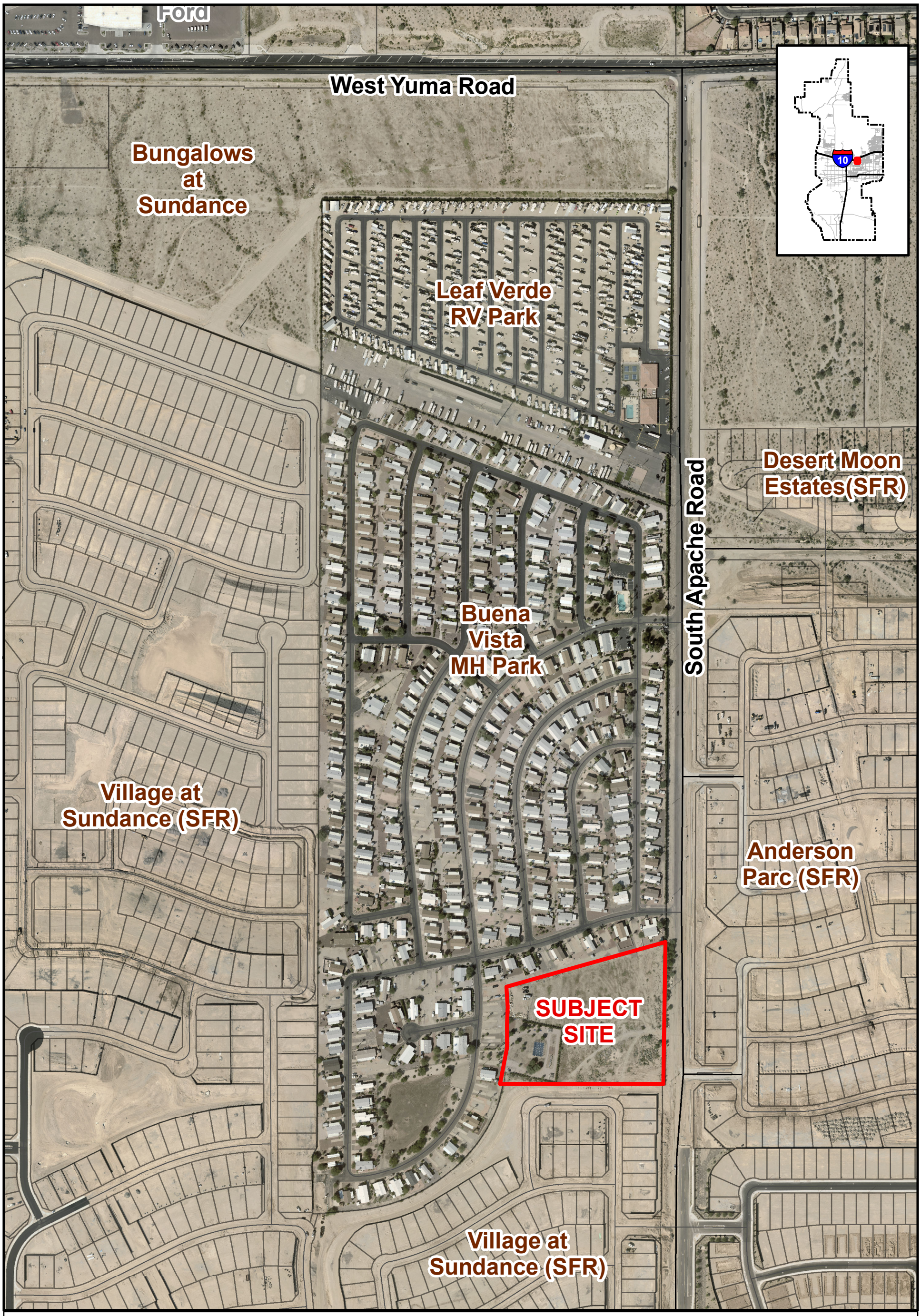
f. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Project Narrative
D. Conceptual Site Plan
E. Legal Description
F. Public Notification & Participation

Prepared by:
Patricia Cooley, Planner I

Reviewed by:
Adam Copeland, Deputy Director of Planning



VICINITY MAP

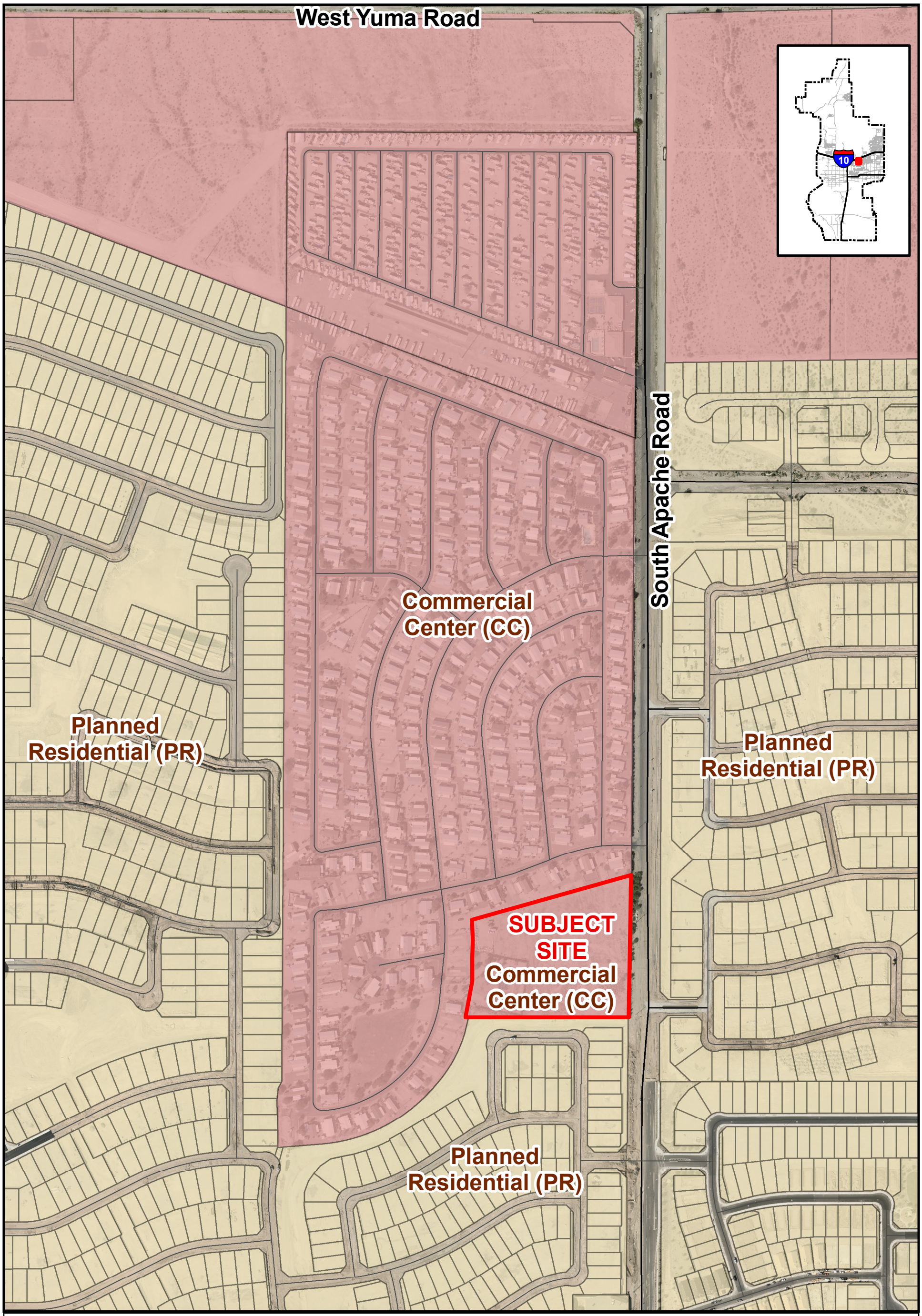
PLZU-24-0005

Buena Vista Expansion Conditional Use Permit

City Council District 3

BUCKEYE, AZ

N W E S



ZONING MAP

PLZU-24-0005

Buena Vista Expansion Conditional Use Permit

City Council District 3

BUCKEYE, AZ

N W E S

2R PLZU-24-0005 RECEIVED OCT 03 2024 AL

CONDITIONAL USE PERMIT

Narrative Report (2nd Submittal)
#PLZU-24-0005 CUP

Proposed 6-Acre Expansion
Buena Vista Estates
2000 South Apache Road
Buckeye, AZ 85352

Submitted to:
City of Buckeye
Development Services

2nd Submittal October 2024
1st Submittal September 2024

The WLB Group

List of Contents

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II. Existing Site Conditions

III. Description of Request

List of Figures

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B. Zoning Map

C. General Plan Land Use Map

D. Area Context Table

E. Parcel Map with Surrounding Properties

F. FIRM Map

G. Home Site and Utility Detail

H. Legal Description

Submitted by:
The WLB Group, Inc.
c/o Chris R. Bertch, AICP
1600 W. Broadway Rd. #150
Tempe AZ 85282
(480) 736-1600

Submitted on behalf of:
Sun Communities / Sun Buena Vista MH LLC
c/o Jim Dawson
27777 Franklin Road #200
Southfield MI 48034
(602) 725-7891

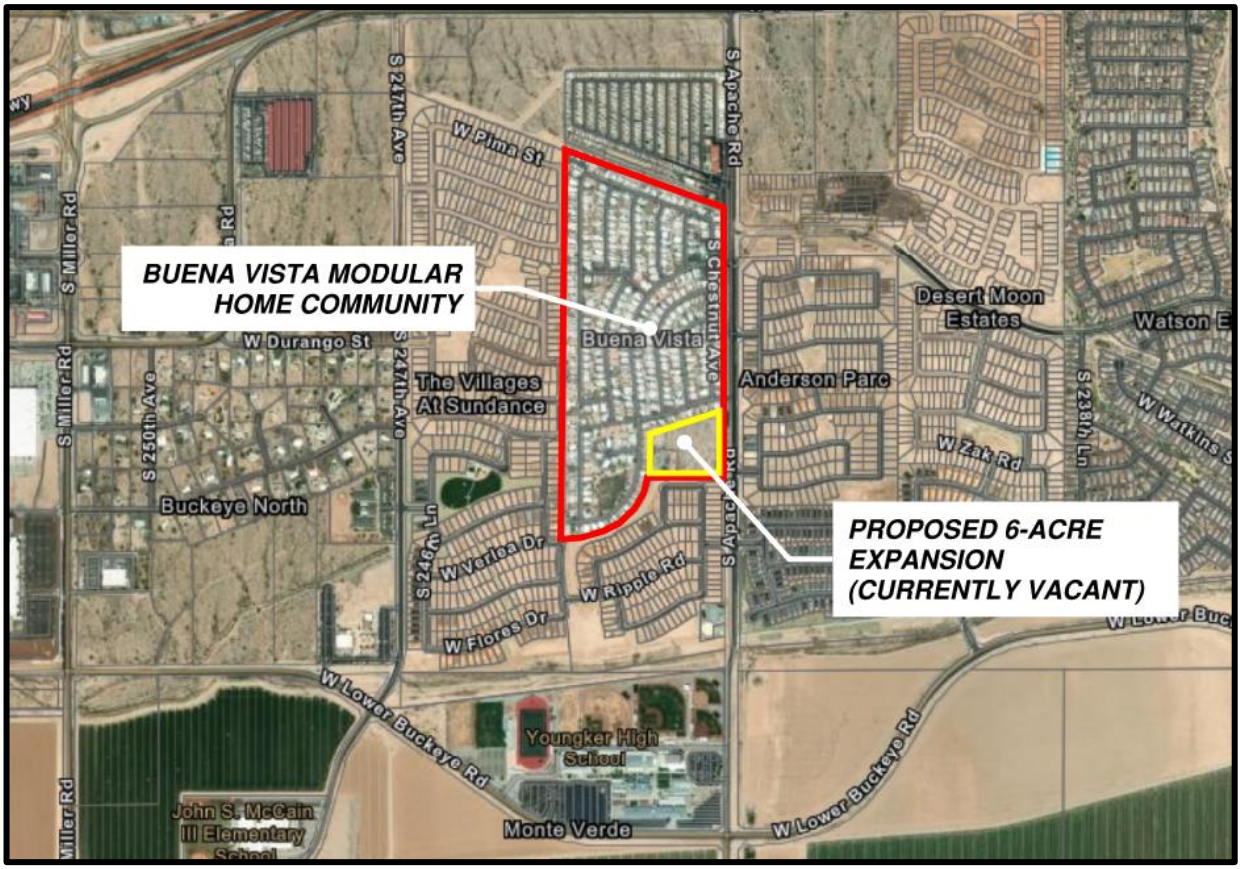
I. Introduction

This application represents the Project Team's request for a Conditional Use Permit (CUP) with the City of Buckeye. It is the intent for the Team to submit for Site Plan approvals following CUP approval by the Planning and Zoning Commission.

Buena Vista Estates is a 76.8-acre modular home community (MHC) built in 1985, located along the west side of Apache Road, between Yuma Road and Lower Buckeye Road in the City of Buckeye. The MHC consists of approximately 410 sites (lots) for single-wide and double-wide modular homes within a network of private streets. The MHC is fully developed with the exception of a six-acre vacant parcel (Subject Site) located in the southeast portion of the MHC, which has remained vacant since the MHC was originally developed.

Buena Vista Estates is located within the Commercial Center (CC) zoning district. A CUP is required to permit the development of modular housing within this zoning district, the original CUP only applied to the developed portion of the overall Buena Vista property. Thus, a CUP application must be processed and approved by the City of Buckeye Planning and Zoning Commission to pursue the proposed MHC expansion.

Figure A: Location Map



II. Existing Site Conditions

The location of the Subject Site is legally described as being located in the Southeast Quarter of Section 17, Township 01 North, Range 03 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The Subject Site is located within an undeveloped area occupying the southeast corner of a larger parcel, identified as Assessor's Parcel Number (APN) 504-63-002D. The general address for the overall MHC is 2000 South Apache Road, Buckeye AZ 85326.

Currently, the Subject Site is an open, graded parcel with light vegetation, a fenced-in basketball court, shade structures, a few parked vehicles as well as scattered surficial debris. The basketball court is in place to serve the residents of the MHC. An active well is also located on the Subject Site (AZ DWR Registration #55-917271). The site generally slopes down slightly from the northwest to the southeast corner and features small amounts of vegetation. Currently, there are no buildings on the property. The expansion parcel, like the overall MHC, is currently zoned "CC" (Commercial Center) in the City of Buckeye, and the City's current General Plan identifies the Land Use Designation as "Neighborhood", which is also the designation for the overall MHC and surrounding area.

Figure B: General Plan Land Use Map

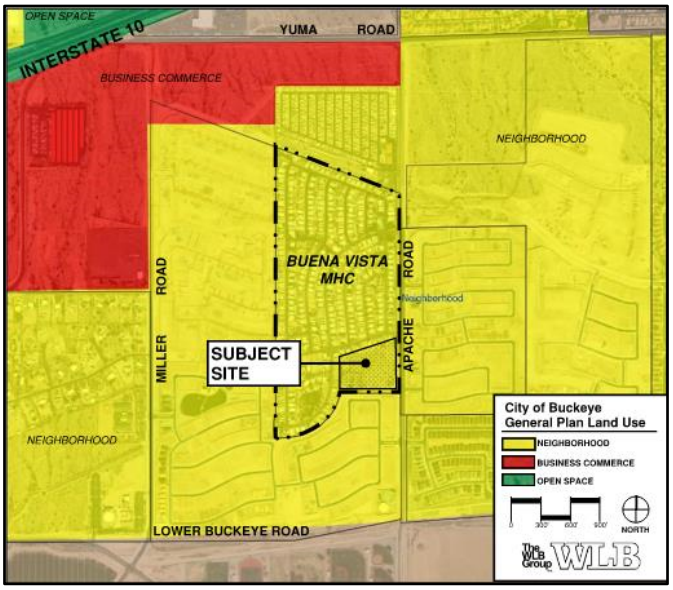
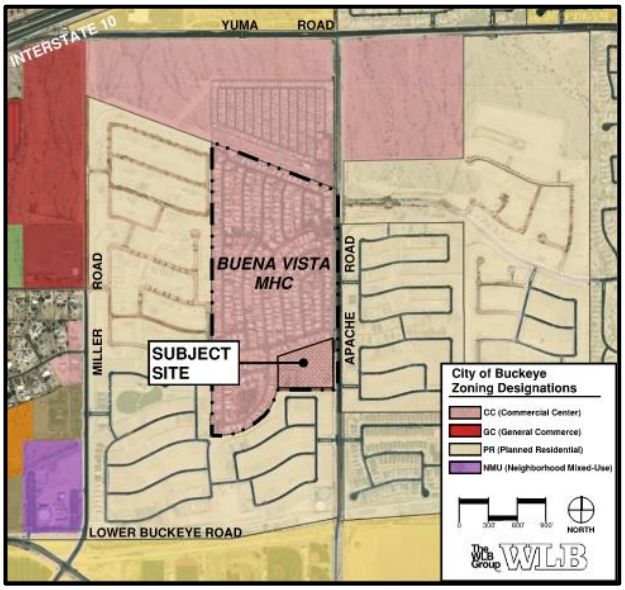


Figure C: Zoning Map



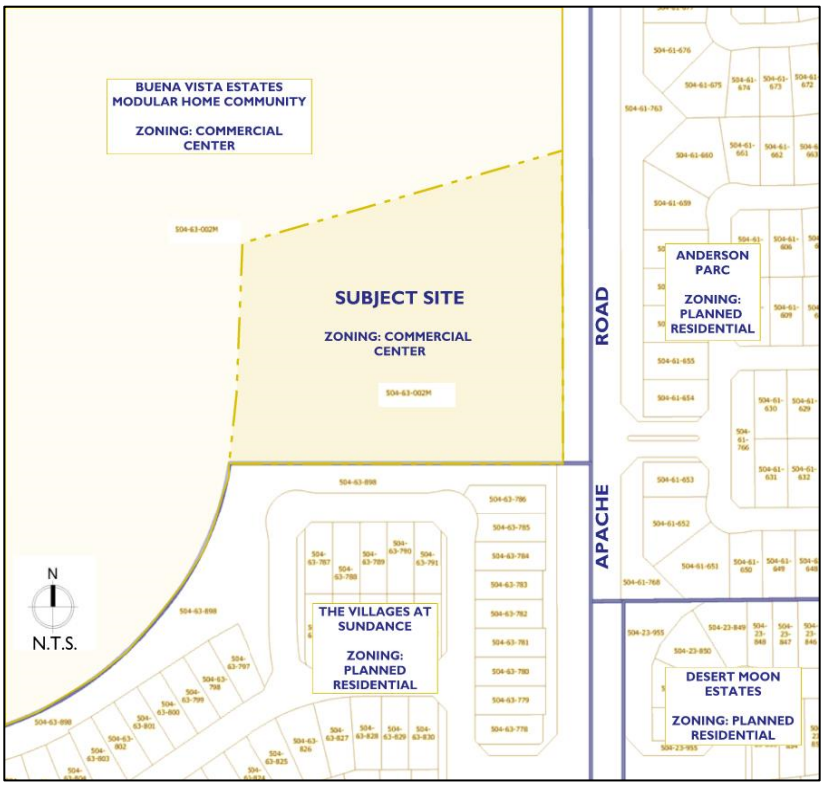
Apache Road is a north-south arterial road extending along the east boundary of the MHC offering gated vehicular access to the MHC. Up until recently, this portion of Apache Road consisted of just one lane in each direction. With the surge of residential development activity in the immediate area, the City has invested in several improvements to Apache Road, including pavement widening and the addition of sidewalks, curb, gutter and utilities. These improvements, specifically the west half of Apache Road, are included in the City's Capital Improvement Plan (CIP). The improvement plans are currently in the 90% design phase, and the project team will continue to coordinate with the City to ensure the most up-to-date documents are being referenced to complete the improvement plans for this project.

In recent years, residential construction has been underway on much of the land encompassing the Subject Site, including the Anderson Parc and Desert Moon Estates communities, two single-family residential subdivisions located immediately east of the Subject Site, and Village at Sundance, located immediately south and west of the Subject Site. Immediately north of the Subject Site is the Leaf Verde RV Resort.

Figure D: Area Context

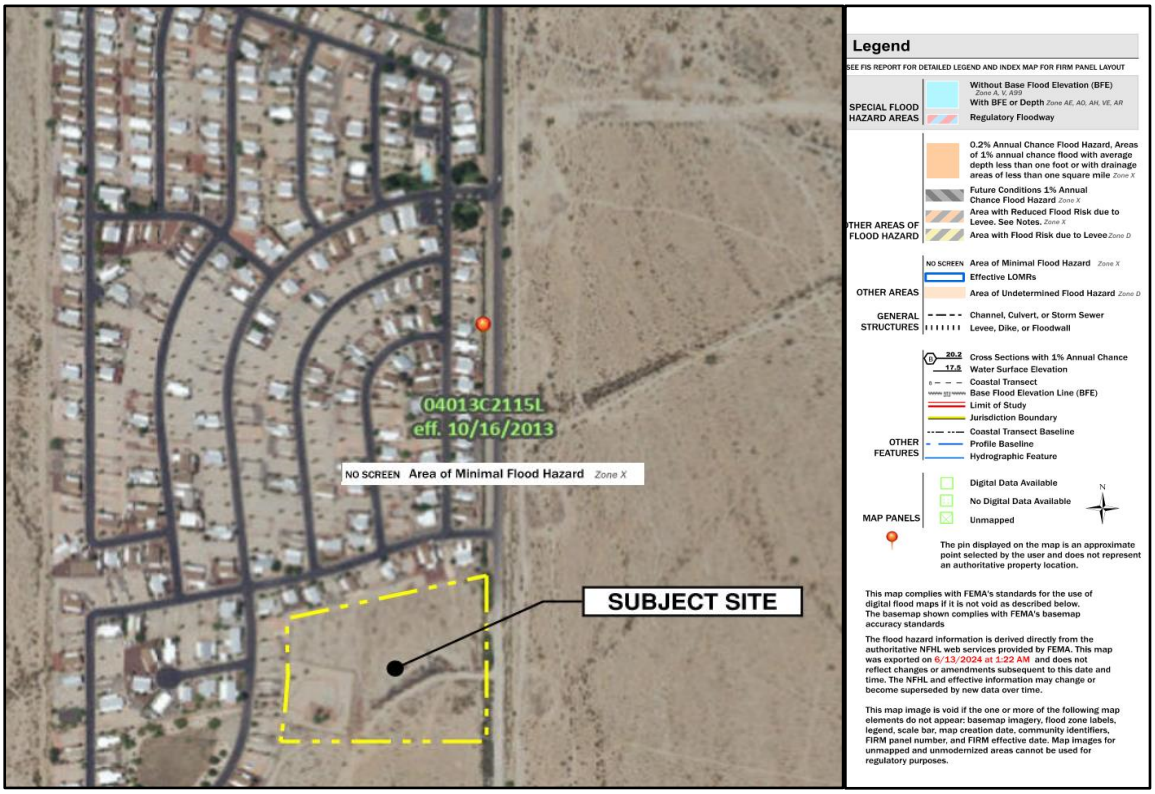
	Land Use	General Plan	Zoning
Subject Site	**Vacant**	**Neighborhood**	**Commercial Center (CC)**
North	Modular Housing	Neighborhood	Commercial Center (CC)
South	Single-Family Homes	Neighborhood	Planned Residential (PR)
East	Single-Family Homes	Neighborhood	Planned Residential (PR)
West	Modular Housing	Neighborhood	Commercial Center (CC)

Figure E: Surrounding Parcel Map



The Subject Site is located in an area of minimal flood hazard and outside of any floodplain or Special Flood Hazard Area, according to FEMA records and the FIRM map as shown below.

Figure F: FEMA FIRM Map



III. Description of Request

The Subject Site occupies approximately 6.0 gross acres of the southeast portion of the Buena Vista community, generally at the southwest corner of Apache Road and West Pine Drive. The proposed expansion will emulate the type of land use and development pattern of the existing modular home community.

The proposal will add approximately 32 new homesites (lots) to the overall modular home community. The new lots are proposed to have width of either 40 feet and 50 feet, and all lots will maintain a depth of 110 feet. The lots will accommodate single- and double-wide modular homes,, depending on the width of the lot. The project is proposed to be developed in a single phase. The table below summarizes the lot size and yield distribution for the Subject Site:

Lot Size	Lot Yield
40' x 110'	14
50' x 110'	18
Total Homesites	**32**

Parks, Open Space and Landscaping

In addition to the proposed homesites, open space common areas and amenities are proposed throughout the expansion property. Approximately 20% of the land will be dedicated open space. The existing play area will likely be replaced by a new play area at the southwest corner of the site, consisting of a fenced-in area of approximately 1,600 square feet. Additional open space tracts are proposed at the northwest corner of the property, and the open space tract at the southeast corner of the site will include a stormwater retention basin to accommodate on-site drainage.

While there is an existing well located near the southwest corner of the site, it will likely be abandoned prior to developing the site; otherwise, the City may require the well's ownership to transferred to the City.

If required, a Native Plant Inventory and Salvage Plan will be prepared as part of the site plan submittal due to the presence of existing native trees onsite. Any additional landscaping on the site will meet the requirements within Section 5.4.3.A. – 5.4.3.E. of the City of Buckeye Development Code. Perimeter landscaping will be incorporated within a 25-foot landscape buffer at the east boundary of the site along Apache Road. Any existing chain link fencing on or bordering the Subject Site will be removed and replaced with solid block masonry walls at various locations, including the south boundary of the site and the east boundary, along Apache Road.

Access and Circulation

All existing roadways within Buena Vista are private, and the proposed roadways on the Subject Site will remain private as well. Two vehicular access points are proposed within the Buena Vista community, connecting the proposed extension of the MHC to the existing private roadway network. The proposed roadway cross-section will be consistent with the existing design of the MHC, incorporating two-foot-wide concrete ribbon curbs on each side of a 28-foot-wide roadway,

for a total roadway width (measured from back of curb) of 32 feet. All private roadways shall be constructed to the full Public Street Standards per 6-3.006A. The developer will ensure WB-50 turning movements are accommodated throughout the street network, and the cul-de-sac and knuckle shown on the Site Plan are designed per City of Buckeye Engineering Design Standards (COB EDS), Section 6-3. To accommodate visitors, a total of six (6) new parking stalls are proposed to be added along the west access drive (5 standard and 1 accessible).

Drainage and Stormwater Management

Stormwater will be retained on site by use of retention basins. A preliminary drainage report was completed for the proposed extension and based on the proposed layout, and it was determined the majority of stormwater can be accommodated by a basin located in the southeast corner of the Subject Site. If subsequent drainage analysis indicates a deficiency, modifications can be made during the design phase to ensure adequate retention is being provided, which may include the incorporation of additional basins within other dedicated open space tracts.

Water and Sewer

The Buena Vista community is using a public water system and is within the City of Buckeye's water service area. According to City records, 4-inch and 6-inch PVC water mains provide service to each unit within Buena Vista. These water lines are located in easements extending along the rear of the lots. Based on this configuration, it was initially determined that the expansion lots would tie into the existing water lines located along the north and west boundary of the Subject Site. However, discussions with the City of Buckeye Water Resources Department indicated that this approach was not ideal, due to the age and modest sizing of the existing water mains in Buena Vista. It was suggested by the City to establish the water connection for the expansion at the recently installed 16-inch water main along Apache Road. According to the City, this approach is would avoid any complications by increasing the load within Buena Vista's water infrastructure. All new mains shall be designed and installed per Section 3-1 of the COB EDS.

The project is within the City of Buckeye's sanitary sewer service area. City records identify a 6-inch PVC sewer main along the west side of the site and an 8-inch PVC sewer main along the north side of the site, currently servicing the existing Buena Vista community. Much like the water network, the sanitary sewer lines extend along the rear of the lots, servicing each lot from this location. The installation of a new sewer main will be required to provide service to the expansion, tying into the existing 8-inch mains north and west of the site. All new mains will be designed and installed per Section 4-1 of the COB EDS.

Refuse Service Provider

It is anticipated the City of Buckeye will be the solid waste and recycling provider.

Fire and Police Protection

Fire and police protection services will be provided by the City of Buckeye. The nearest police station is located at 1101 Ash Avenue (approx. 1.5 miles from site) and the nearest fire station, Fire Station ID 702, is located within the Sundance Community, approximately two (2) miles from the Subject Site at 1911 South Rainbow Road.

Impact on Local Schools

The property is located within the Buckeye High School and Buckeye Elementary School districts. However, the expansion of the Buena Vista community should not result in any direct impacts to the Districts.

The Figure below shows the typical layout of the existing lots in Buena Vista while identifying building setbacks and the location of utilities that service each unit.

Figure G: Home Site and Utility Detail

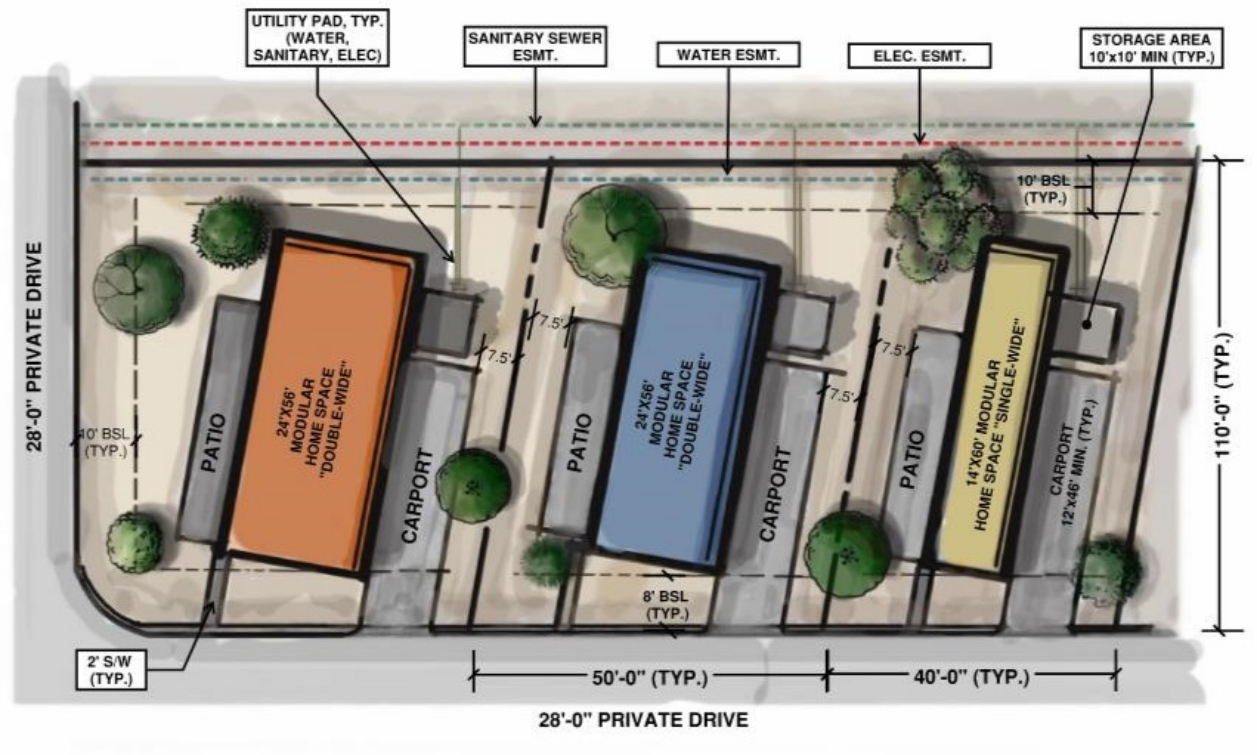


Figure H: Legal Description

LEGAL DESCRIPTION

Land situated in the City of Buckeye in the County of Maricopa in the State of AZ

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17, MONUMENTED BY A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP WITH LS NO. 29891, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, MONUMENTED BY A MARICOPA COUNTY BRASS CAP BEARS AS A BASIS OF BEARINGS SOUTH 00° 20' 42" WEST, A DISTANCE OF 2621.47 FEET;

THENCE SOUTH 00° 20' 42" WEST, ALONG THE EASTERLY LINE OF THE QUARTER SAID SECTION 17, A DISTANCE OF 1078.76 FEET;

THENCE NORTH 89° 39' 18" WEST, A DISTANCE OF 641.09 FEET;

THENCE SOUTH 10° 38' 08" WEST, A DISTANCE OF 9.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 79° 21’ 52" WEST, A DISTANCE OF 492.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31° 18'01 ", AN ARC DISTANCE OF 268.78 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 41° 56' 09" WEST, A DISTANCE OF 24.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 48°03’51" WEST, A DISTANCE OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43° 20'02”, AN ARC DISTANCE OF 453.79 TO A POINT OF TANGENCY;

THENCE SOUTH 85° 16’ 11" WEST, A DISTANCE OF 162.81 FEET;

THENCE NORTH 00° 56' 04" WEST, A DISTANCE OF 148.30 FEET;

THENCE NORTH 04° 12' 46" WEST, A DISTANCE OF 25.44 FEET;

THENCE NORTH 07° 14' 33" EAST, A DISTANCE OF 44.78 FEET;

THENCE NORTH 28° 40' 19" EAST, A DISTANCE OF 27.33 FEET:

THENCE NORTH 00° 18' 52" EAST, A DISTANCE OF 2823.40 FEET;

THENCE SOUTH 69° 22' 19" EAST, A DISTANCE OF 1408.51 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00° 20’ 42" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1018.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH SEWER LINE EASEMENT DATED JANUARY 20, 2005 AND RECORDED JANUARY 21,2005 IN DOCUMENT NO. 20050087886.

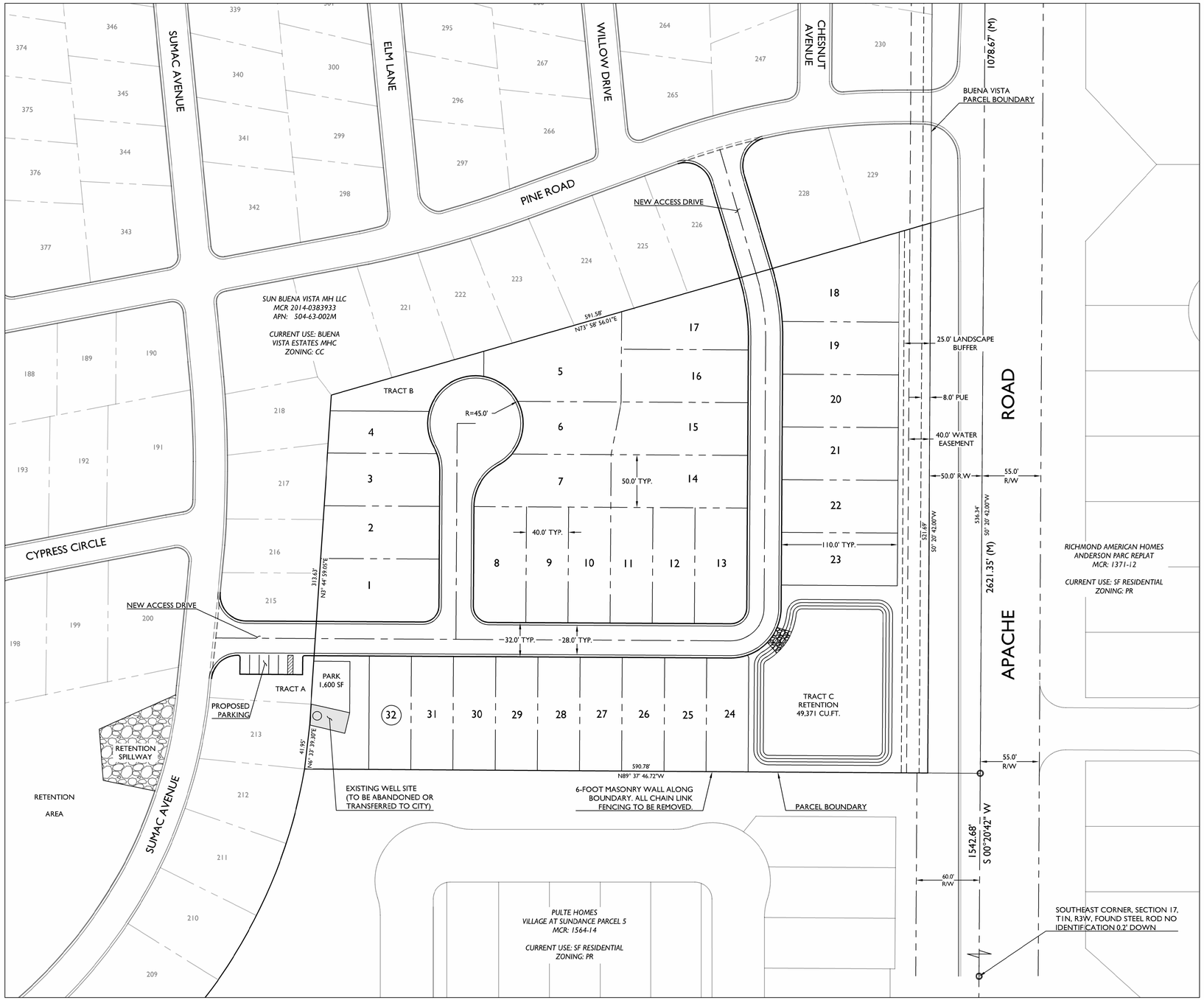
2R PLZU-24-0005 RECEIVED OCT 03 2024 AL

SITE PLAN

6-ACRE EXPANSION TO ALLOW AN ADDITIONAL 32 HOME SITES
IN A MODULAR HOME COMMUNITY KNOWN AS
"BUENA VISTA ESTATES", BUCKEYE, AZ

LOCATED WITHIN THE EAST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDAN, MARICOPA COUNTY, ARIZONA
APN: 504-63-002M

PAC TRACKING # PLZM-24-0056 / PLZU-24-0005 CUP



SITE DATA - EXPANSION PARCEL

Tract	Open Space Calculations	Sq. Ft.	Acres
A	Park	5,000	0.11
	Well Site	700	0.02
	Remaining	3,642	0.08
B	Common Area	4,200	0.10
C	Retention / LS Buffer	39,000	0.90
Total Open Space		**52,542**	**1.21**
% Open Space - Required			**20%**
% Open Space - Proposed			**20%**

Lot Area	# of Lots	% of Total
40' x 110'	14	40.6%
50' x 110'	18	59.4%
Total	**32**	**100.0%**

Total Area	**6.0**	**Gr. Ac.**
Density (du/ac)	**5.3**	**Du/Ac**

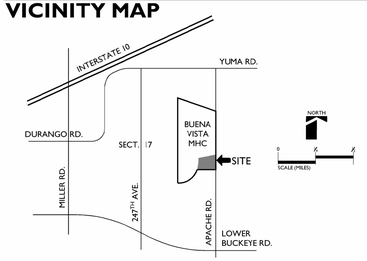
LOT SIZE DISTRIBUTION

Lot #	40' x 110'	50' x 110'
1		X
2		X
3		X
4	X	
5		X
6		X
7		X
8		X
9	X	
10	X	
11	X	
12	X	
13		X
14		X
15		X
16		X
17		X
18		X
19		X
20		X
21		X
22		X
23		X
24	X	
25	X	
26	X	
27	X	
28	X	
29	X	
30	X	
31	X	
32	X	
Lots	**14**	**18**
32 HOME SITES TOTAL		

UTILITIES

WATER	CITY OF BUCKEYE
SEWER	CITY OF BUCKEYE
ELECTRIC	A.P.S.
CABLE / TV	COX / CENTURY LINK
NATURAL GAS	SW GAS

VICINITY MAP



PORTION OF NE QUARTER SECT. 17, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PORTION (APPROX. 6.0 GR. AC.) OF APN 504-63-002M

PROJECT DESCRIPTION

SITE PLAN FOR A VACANT PORTION OF THE BUENA VISTA ESTATES MODULAR HOME COMMUNITY LOCATED AT 2000 SOUTH APACHE RD. THE 6.0-ACRE SITE WILL BE IMPROVED WITH NEW PRIVATE STREETS AND CONCRETE PADS FOR THE ADDITION OF UP TO 32 MODULAR HOME SITES, UPDATED AMENITIES AND VISITOR PARKING SPACES.

PROJECT DATA

SITE AREA:	
BUENA VISTA (OVERALL SITE)	76.8 GR. AC.
EXPANSION AREA (SUBJECT SITE)	6.41 GR. AC. / 6.0 NET AC.
ASSESSOR'S PARCEL NUMBER:	504-63-002M
JURISDICTION:	CITY OF BUCKEYE
EXISTING ZONING:	*CC (COMMERCIAL CENTER)
EXISTING GP LAND USE:	NEIGHBORHOOD
PROPOSED PARKING:	(5) STANDARD; (1) ADA

CONDITIONAL USE PERMIT

PRIOR TO SITE PLAN APPROVAL, A CONDITIONAL USE PERMIT (CUP) APPLICATION MUST BE APPROVED BY THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION.

THE CUP (PLZU-24-0005) HAS BEEN SUBMITTED BY THE APPLICANT AND IS PENDING APPROVAL BY CITY OF BUCKEYE PLANNING AND ZONING COMMISSION.

PROJECT TEAM

OWNER / DEVELOPER
SUN BUENA VISTA MH LLC
27777 FRANKLIN RD., #200
SOUTHFIELD, MI 48034
(602) 725-7891
ATTN: JIM DAWSON
JDAWSON@SUNCOMMUNITIES.COM

APPLICANT / PLANNER / ENGINEER
THE WLB GROUP, INC.
1600 W. BROADWAY ROAD, #150
TEMPE, AZ 85282
(480) 736-1600
ATTN: CHRIS BERTCH, AICP
CBERTCH@WLBGROUP.COM

0 25' 50' 100'
SCALE 1" = 50'
NORTH

The WLB Group INC. WLB ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE URBAN DESIGN
1600 W BROADWAY RD #150 TEMPE AZ 85282 (480) 736-1600

PROJECT
BUENA VISTA ESTATES
MODULAR HOME COMMUNITY (MHC)
2000 SOUTH APACHE ROAD, BUCKEYE AZ 85326

MINOR SITE PLAN AMENDMENT

SHEET TITLE
CONCEPTUAL SITE PLAN

WLB PROJECT #223008005 | DATE 7/16/24 | SHEET 1 of 1

Q:\223008\Plots\05 Buena Vista 6-Acre Expansion\03 SITE PLAN\CAD\BV-MAC SITE PLAN.dwg Plot Date: 10/3/2024 9:16 PM

LAND SITUATED IN THE CITY OF BUCKEYE IN THE COUNTY OF MARICOPA IN THE STATE OF ARIZONA.

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17, MONUMENTED BY A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP WITH LS NO. 29891, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, MONUMENTED BY A MARICOPA COUNTY BRASS CAP BEARS AS A BASIS OF BEARINGS SOUTH 00° 20’ 42" WEST, A DISTANCE OF 2621.47 FEET;

THENCE SOUTH 00° 20' 42" WEST, ALONG THE EASTERLY LINE OF THE QUARTER OF SAID SECTION 17, A DISTANCE OF 1078.67 FEET;

THENCE NORTH 89° 39' 18" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 39' 18" WEST, A DISTANCE OF 590.74 FEET;

THENCE NORTH 06° 33’ 39" EAST, A DISTANCE OF 41.95 FEET;

THENCE NORTH 03° 44’ 59" EAST, A DISTANCE OF 313.63 FEET;

THENCE NORTH 73° 58’ 56" EAST, A DISTANCE OF 591.48 FEET;

THENCE SOUTH 00° 20' 42" WEST, A DISTANCE OF 522.00 FEET TO THE POINT OF BEGINNING.

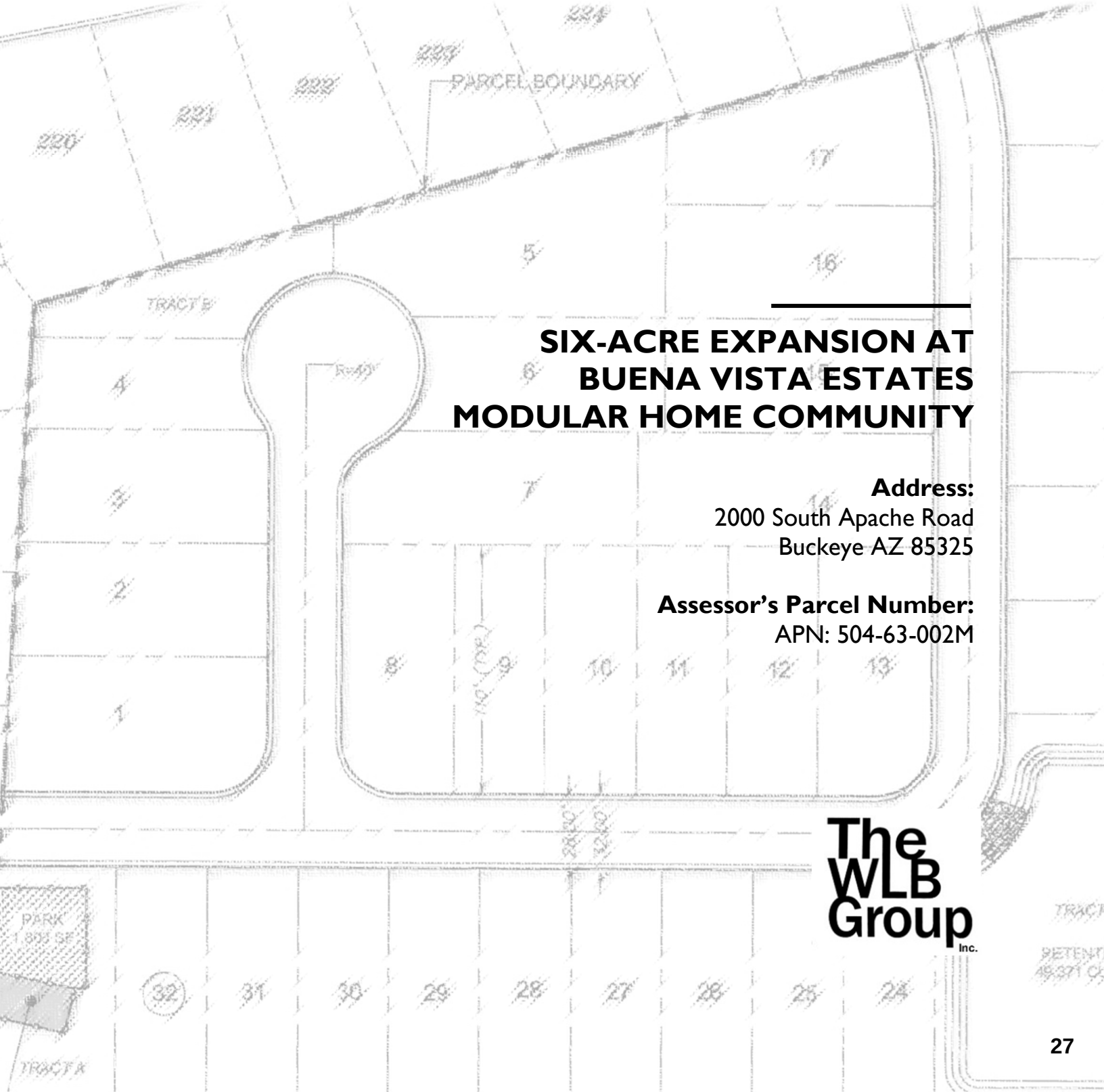
COMPRISING AN AREA OF 5.80 ACRES.

CITIZEN PARTICIPATION REPORT

Conditional Use Permit (CUP) Application

#PLZU-24-0005 CUP

November 2024



SIX-ACRE EXPANSION AT BUENA VISTA ESTATES MODULAR HOME COMMUNITY

Address:
2000 South Apache Road
Buckeye AZ 85325

Assessor's Parcel Number:
APN: 504-63-002M

The WLB Group Inc.

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- **Stakeholder Identification** ____ **4**
- **Notification Procedures** ____ **5**
- **Response Procedures** ____ **6**
- **Neighborhood Meeting Summary** ____ **6**
- **Project Schedule and CPP Activities** ____ **6**
- **APPENDIX**

Project Team and Contact

Developer / Property Owner
Sun Communities
27777 Franklin Road, #200
Southfield MI 48034
Contact: Richard Dawson, VP Construction Design
T: 602.725.7891
E: jdawson@suncommunities.com

Applicant / Planning / Civil / Public Outreach
The WLB Group, Inc.
1600 W Broadway Road #150
Tempe AZ 85282
Contact: Chris Bertch, AICP
T: 480.736.1600
E: cbertch@wlbgroup.com

Submittal History

PAC Meeting:	July 11, 2024
1st Submittal:	August 8, 2024
2nd Submittal:	October 4, 2024
Final Submittal:	November 25, 2024

Project Summary

This document represents the culmination of the ongoing public outreach efforts, referred to as the Citizen Participation Plan (CPP), involving an application for a Conditional Use Permit (CUP) submitted by The WLB Group, Inc. (Applicant) to the City of Buckeye (City). Pursuant to the Buckeye City Code, a CPP is a required step of the CUP application, with a goal to foster meaningful involvement from residents and impacted property owners. This document, referred to as the Citizen Participation Report (CPR), outlines the methods, milestones, deliverables and most importantly, the overall results, of the Applicant's CPP efforts. The CPR will be submitted to the assigned planner prior to the first public hearing.

The Applicant has remained compliant with the City's CPP requirements throughout the entitlement process and has provided periodic updates and documentation to the staff planner. This compliance includes the following:

1. Identification of property owners within 300 feet of the Subject Site
2. Providing the staff planner with list, contact information and map of identified property owners
3. Mailing two sets of notices to each property owner:
    a. Notification of a Neighborhood Meeting
    b. Notification of a Public Hearing (Planning and Zoning Commission)
4. Signage posted on the Subject Site with Hearing Information
5. Newspaper Publication with Hearing Information, and Proof of Publication
6. Notarized, Signed Affidavits for:
    a. Sign Posting
    b. Neighborhood Meeting Mail Notification
    c. P&Z Hearing Mail Notification
    d. Newspaper Publication
7. Neighborhood Meeting Results and Sign-In Sheet

The Applicant anticipates approval of the CUP at the Planning and Zoning Commission hearing. This approval will allow the Applicant to proceed with the Site Plan submittal.

As of November 25, 2024, and throughout the public outreach process, the Applicant has not received any letters, emails, phone calls or any other form of communication, regarding the CUP Application or proposed project. Additionally, there were no attendees at the Neighborhood Meeting who were part of the list of property owners within 300 feet of the Subject Site. Therefore, based on the CPP minimum requirements set forth by the Buckeye City Code, and the Applicant's efforts to solicit comment or feedback, there does not appear to be any measurable or defined amount of opposition to the proposed CUP.

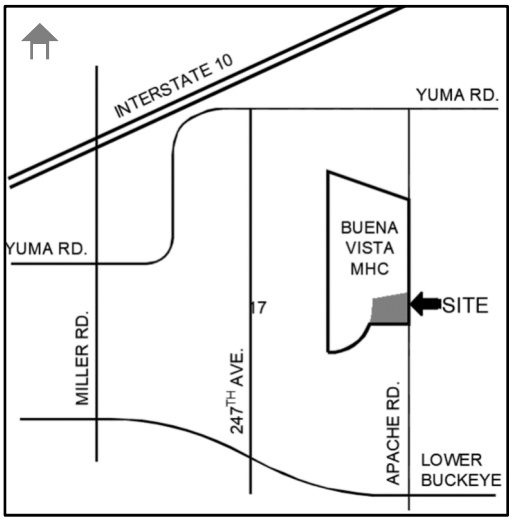
Application Request

The Applicant is seeking a Conditional Use Permit on a six (6) acre parcel of land located within the overall Buena Vista Estates Modular Housing Community. This parcel is a portion of a larger vacant parcel of approximately 76.8 gross acres. The goal of the CUP is to permit the applicant to build up to 32 homesites that will accommodate modular housing on six acres of vacant land located within the Buena Vista Estates modular home community within the Commercial Center (CC) zoning district. The modular housing which the applicant is proposing is a specific land use that is not permitted in the CC zoning district without first applying for a CUP prior to submitting development plans for the site.

Project Location

The subject property is located approximately ½-mile north of the northwest corner of Apache Road and Lower Buckeye Road within the City of Buckeye jurisdiction, with the physical mailing address identified as 2000 South Apache Road, Buckeye AZ 85352. Legally, the property is described as a Portion of the Southeast Quarter of Section 17, Township 01 North, Range 03 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The Subject Site occupies the vacant, southeast corner of a modular home community. The Subject Site and overall community are identified by a single Assessor's Parcel Number (APN), 504-63-002M.

A project location map was included with the neighborhood meeting and hearing notices.



Stakeholders and Parties Affected by this Application

The stakeholders and other parties likely to be affected by the request for a Conditional Use Permit for the Subject Site include:

- Property owners within 300' of the subject property.
- Neighborhood Homeowner's Associations or other special interest groups in the vicinity of the Subject Site, identified as having an interest in the Subject Site or immediate area.
- Those identified by the City of Buckeye as having an interest in development activity on or near the Subject Site.

Stakeholder Identification

The project team identified the names and addresses of all property owners within 300 feet of all property lines of the Buena Vista Estates Parcel though the Maricopa County Assessor's website. Even though the actual portion of the site being developed takes up a portion of the southeast corner of the community, the data includes all property owners within 300 feet of the overall parcel. A complete list is included in the Appendix along with the corresponding parcel map.

Notification Procedures

The public outreach process involved several methods to communicate the CUP application and project details with the community. Those methods are described below:

Neighborhood Meeting

The applicant will schedule and facilitate a neighborhood meeting after the initial submittal of the CUP application to the City. This meeting will offer an opportunity for the applicant to present the application request in more detail to the individuals and parties affected by the application. The meeting will include handouts of the Concept Plan as well as display boards to present to attendees. To make the parties aware of the meeting, a notification letter was mailed 15 days prior to the meeting. Questions and comments will be documented to allow the applicant to adequately address all inquiries. The meeting summary will be documented in the final CPP and report.

Planning and Zoning Commission

Upon the City's review and approval of the CUP application, a Planning & Zoning Commission public hearing will be scheduled, where the Commission will approve or deny the application. The applicant will again mail notices to each property owner on the list no less than 15 days prior to the public hearing date. The notices will include the date, time and location of the public hearing.

Signage will be posted on the site at two visible locations along Apache Road and will be consistent with the sign specifications established by the City of Buckeye. Hearing dates will be included on the signage once the Staff Planner notifies the Applicant of the applicable hearing date. The Applicant will remove the signage within 10 days following the Planning and Zoning Commission hearing.

Meeting Notices

The notification letters for the Neighborhood Meeting and Public Hearing included a brief description of the type and nature of request being made to the City, explaining that the CUP is required to permit the type of proposed land use (modular homes) in the CC Zoning District and develop the property into additional lots (home sites). Two attachments were included with the letter: A map identifying the location of the Subject Site and meeting location (Buckeye Elementary School District Offices), and the latest Conceptual Site Plan of the project. In the event stakeholders are unable to attend the meeting(s), the notices include applicant contact information (email, telephone) as a method to communicate and voice issues/concerns regarding the case to the applicant. The notices also include City of Buckeye Development Services contact information in the event stakeholders are more comfortable registering any concerns with the Department.

The project description on the notification materials contain verbiage similar to the following:

> *Conditional Use Permit will allow for the development of a vacant portion of the Buena Vista Estates modular home community located at 2000 South Apache Road. The 6.0-acre site will consist of up to 32 additional modular home sites.*

Newspaper Publication

Additionally, to comply with City of Buckeye Public Hearing Notification Requirements, the public hearing notice has been published in a newspaper of general circulation within the City of Buckeye. The information was published in the West Valley Republic, a publication of the Arizona Republic newspaper centering on news in the west and southwest suburbs of the Phoenix metro area. The published notice included a project description, Application contact information, hearing date, time and location, as well as the project case number. The notice will be published no less than 15 days prior to the hearing date.

Response Procedures

Although the project team does not anticipate an organized or vocal contingent who are opposed to the proposed CUP application, any inquiries, comments or other communication that occurs in response to the CUP request, including phone calls, letters, emails or other form of correspondence will be sufficiently documented by the applicant and will include details on how any comments or remarks are addressed. The final CPR will include this information.

Neighborhood Meeting Summary

The Neighborhood Meeting was held on Thursday, September 26, 2024 at the Buckeye Elementary School District Offices, 25555 W. Durango Street, approximately 1.5 miles west of the Subject Site. The meeting began at 6:30pm and concluded at approximately 7:15pm. Two large-format presentation boards (Proposed Site Pan and Existing Conditions Map), project summary handouts and Project Feedback / Comment Forms were made available for attendees. The Project Feedback / Comment Form gave attendees three options for communication: completing the form in-person at the meeting, completing and sending the form via email or completing and sending the form via US Mail. Residents were advised to complete and submit the forms by October 15, 2024. There were no forms submitted during or after the meeting.

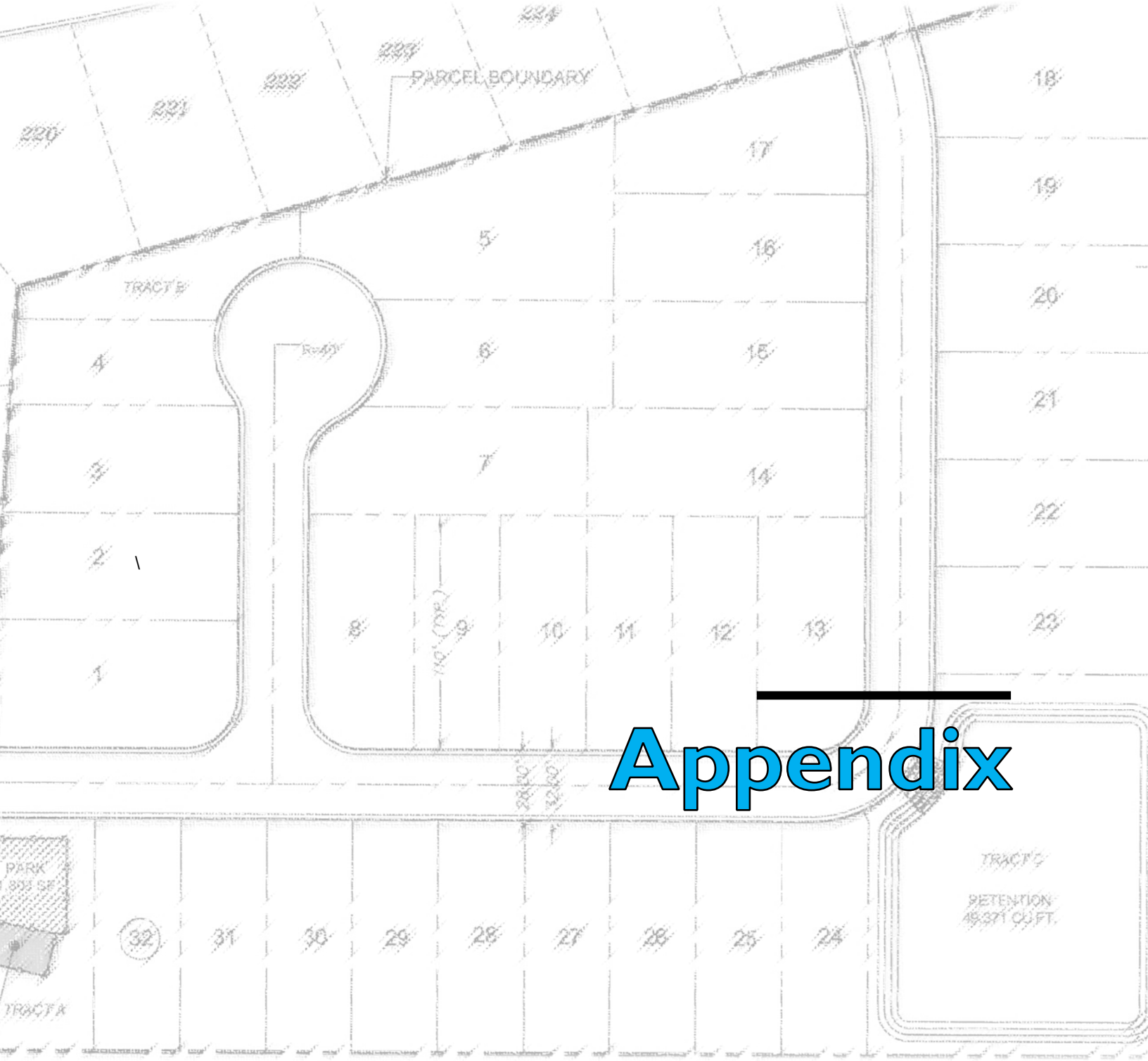
Not including the applicant and the representative from the City of Buckeye Planning and Zoning Department, there were two attendees. Both attendees were supportive of the proposal, particularly with the idea of the overall Buena Vista community being "modernized" and the need for the proposed community center, although the community center is technically a separate project within Buena Vista.

Project Schedule and CPP Activities

Below is the proposed schedule of activities and submittal dates for the Buena Vista CUP public participation process. This schedule will be monitored by the project team and updated as needed.

Date	Task
August 8, 2024	✓ Initial CUP Application Submitted
September 9, 2024	✓ Mail Neighborhood Meeting Notification Letters
September 26, 2024	✓ Neighborhood Meeting
November 2024	✓ Staff to Provide P&Z Hearing Date
November 18, 2024	✓ Mail P&Z Hearing Notification Letters
November 18, 2024	✓ Signage posted on Subject Site
November 20, 2024	✓ Hearing Notice Published in West Valley Republic
November 25, 2024	✓ Citizen Participation Report Submitted to Staff
*December 10, 2024**	✓ Planning and Zoning Commission Hearing
*December 20, 2024**	✓ Signage Removed

** Estimated, subject to change*


PARCEL BOUNDARY
TRACT B
TRACT C
RETENTION
49,371 SQ.FT.
PARK
TRACT A

Appendix

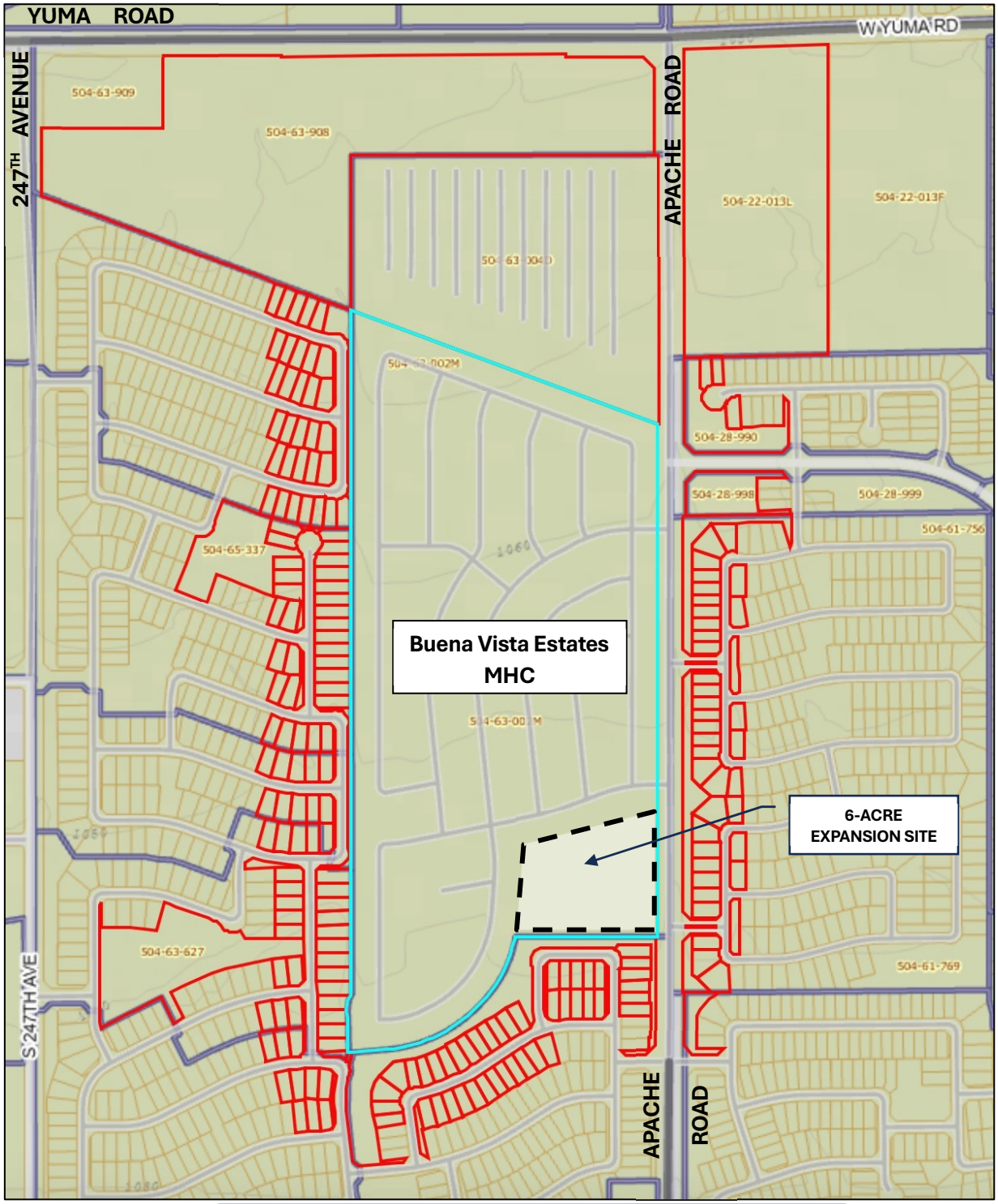
Property Owners 300' from Subject Site

Owner	Address	City	State	Zip
Abbott Joseph A III	24360 W Verlea Dr	Buckeye	AZ	85326
Acosta Elvira Ema/Jose Julian Bravo	24424 W Verlea Dr	Buckeye	AZ	85326
Alaniz Jesus Orduno/Balderrama Maritza	24505 W Verlea Dr	Buckeye	AZ	85326
Allen Hunter	24519 W Mohave St	Buckeye	AZ	85326
Alpiz Valeria J Guedez/Gagle Steven Dale	24546 W Verlea Dr	Buckeye	AZ	85326
Alston Sara/Kevin	24504 W Ripple Rd	Buckeye	AZ	85326
Anderson Melissa	1790 S 245th Dr	Buckeye	AZ	85326
Anderson Parc Homeowners Association	450 N Dobson Rd 201	Mesa	AZ	85201
Angel Daisy Emily	24536 W Durango St	Buckeye	AZ	85326
Araujo Gabriela M/Covarrubias Alvaro Arroyo	24531 W Verlea Dr	Buckeye	AZ	85326
Argueta Raziel A/Clarissa	2334 S 245th Dr	Buckeye	AZ	85326
Arredondo Brittiny Annett/Vianey	24407 W Verlea Dr	Buckeye	AZ	85326
Bailey Casey	24509 W Pima St	Buckeye	AZ	85326
Bassong Jean Barrot Olivier Dicka	24533 W Durango St	Buckeye	AZ	85326
Bazan Juleim Pelayo/Perez Javier	24511 W Cocopah St	Buckeye	AZ	85326
Beights Richard Jr	2314 S 242nd Ln	Buckeye	AZ	85326
Beltran Jaqueline Valdez	2307 S 245th Dr	Buckeye	AZ	85326
Benjamin Jacob A Constante/Tovar Dafene Millan	24259 W Gibson Ln	Buckeye	AZ	85326
Bent Stephan/Maria J	24535 W Durango St	Buckeye	AZ	85326
Bonney Cassandra	24530 W Pima St	Buckeye	AZ	85326
Broby Matthew J/Trisha Suzanne	24437 W Verlea Dr	Buckeye	AZ	85326
Brown Marcus D	2304 S 245th Dr	Buckeye	AZ	85326
Bungalows At Sundance LLC	15300 N 90th St Ste 200	Scottsdale	AZ	85260
Burruel Diana A	7532 W Mackenzie Dr	Phoenix	AZ	85033
Cain Austin/Samantha	24517 W Cocopah St	Buckeye	AZ	85326
Cairo Tonya/Hess Robert	29348 Se Carroll Dr	Corvallis	OR	97333
Calderon Rosario Ochoa/Ochoa Viridiana Garcia	1783 S 245th Dr	Buckeye	AZ	85326
Camacho Juan G/Michelle	24513 W Pima St	Buckeye	AZ	85326
Carrico Carri/Sarah	24511 W Hilton Ave	Buckeye	AZ	85326
Castelo Mauricio/Laura	24509 W Durango St	Buckeye	AZ	85326
Castillo Fernando	24515 W Cocopah St	Buckeye	AZ	85326
Cecil-Denton Katrina/Denton Matthew Ryan	24538 W Concorda Dr	Buckeye	AZ	85326
Century Communities Of Arizona LLC	7702 E Doubletree Ranch Rd Ste 303	Scottsdale	AZ	85258
Cesar Gonzalez Trust	24548 W Mohave St	Buckeye	AZ	85326
Cesar Gonzalez Trust	24537 W Mohave St	Buckeye	AZ	85326
Colmenero Jessica/Nava Luis Espinoza	24521 W Pima St	Buckeye	AZ	85326
Cordeiro Valentin/Monica	24415 W Verlea Dr	Buckeye	AZ	85326
Cordon Sarah Marie/Christopher David	24268 W Whyman Ave	Buckeye	AZ	85326
Coronado Claudia	24365 W Concorda Dr	Buckeye	AZ	85326
Corrus Christine Lynn	24269 W Watkins St	Buckeye	AZ	85326
Cortez Marie Cervantes/Ortiz Luis Armando Castillo	1846 S 245th Dr	Buckeye	AZ	85326
Cranage-Littner Elizabeth Gale	2460 S 244th Ln	Buckeye	AZ	85326
Cupp Christopher Andrew/Evangeline Theresa	24368 W Verlea Dr	Buckeye	AZ	85326
Damian Natalie/Camilo/Maria Isabel	24534 W Hilton Ave	Buckeye	AZ	85326
Deleon Eligio/Navalazaro Cynthia	2218 S 242nd Ln	Buckeye	AZ	85326
Dennis Jeremy/Taryn	24510 W Pima St	Buckeye	AZ	85326
Desert Moon Estates Community Assn	4645 E Cotton Gin Loop	Phoenix	AZ	85040
Desert Moon Estates Community Assn	4645 E Cotton Gin Loop	Phoenix	AZ	85040
Desert Moon Estates Community Association	4645 E Cotton Gin Loop	Phoenix	AZ	85040
Deshpande Saurabh Vijay/Aarti	217 W Fellars Dr	Phoenix	AZ	85023
Dewan Mamun/Sultana Razia	2449 S 245th Dr	Buckeye	AZ	85326
Duran Diego Lozania	1830 S 245th Dr	Buckeye	AZ	85326
Durer Cody/Guy Madelyn	24526 W Hilton Ave	Buckeye	AZ	85326
Elida M Luna Living Trust	22043 W Shadow Dr	Buckeye	AZ	85326
Estrada Armando/Leticia	24515 W Durango St	Buckeye	AZ	85326
Fernandez Oliver	24516 W Mohave St	Buckeye	AZ	85326
Flores Humberto Estrada/Garcia Kristina	24539 W Concorda Dr	Buckeye	AZ	85326
Flores Isabel D/Torres Dionicio Manuel Iv	24400 W Verlea Dr	Buckeye	AZ	85326

Owner	Address	City	State	Zip
G & E Gonzalez Trust	7035 N 173rd Ave	Waddell	AZ	85355
Gaasvig Jonathon G	24267 W Gibson Ln	Buckeye	AZ	85326
Galindez Juan F	24332 W Verlea Dr	Buckeye	AZ	85326
Gant Josef Dustin/Lindsey	24264 W Zak Rd	Buckeye	AZ	85326
Garcia Roberto Rascon/Kasting Sabrina L	2452 S 244th Ln	Buckeye	AZ	85326
Gassaway Nicholas John/Natasha Jackobyna	24529 W Mohave St	Buckeye	AZ	85326
Gehan Homes Of Arizona LLC	1501 W Fountainhead Pkwy Ste 150	Tempe	AZ	85282
Gibson Ryan/Natasha Nichole	1839 S 245th Dr	Buckeye	AZ	85326
Grall Laurie	1881 S 245th Dr	Buckeye	AZ	85326
Green Mykell D/Madrid Desiree	24410 W Verlea Dr	Buckeye	AZ	85326
GVH Properties LLC	3312 W Ansell Rd	Laveen	AZ	85339
Hernandez Janett	2302 S 242nd Ln	Buckeye	AZ	85326
Hernandez Paula Barta/Ortiz Terri Lynn Hernandez	2335 S 245th Dr	Buckeye	AZ	85326
Hilden Kevin A/Vivian Vu	24406 W Verlea Dr	Buckeye	AZ	85326
Hines Austin David/Barraza Nunez Mayra	2468 S 244th Ln	Buckeye	AZ	85326
Ih6 Property Phoenix L P	1717 Main St Ste 2000	Dallas	TX	75201
Inzunza Mario G/Ibal Tania/Gonzalez Elian	24446 W Verlea Dr	Buckeye	AZ	85326
Jackson Domivan Sr	24263 W Whyman Ave	Buckeye	AZ	85326
Jaglowski Ashley M/Matthew J	24538 W Whyman Ave	Buckeye	AZ	85326
Joe Lauren M	24331 W Concorda Dr	Buckeye	AZ	85326
Kalderon Yohai	1780 S 245th Dr	Buckeye	AZ	85326
Khan Ayeshaw Jabeen/Virani Karim Ashiqali	6792 W Melinda Ln	Glendale	AZ	85308
Kinney Stacey Lynn/Acuna Marco Antonio	24546 W Whyman Ave	Buckeye	AZ	85326
Kirpal Rajnesh/Ashwini	24543 W Verlea Dr	Buckeye	AZ	85326
Krishnasamy Srinivas/Kumar Sangeeta	5038 W Parsons Rd	Phoenix	AZ	85083
L&L Group 2 LLC	12542 W Bethany Home Rd	Litchfield Park	AZ	85340
Lassiter Joe W/Southin	24432 W Verlea Dr	Buckeye	AZ	85326
Lee Ivan/Benford Qiyan	24503 W Cocopah St	Buckeye	AZ	85326
Llamas Salvador/Jessica	24540 W Cocopah St	Buckeye	AZ	85326
Lomeli Erika Flores	24401 W Verlea Dr	Buckeye	AZ	85326
Lopez Itzel A Vazquez/Marquez Silvia P Amaro	24517 W Verlea Dr	Buckeye	AZ	85326
Lopez Louis / Corrine Caroline	11961 Doral Ave	Northridge	CA	91326
Loustaunau Stephanie/Sherman Tessa Nichole	1797 S 245th Dr	Buckeye	AZ	85326
Lovejoy Marcos/Cuevas Camilla ZAZueta	24547 W Durango St	Buckeye	AZ	85326
Ly Kolanoupheap/Srey Sovanna	24548 W Durango St	Buckeye	AZ	85326
Martin Savannah H	24458 W Verlea Dr	Buckeye	AZ	85326
Martinez Janel/Thonglit Anucha	24536 W Pima St	Buckeye	AZ	85326
Martinez Shelby Marie/Andrew George Frank	24422 W Verlea Dr	Buckeye	AZ	85326
Mcdaniel Troy A/Mishell L	2405 S 245th Dr	Buckeye	AZ	85326
Medina Gabriela	24505 W Mohave St	Buckeye	AZ	85326
Medina William/Bravo Nayeli	24523 W Mohave St	Buckeye	AZ	85326
Melchor Efrain/PAZ Evelyn PAZ	24524 W Cocopah St	Buckeye	AZ	85326
Melton Hayley Kay/Landers Abe Mackale	24254 W Gibson Ln	Buckeye	AZ	85326
Meritage Homes Of Arizona Inc	8800 E Raintree Dr Ste 300	Scottsdale	AZ	85260
Miccolis Ariana Michelle	2348 S 245th Dr	Buckeye	AZ	85326
Mohave 24542 LLC	24542 W Mohave St	Buckeye	AZ	85326
Moiwa Omar/Ruiz Jocelyn	24542 W Hilton Ave	Buckeye	AZ	85326
Molina Jonathan Alexandre Jerez	2441 S 243rd Dr	Buckeye	AZ	85326
Morales Samuel/Rivera Nivea Nannette Valez	24508 W Whyman Ave	Buckeye	AZ	85326
Moreno Shawn R/Christine	6269 E Livingston Loop	Prescott Valley	AZ	86314
Munoz Jose	2441 S 245th Dr	Buckeye	AZ	85326
Olague Sabina Carlos/Samano Jose R Corrales	24525 W Pima St	Buckeye	AZ	85326
Oneil Joseph A/Johnson Beverly	2320 S 245th Dr	Buckeye	AZ	85326
Ontiveros Ricardo/Andrea	2326 S 242nd Ln	Buckeye	AZ	85326
Ornelas Miguel Aguilar/Silva Idaly	1825 S 245th Dr	Buckeye	AZ	85326
Ortiz Carlos M	2321 S 245th Dr	Buckeye	AZ	85326
Ortiz Marco Antonio Jr/Arantxa Janet	24247 W Gross Ave	Buckeye	AZ	85326
Parada Cindy/Everth/Joel	24508 W Cocopah St	Buckeye	AZ	85326
Perez Matthew J	24381 W Verlea Dr	Buckeye	AZ	85326
Perez Virginia R	2377 S 245th Dr	Buckeye	AZ	85326
Pina Richard/Cecelia	24549 W Concorda Dr	Buckeye	AZ	85326
Pineda-Padilla Orlando Ivan/Pineda Nadia	2230 S 242nd Ln	Buckeye	AZ	85326
Polo Dakota/Samantha Chacon	24530 W Mohave St	Buckeye	AZ	85326

Name	Address	City	State	Zip
Pradia Vincent/Delgado Elsie	24509 W Mohave St	Buckeye	AZ	85326
Quarton Jacob/Cardinel Alexis	24516 W Pima St	Buckeye	AZ	85326
Queen Timmy Lee/Sherri Lynne	2386 S 242nd Ln	Buckeye	AZ	85326
Ramirez Estefany M	24354 W Verlea Dr	Buckeye	AZ	85326
Ramirez Estefany Maya	24341 W Concorda Dr	Buckeye	AZ	85326
Ramirez Francisco Javier	24523 W Hilton Ave	Buckeye	AZ	85326
Ramirez Isidro A/Arlette H	24535 W Concorda Dr	Buckeye	AZ	85326
Rascon Zuleica V/Castillo Rigoberto Medina	24423 W Verlea Dr	Buckeye	AZ	85326
Reese Lamont/Vanessa McGuire	2362 S 245th Dr	Buckeye	AZ	85326
Richardson Mark R	2427 S 245th Dr	Buckeye	AZ	85326
Richmond American Homes Of Arizona Inc	16427 N Scottsdale Rd Ste 300	Scottsdale	AZ	85254
Rivera Julissa	24445 W Verlea Dr	Buckeye	AZ	85326
Roberts Dontae Antwan/Brookshire Sherri Lou Ella	24529 W Hilton Ave	Buckeye	AZ	85326
Roman Perla / Ramirez Raul Roman	2429 S 243rd Dr	Buckeye	AZ	85326
Rosecrans Daniel/Alma	24528 W Ripple Rd	Buckeye	AZ	85326
Rosenberg Nelson	24531 W Cocopah St	Buckeye	AZ	85326
Rubio Francisco/Cisneros Yanet Zavala	2391 S 245th Dr	Buckeye	AZ	85326
Sage Creek Festival LLC	7356 E Vaquero Dr	Scottsdale	AZ	85258
Saldana Rodrigo Delgado/Mirna Elizabeth	24442 W Verlea Dr	Buckeye	AZ	85326
Salgado Ismael Alejandro Uribe	24532 W Cocopah St	Buckeye	AZ	85326
Sanchez Jaime Gonzalez/Julio Cesar Rivas	2398 S 242nd Ln	Buckeye	AZ	85326
Sanchez Rafael Quintero/Quintero Marisol Sanchez	24532 W Verlea Dr	Buckeye	AZ	85326
Santos Kevin	2050 S 242nd Ln	Buckeye	AZ	85326
Schwarting Cameron Dean/Holcom Morgan Danielle	2363 S 245th Dr	Buckeye	AZ	85326
Settles Joyce Lenore	24468 W Verlea Dr	Buckeye	AZ	85326
Sfr Fund Vi Borrower LLC	Po Box 4090	Scottsdale	AZ	85261
Soto Jesus Valle	24367 W Concorda Dr	Buckeye	AZ	85326
Soto Victor Manuel Avilez	1867 S 245th Dr	Buckeye	AZ	85326
Ssosse Juliya Amanda	24388 W Verlea Dr	Buckeye	AZ	85326
St John Jorgey Rexanne/Riley Wade	2419 S 245th Dr	Buckeye	AZ	85326
Sun Buena Vista MH LLC	27777 Franklin Rd Ste 200	Southfield	MI	48034
Sun Leaf Verde RV LLC	27777 Franklin Rd Ste 200	Southfield	MI	48034
Thomason Kyle Blaine	24441 W Verlea Dr	Buckeye	AZ	85326
Tomes Amanda Lynn/De La Cruz Joshua Sr	2435 S 245th Dr	Buckeye	AZ	85326
Topete Fabian/Valencia Lucero Valencia	24541 W Hilton Ave	Buckeye	AZ	85326
Topete Yesenia/Suarez Juan Antonio Topete	24530 W Concorda Dr	Buckeye	AZ	85326
Torres Dionicio Manuel Iii/Alejandrina	24550 W Whyman Ave	Buckeye	AZ	85326
Uwimana L. / J. Munyakazi / A. Uwanahoro	24510 W Hilton Ave	Buckeye	AZ	85326
Valentine James Anthony/Bernadette Dawn Angela	24518 W Hilton Ave	Buckeye	AZ	85326
Valenzuela Francisco/Josie	24522 W Pima St	Buckeye	AZ	85326
Villages At Sundance Homeowners Association	1600 W Broadway Rd Ste 200	Tempe	AZ	85282
Villalobos Mario Antonio/Jessyca	24503 W Pima St	Buckeye	AZ	85326
Ward Regenia A	24536 W Verlea Dr	Buckeye	AZ	85326
West Valley Realty	2435 S 243rd Dr	Buckeye	AZ	85326
Wilcox David C/Marsh Mariah Alisa	24344 W Verlea Dr	Buckeye	AZ	85326
Young Kawika	24514 Cocopah St	Buckeye	AZ	85326
Zacarias Emmanuel Arellano	24288 W Hopi St	Buckeye	AZ	85326
Zaragoza Yeimi Valeria/Alfaro Trinidad Pelagio	24260 W Whyman Ave	Buckeye	AZ	85326

Map of Parcels 300' of Subject Site



Neighborhood Meeting - Notification Letter

The WLB Group Inc. WLB

Engineering · Planning
Surveying · Urban Design
Landscape Architecture

September 9, 2024

RE: **-----UPDATE------**
Notification of Neighborhood Meeting
Conditional Use Permit for Modular Housing Addition at Buena Vista Estates

Dear Neighbor:

The purpose of this letter is to inform you that a Conditional Use Permit (CUP) Application has been filed with the City of Buckeye on behalf of Sun Communities. The CUP is required for Sun Communities to submit development plans for approximately six acres of vacant land within the existing Buena Vista Estates modular home community located south of Yuma Road and on the west side of Apache Road (2000 S Apache Rd, Buckeye AZ 85326). This development will result in the addition of up to 32 additional lots / homesites within Buena Vista Estates.

Pursuant to Section 8 of the City of Buckeye Development Code, a Neighborhood Meeting has been scheduled to solicit questions and comments related to this project. As an affected property owner within 300 feet of the project site, you are invited to attend this meeting to learn more about the proposal and make your opinions known. The neighborhood meeting is for informational purposes only; it is not a public hearing. **SOME OF YOU MAY HAVE ALREADY RECEIVED NOTICE FOR A MEETING SCHEDULED FOR SEPTEMBER 19, 2024. THAT MEETING HAS BEEN RESCHEDULED FOR THE FOLLOWING WEEK. THE NEW MEETING TIME IS:**

Date & Time: **Thursday, September 26, 2024 @ 6:30 PM**

Location: **Buckeye Elementary School District Office**
25555 W. Durango St.
Buckeye, AZ 85326

Should this meeting time not work with your schedule, you are still welcome to provide comments and feedback regarding this application. You may contact me at 480.736.1600 or cbertch@wlbgroup.com, or Ms. Patricia Cooley with the City of Buckeye Planning and Zoning Division at 623.349.6233 or pcooley@buckeyeaz.gov, referencing **Case #PLZU-24-0005 CUP**.

Sincerely,

Chris R. Bertch, AICP
Sr. Planner, The WLB Group, Inc.
1600 West Broadway Road, Suite 150
Tempe AZ 85282

Attachments:
- Meeting & Project Location Map
- Proposed Site Plan

Neighborhood Meeting - Notarized Affidavit

Affidavit of Mailing Notice
for Neighborhood Meeting

Case Number: #PLZU-24-0005 CUP; PLZM 24 0056

Project Name: Buena Vista Modular Home Community - 6 acre expansion

Applicant Name: The WLB Group, Inc.

Location: S of SWC Apache Rd & Yuma Rd (2000 S. Apache, Buckeye AZ 85326)

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the neighborhood meeting notice to each said owner no less than fifteen (15) days prior to the meeting date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the meeting notice to each said owner no less than fifteen (15) days prior to the neighborhood meeting.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 9TH day of SEPTEMBER 2024, by:

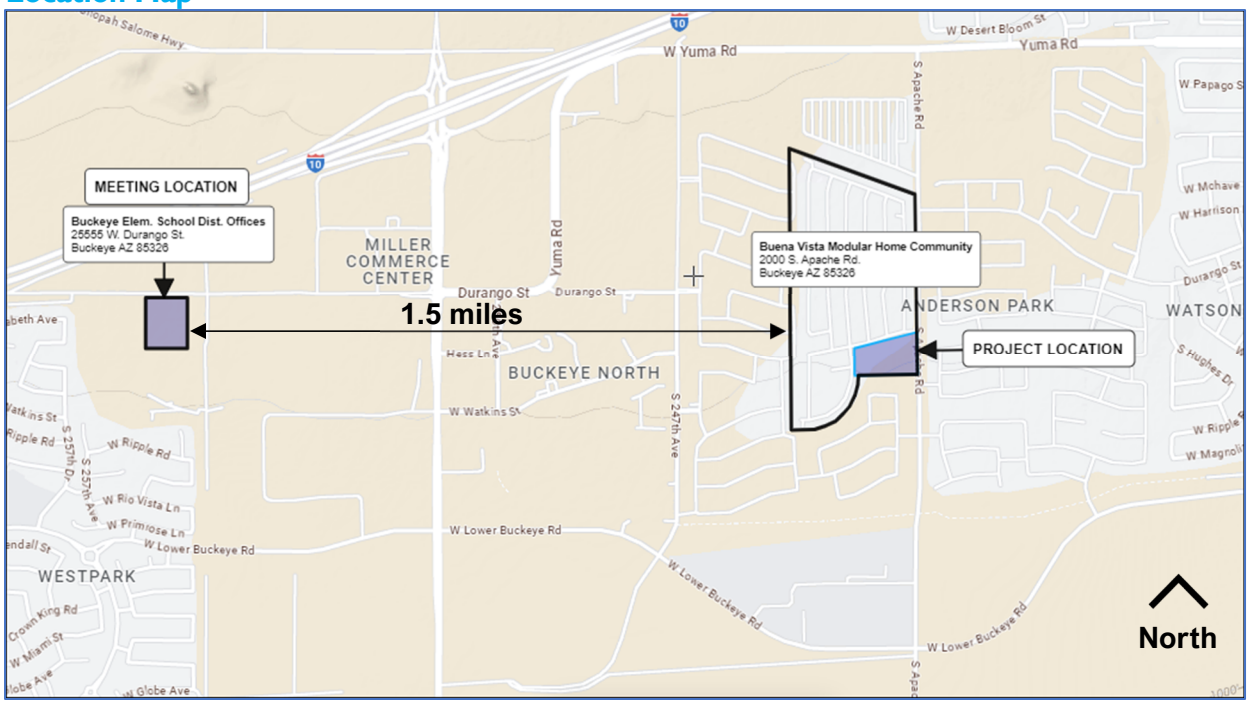
JERRY L. ZILLMAN
Notary Public

My Commission Expires: JULY 1ST, 2027

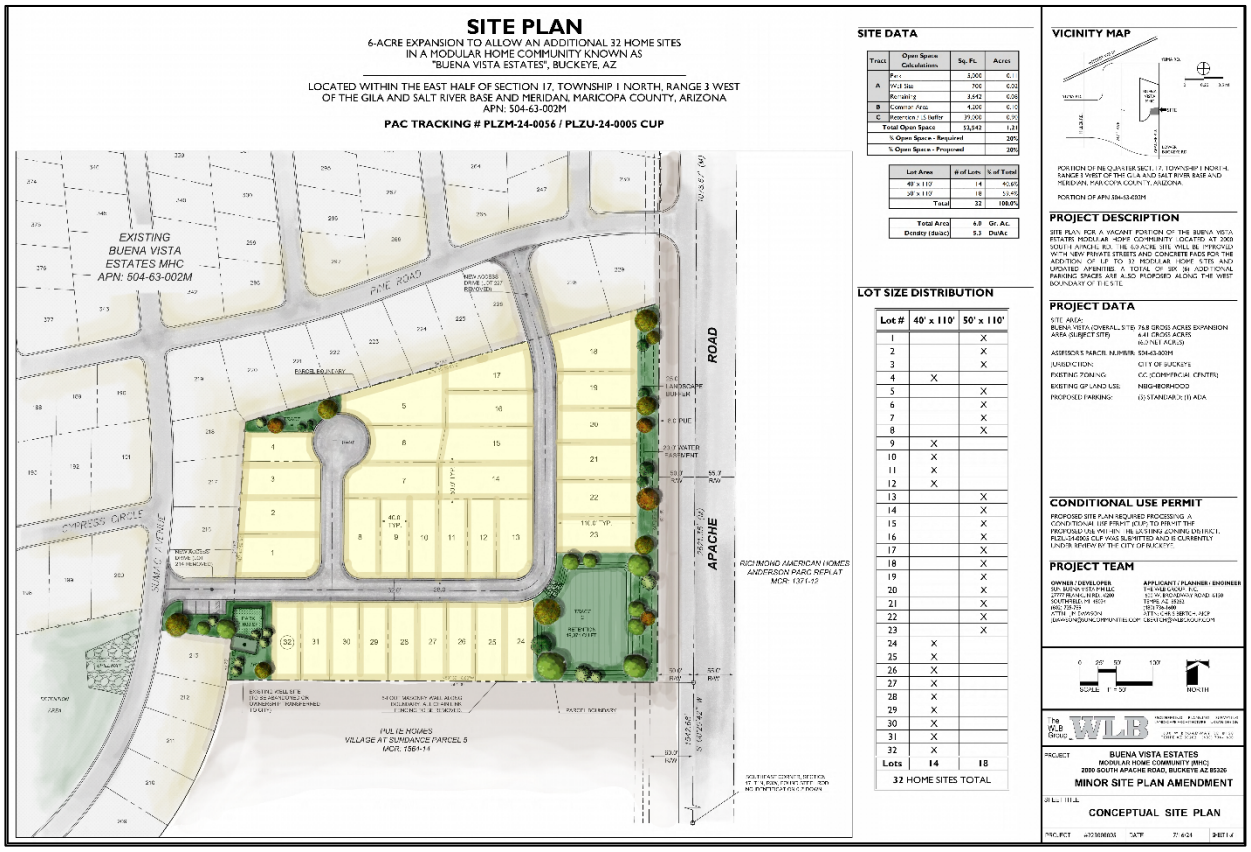
JERRY LESTER ZILLMAN
Notary Public - Arizona
Pima County
Commission # 654426
My Comm. Expires Jul 1, 2027

Neighborhood Meeting – Notification Attachments

Location Map



Site Plan



Neighborhood Meeting – Attendee Feedback and Comment Form

PUBLIC COMMENT FORM

Buena Vista Estates CUP // Stakeholder Comments

Please provide your comments below. Upon completion of this form, you may either:

1. Leave the completed form in the meeting room before leaving
2. Attach it in an email addressed to **cbertch@wlbgroup.com** with the subject line "Buena Vista Comments", or simply provide comments in the body of the email.
   Please provide emailed comments by ***October 10, 2024***
3. Complete and mail this form to:

   The WLB Group, Inc.
   c/o Chris R. Bertch
   1600 West Broadway Road, Suite 150
   Tempe AZ 85282

   Please provide mailed comments by ***October 10, 2024***.

Your Name: _____

Address: _____

Email: _____

Comments in the area below:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Neighborhood Meeting – Attendee List

Meeting Sign-In Sheet

PROJECT:	Buena Vista Estates – C.U.P.	**MEETING DATE:**	September 26, 2024, 6:30 PM
FACILITATOR:	Chris Bertch, The WLB Group / Trish Cooley, City of Buckeye	**LOCATION:**	Buckeye School District Offices

Name	Address / Organization	Phone	Email
Craig Heustis	COB City Council (Dist. 5)	623-349-6945	cheustis@buckeyeaz.gov
Janene Van Leeuwen	COB Neighborhood Services	623-680-6528	jvanleeuwen@buckeyeaz.gov
Patricia Cooley	COB Planning & Zoning	623-349-6233	pcooley@buckeyeaz.gov
Chris Bertch	WLB Group (Applicant)	480-736-1600	cbertch@wlbgroup.com

Planning & Zoning Commission Hearing – Notification Letter

The WLB Group Inc. WLB

Engineering · Planning
Surveying · Urban Design
Landscape Architecture

November 18, 2024

RE: Case #PLZU-24-0005 // Buena Vista Expansion Conditional Use Permit

Dear Property Owner:

The purpose of this letter is to inform you that a Conditional Use Permit (CUP) Application (Case #PLZU-24-0005) has been filed with the City of Buckeye on behalf of Sun Communities. The CUP is required for Sun Communities to submit development plans for approximately six acres of vacant land within the existing Buena Vista Estates modular home community located south of Yuma Road and on the west side of Apache Road (2000 S Apache Rd, Buckeye AZ 85326). This development will result in the addition of up to 32 additional lots / homesites within Buena Vista Estates.

A Planning and Zoning Commission Hearing has been scheduled to solicit questions and comments related to this project. As required by the City of Buckeye Development Code, this notice is being sent to you as a property owner within 300 feet of the project site. The City of Buckeye has scheduled the hearing as follows:

Date & Time: **Tuesday, December 10, 2024 at 6:00 PM**
Location: **City Council Chambers**
530 E. Monroe Ave.
Buckeye, AZ 85326

You are welcome to attend this hearing to learn more about the proposed request. If you are unable to attend or would like to discuss this project in advance of this hearing, please feel free to contact me directly via e-mail to cbertch@wlbgroup.com. Please confirm the meeting details with the City of Buckeye Planning and Zoning Division before attending as they are subject to change. You may also contact Ms. Patricia Cooley with the City of Buckeye Planning and Zoning Division at 623.349.6233 or pcooley@buckeyeaz.gov.

Sincerely,

Chris R. Bertch, AICP
Sr. Planner, The WLB Group, Inc.
1600 West Broadway Road, Suite 150
Tempe AZ 85282

Attachments:

- Proposed Site Plan

Planning & Zoning Commission Hearing – Affidavit of Notification

Affidavit of Mailing Notice

Case Number:	PLZU-24-0005
Project Name:	Buena Vista 6-acre Expansion - Conditional Use Permit
Applicant Name:	The WLB Group, Inc.
Location:	S of SWC of Apache Rd.& Yuma Rd. (2000 S. Apache Rd, Buckeye AZ 85326)

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

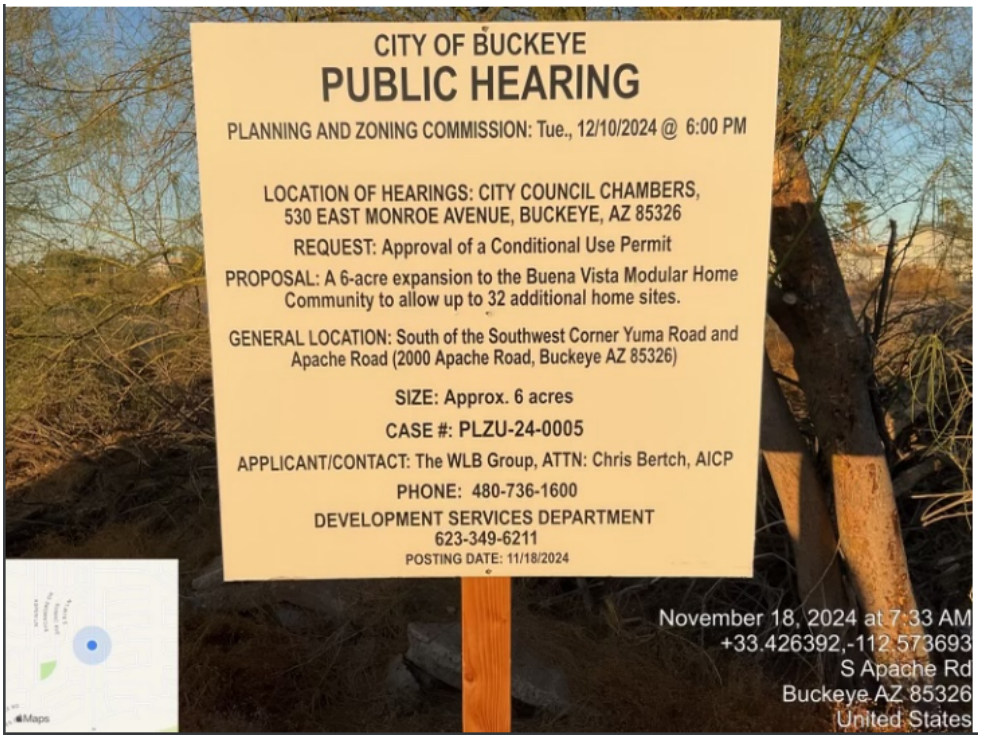
SUBSCRIBED AND SWORN before me this 21TH day of NOVEMBER 2024, by:

_____
Notary Public

My Commission Expires: _____

JERRY LESTER ZILLMAN
Notary Public - Arizona
Pima County
Commission # 654426
My Comm. Expires Jul 1, 2027

Planning & Zoning Commission Hearing – Photographs of Sign Posting



Planning & Zoning Commission Hearing – Affidavit of Sign Posting

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZU-24-0005
Project Name: Conditional Use Permit for Buena Vista - 6-Acre Expansion
Applicant Name: WLB Group
Location: 2000 Apache Rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 11/18/24

Notary Public: Marybeth Conrad

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires:

10-25-28

Planning & Zoning Commission Hearing – Newspaper Publication

azcentral.

Public Notices

Originally published at azcentral.com on 11/20/2024

City of Buckeye Public Meeting
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZU-24-0005: Request by The WLB Group to approve a Conditional Use Permit for a 6-acre expansion to the Buena Vista Modular Home Community, located south of Yuma Road on the west side of Apache Road, 2000 S. Apache Rd, Buckeye AZ 85326. For additional information, please contact the Development Services Department at (623) 349-6211, referencing the Case Number above.
November 20 2024
LAZS0193217

ORDER DETAILS

Order Number:	**LAZS0193217**
Order Status:	Approved
Classification:	Public Notices
Package:	General Package
Base amount:	87.42
Service fee:	3.49
Cash/Check/ACH	
Discount:	-0.00
Total payment:	90.91

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH.Pay by Cash/Check/ACH and save! In no event are service fees refundable.

Payment Type:	mastercard
User ID:	L0087396

ACCOUNT INFORMATION

WLB Account
4444 E Broadway Blvd
Tucson, AZ 85711
480-736-1600
cbertch@wlbgroup.com
The WLB Group, Inc.
Contract ID:

PAYMENT DETAILS

mastercard**********6691

TRANSACTION REPORT

Date	November 14, 2024 5:13:53 PM EST
Amount:	90.91

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LAZS01932170

November 20, 2024
West Valley Republic

PREVIEW FOR AD NUMBER LAZS01932170

City of Buckeye Public Meeting
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZU-24-0005: Request by The WLB Group to approve a Conditional Use Permit for a 6-acre expansion to the Buena Vista Modular Home Community, located south of Yuma Road on the west side of Apache Road, 2000 S. Apache Rd, Buckeye AZ 85326. For additional information, please contact the Development Services Department at (623) 349-6211, referencing the Case Number above.
November 20 2024
LAZS0193217

Planning & Zoning Commission Hearing – Affidavit of Publication

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

The WLB Group, Inc.
4444 E Broadway Blvd
Tucson AZ 85711

STATE OF WISCONSIN, COUNTY OF BROWN

The West Valley Republic, a publication of the Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

11/20/2024

and that the fees charged are legal.
Sworn to and subscribed before on 11/20/2024

Legal Clerk

Notary, State of WI, County of Brown

2-14-28

My commission expires

Publication Cost:	$87.42	
Tax Amount:	$0.00	
Payment Cost:	$87.42	
Order No:	10776681	# of Copies:
Customer No:	1497976	0
PO #:	LAZS0193217	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

City of Buckeye Public Meeting

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November 20 2024
LAZS0193217

Completed Checklist of CPP Requirements

PUBLIC HEARING NOTIFICATION REQUIREMENTS

The City of Buckeye Development Code requires that a public hearing notice be published and mailed to adjacent property owners prior to a public hearing.

Prior to the public hearing the applicant shall be responsible for completing a minimum 15 day notification of the public hearing including:

1. A public hearing notice to be published in a newspaper of general circulation within the City of Buckeye;
2. A public hearing notice to be sent to all property owners within 300 feet of all property lines of the subject property; and
3. A public hearing notice to be posted on the property.

☑ The applicant shall secure a public hearing date from the Development Services Department and shall complete the notice of public hearing by filling in the blanks of a standard Development Services Department form and delivering the public hearing notice to the newspaper within their time frame so that the public hearing notice is published at least 15 days prior to the public hearing date.

☑ Proof of publication shall be supplied by the applicant to the Development Services Department prior to the public hearing date.

☑ The applicant shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than 10 days prior to the public hearing date.

☑ The applicant shall provide a notarized Affidavit of the mailing list and said mailing to the Development Services Department prior to the public hearing date.

☑ The applicant shall post the property per the City of Buckeye Development Services Site Posting Requirements.

☑ The applicant shall submit a notarized Affidavit of Posting and photographs of the posting (see next page) to the Development Services Department prior to or on the fifteenth day prior to the public hearing date. Failure to provide such documentation in a timely manner will result in continuance of the case to the next available public hearing date.

☑ The signs must be maintained and updated with amended information until after the final public hearing.

☑ The signs must be removed and disposed of within 10 days after the final public hearing.

☑ You may use a sign vendor of your choice

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 12/10/24	**AGENDA ITEM:** 4.B. Sunrise Commerce Center - Comprehensive Sign Plan (PLZDR-23-00028)
DATE PREPARED: 12/06/24	**DISTRICT NO.:** No. 3
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Sunrise Commerce Center - Comprehensive Sign Plan (PLZDR-23-00028) Conduct a public meeting and approve the proposed Comprehensive Sign Plan (CSP) subject to conditions 'a - c'.

RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Bootz & Duke Sign Co., on behalf of owner/developer M4 Buckeye LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for the Sunrise Commerce Center, a flex light industrial development consisting of five one-story buildings totaling 380,979 square feet of building area at the northwest corner of Yuma Road and Apache Road. The Site Plan for the Sunrise Commerce Center was approved by the Planning and Zoning Commission on August 13, 2024.

The proposed CSP establishes the design specifications for freestanding and signage that will serve the multi-tenant project, including a 15’0” multi-tenant monument adjacent to Yuma Road near the project’s primary entrance and a 65’0” freeway-oriented pylon sign adjacent to I-10. Both proposed freestanding signs feature internally illuminated routed aluminum tenant panels with the project name displayed in halo-illuminated reverse pan channel lettering. The proposed freestanding sign designs, which feature clean, contemporary lines, a gray color palette, and use of brushed aluminum for accent, are consistent with the materials, colors, and forms incorporated into the project’s architecture.

The CSP also establishes design specifications for future building-mounted tenant signage, requiring all such signs to be constructed of internally illuminated or non-illuminated reverse pan channel letters and logos. Each tenant in the northernmost buildings with frontage directly on I-10 will be allowed 1.5 square feet of signage for each lineal foot of their lease area. Tenants in all other buildings within the multi-tenant development will be allowed one square foot of signage for each lineal foot of elevation.

Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:
The CSP proposes sign heights, dimensions, areas, and quantities consistent with signage for freeway

adjacent development in our region, designed to complement the on-site architecture and enhance the aesthetics of the planned Sunrise Commerce Center project.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

PLZDR-23-00028 Sunrise Commerce Center CSP Staff Report 12-10-24.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Proposed CSP.pdf

COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZDR-23-00028
TITLE:	Sunrise Commerce Center Comprehensive Sign Plan
MEETING DATE:	December 10, 2024

Applicant/Owner:	Bootz & Duke Sign Co. on behalf of owner M4 Buckeye LLC
Request:	Approval of a Comprehensive Sign Plan for the Sunrise Commerce Center
District	3
Location:	Northwest corner of Yuma Road and Apache Road (Exhibits A, B, and C)
Site size:	23.6 net acres
Public input:	None received
Recommendation:	Approval subject to conditions (a) through (c).

PROJECT DESCRIPTION

1. Bootz & Duke Sign Co., on behalf of owner/developer M4 Buckeye LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for the Sunrise Commerce Center, a flex light industrial development consisting of five one-story buildings totaling 380,979 square feet of building area at the northwest corner of Yuma Road and Apache Road. The Site Plan for the Sunrise Commerce Center was approved by the Planning and Zoning Commission on August 13, 2024.

2. The proposed CSP (Exhibit D) establishes the design specifications for freestanding and signage that will serve the multi-tenant project, including a 15'0" multi-tenant monument adjacent to Yuma Road near the project's primary entrance and a 65'0" freeway-oriented pylon sign adjacent to I-10. Both proposed freestanding signs feature internally illuminated routed aluminum tenant panels with the project name displayed in halo-illuminated reverse pan channel lettering. The proposed freestanding sign designs, which feature clean, contemporary lines, a gray color palette, and use of brushed aluminum for accent, are consistent with the materials, colors, and forms incorporated into the project's architecture.

3. The CSP also establishes design specifications for future building-mounted tenant signage, requiring all such signs to be constructed of internally illuminated or non-illuminated reverse pan channel letters and logos. Each tenant in the northernmost buildings with frontage directly on I-10 will be allowed 1.5 square feet of signage for each lineal foot of their lease area. Tenants in all other buildings within the multi-tenant development will be allowed one square foot of signage for each lineal foot of elevation

AREA CONTEXT

4. The subject property is located at the northwest corner of Yuma Road and Apache Road as shown in Exhibit A. The existing land uses, General Plan designations, and zoning districts of surrounding parcels are as follows:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Unimproved desert	Master Planned Community	Planned Community (PC) with Sundance Community Master Plan (CMP) Overlay and Single-Family Residential 43 (SF-43)
North	Interstate 10	Open Space	Not Applicable (I-10)
South of Yuma Road	Bungalows at Sundance Multi-Family Residential	Business Commerce	Commercial Center (CC)

	Community under construction		
East	Acacia Crossing Single-Family Residential Subdivision	Neighborhood	Planned Residential (PR)
West	Vacant	Master Planned Community	PC with Sundance CMP Overlay (designated Employment)

PUBLIC PARTICIPATION

5. The agenda was published on the City website and posted in public locations in accordance with Open Meeting Law. No comments have been received to date.

BACKGROUND

6. *June 1990:* The project site, excluding the 33-foot-wide sliver along the site's eastern edge, was annexed into the City of Buckeye by Ordinance No. 5-90

7. *October 2000:* The City Council approved a rezoning of the site and surrounding area to Planned Community (PC) with the Sundance Community Master Plan (CMP) Overlay by adoption of Ordinance 86-00. The approved CMP designated the subject property, identified as Parcel 1, as "Employment".

8. *August 6, 2024:* The 33-foot-wide sliver along the site's eastern edge was annexed into the City of Buckeye by Ordinance No. 15-24. The silver was assigned Single-Family 43 (SF-43) zoning.

9. *August 13, 2024:* The Site Plan for the Sunrise Commerce Center, a flex light industrial development consisting of five one-story buildings totaling 380,979 square feet, was approved by the Planning and Zoning Commission subject to staff recommended conditions a through ll.

ANALYSIS

10. The Buckeye Development Code permits a maximum of one (1) freestanding sign for the proposed Sunrise Commerce Center development, based upon its parcel configuration, unless modified through a Comprehensive Sign Plan approved by the Planning and Zoning Commission.

11. The authors of the Buckeye Development Code understood that the base allowances for signage established by the code would not suit all properties and developments. As such, the Code established the CSP process to allow for evaluation of a project's signage on a case-by-case basis, authorizing increases beyond base allowances where appropriate.

12. Approval of the proposed CSP would permit two freestanding signs on the property, including a 15'0" multi-tenant monument adjacent to Yuma Road near the project's primary entrance and a 65'0" freeway-oriented pylon sign adjacent to I-10. It is customary throughout the valley that sites which front multiple streets/freeways provide freestanding signage along each frontage; for this reason, staff believes that the requested allowance is appropriate and recommends approval of the CSP.

13. The height and area of the proposed freestanding signage is consistent with what is allowed on this property by the Sundance Community Master Plan (CMP). Specifically, the CMP permits monument signs for this type of use to be a maximum 20 feet in height and 72 square feet in area per side and freeway-oriented signs to be up to 65 feet in height and up to 250 square feet per side. The proposed 15'0" tall, 64 square foot per side monument sign and 65'0" tall, 230 square foot per side pylon sign both comply with applicable size limitations. The CSP is not needed to permit larger than typical signage, it is only needed to permit both signs within the same development.

14. The City's Development Code Amendment currently being drafted will suggest allowing additional freestanding signage for properties with multiple street and/or freeway frontages. If the code amendment is approved in 2025 with the suggested language, CSP's such as this will be able to be approved administratively.

15. With regard to design, both proposed freestanding signs feature internally illuminated routed aluminum tenant panels with the project name displayed in halo-illuminated reverse pan channel lettering. The proposed freestanding sign designs, which feature clean, contemporary lines, a gray color palette, and use of brushed aluminum for accent, are consistent with the materials, colors, and forms incorporated into the project's architecture. Aesthetically, staff believes the proposed signs will enhance the attractiveness of the Sunrise Commerce Center development.

16. The Buckeye Development Code establishes the maximum sign area permitted for building-mounted signage. For developments such as this, 1 square feet of building-mounted signage is permitted for every 1 linear foot of building elevation that faces a public street, drive aisle, or parking area; 1.5 square feet of building-mounted signage is permitted for every 1 linear foot of building elevation that faces a freeway. The proposed CSP establishes tenant allowances consistent with these typical standards.

17. All building mounted signs will be required to utilize internally illuminated or non-illuminated reverse pan channel letters and logos, ensuring a cohesive aesthetic across the business park. Building elevations facing east will be permitted only non-illuminated signage due to the adjacency of the Acacia Crossing subdivision to the east.

RECOMMENDATION

18. Staff recommends the Planning and Zoning Commission APPROVE the proposed Comprehensive Sign Plan for Sunrise Commerce Center, Application PLZDR-23-00028, subject to conditions (a) through (c) for the following reasons:
    - Heights, dimensions, areas, and quantity of signage consistent with signage for freeway adjacent development in our region.
    - Design that complements the architecture of the primary buildings being constructed on site.
    - No outstanding issues from reviewing departments.

    a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, "Sunrise Commerce Center Comprehensive Sign Plan" consisting of 22 pages received on October 23, 2024, except as modified by the following conditions.

    b. The property owner(s) and their successor(s) waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

    c. Final placement of freestanding signs shall be outside of required right-of-way, public utility easements, and site visibility areas, to be confirmed at the time of permitting.

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Proposed CSP

Prepared by:

Ken Galica, Planning Manager

VICINITY MAP

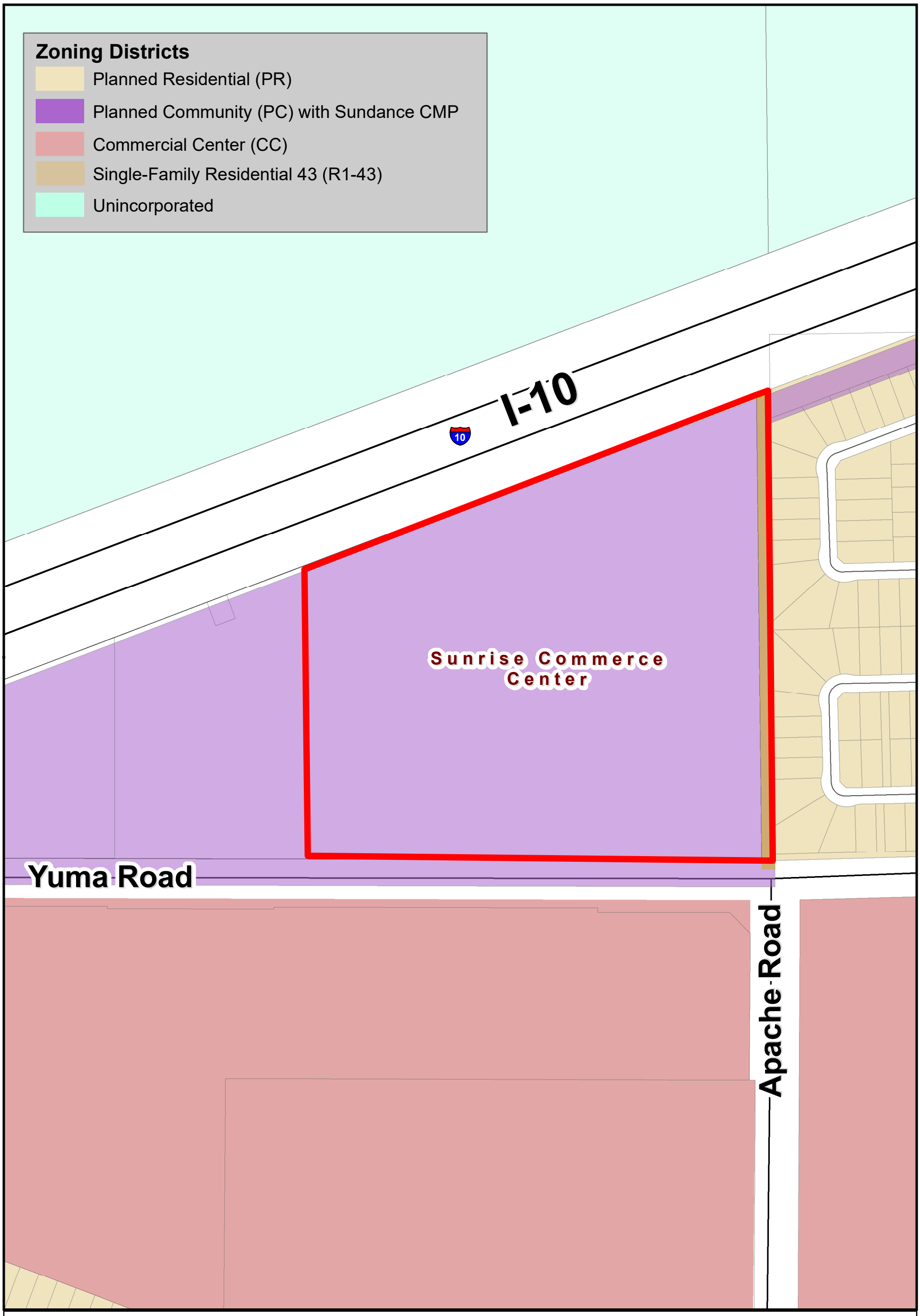
PLZDR-23-00028

Sunrise Commerce Center - CSP

Council District #3

BUCKEYE, AZ

N W E S



ZONING MAP

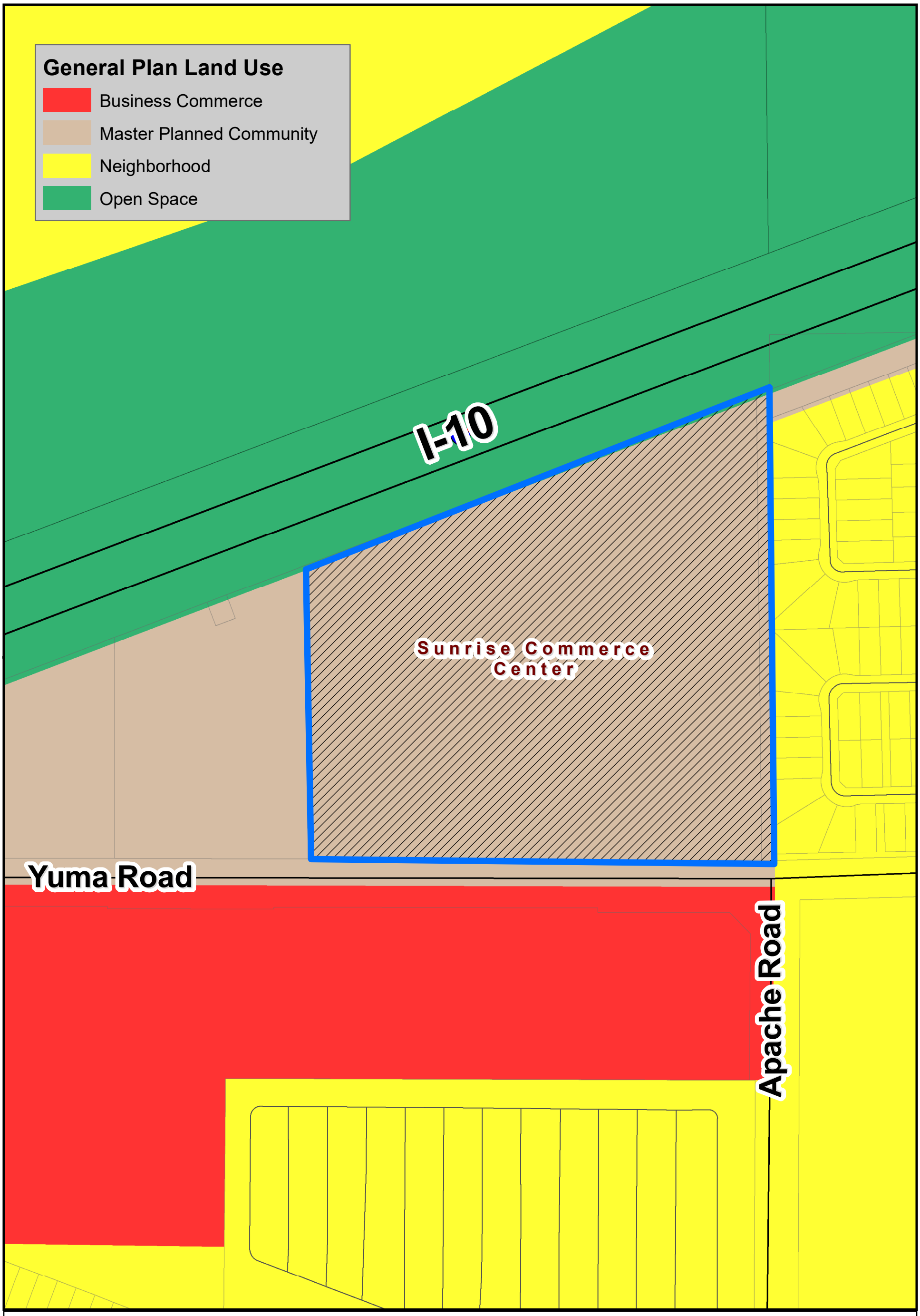
PLZDR-23-00028

Sunrise Commerce Center - CSP

Council District #3

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE

PLZDR-23-00028

Sunrise Commerce Center - CSP

Council District #3

BUCKEYE, AZ

N W E S

Exhibit D

2R PLZDR-23-00028 RECEIVED OCT 23 2024 WD

COMPREHENSIVE
— SIGN PLAN —

SUNRISE COMMERCE CENTER

NWC of Yuma & Apache Rd.
Buckeye, AZ 85326

Original Document Date: 11/28/23
Revision :10/22/2024

Prepared by:

BOOTZ & DUKE SINCE 1964
Signs

Address: 2831 W. Weldon Ave. | Phoenix, AZ 85017
Phone: 602-272-9356 | Fax: 602-272-4608
www.bootzandduke.com

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2- Legal
3- Narrative
4- Landlord Requirements
5- Sign Requirements
6- Site Plan
7- Wall Sign Detail Exhibit
8- Building Elevations
9- Monument Sign Detail
10- Monument Sign Night View
11- Pylon Sign Detail
12- Pylon Sign Night View

OVERVIEW
The Comprehensive Sign Plan for Sunrise Commerce Center is located at the NWC of W. Yuma Road and S. Apache Road. The property is zoned by the City of Buckeye for light industrial and commercial uses as identified in the Sundance Community Master Plan.

LOCATION
NWC of W. Yuma Road and S. Apache Road

APN

504-18-012F

ZONING
Planning Community (PC) with Sundance Community Master Plan (CMP) Overlay

OWNER
M4 Buckeye LLC
4450 MacArthur Blvd. Floor 2
Newport Beach, CA 92660

Hutch Harper - hharper@markiv.com
210-219-5919

SIGN CONSULTANT
Bootz and Duke Sign Company
2831 W. Weldon Ave
Phoenix AZ 85017

CONTACT INFORMATION
Brent VanDeman
602-272-9356
Brent@BootzandDuke.com

247TH AVENUE AND YUMA ROAD MLD MCR 1204-45 PARCEL 2

The property is located at NWC of W. Yuma Road and S. Apache Road and is designed for mixed light industrial uses with multiple tenants. The intent of creating this comprehensive sign plan is to allow these tenants to have a sign location on the building and/or on the monument sign visible from either Yuma Road or I-10. The property owner has determined the sign locations for the tenants. This is clearly labeled and depicted on the exterior elevations within the Buckeye Industrial Comprehensive Sign Plan. The owners have also set a standard for building signage along with the two (2) multi-tenant ground sign for the center. All signs are designed to meet code and to complement the buildings and property.

- Location – See the legal description of the property is included in the sign package
- Acreage- the site is 22.587 Acres
- Zone – PC
- Uses - The property is being used for mixed industrial with multiple tenants
- Architecture – One (1) story buildings are proposed throughout the site. See the attached materials board for colors, and materials to be used for signage at Sunrise Commerce Center.

GENERAL LANDLORD REQUIREMENTS

A. Each Tenant (or representative) shall submit three (3) sets of scale drawings of proposed signage for approval by Owner indicating the location, size, layout, design, color and method of attachment. Upon Owner approval, a signed copy will be returned.

B. All signs shall be constructed and installed at Tenant's sole expense.

C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of the Landlord.

D. Signs installed without written approval from the Landlord may be subject to removal. Repairs to sign band or removal of signage will be the financial responsibility of the Tenant.

E. Tenant and their sign contractor shall repair any damage caused during installation or removal of any signage.

F. Tenant shall be responsible for obtaining all sign permits from the City of Buckeye prior to the installation of any signage.

G. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars ($1,000,000.00) per occurrence unless otherwise approved by Owner.

H. No window signs are permitted without written approval from the Landlord. Window signs, must be permitted, shall not exceed 20% of the windows in that suite.

I. The following temporary signs are prohibited unless approved by the Landlord and City of Buckeye:

- A-frame signs and any portable signs of any nature.
- Cloth signs or streamers hanging in front of business without landlord approval.
- Exposed Neon Tubing
- Signs or Letters Painted Directly on Any Surface
- A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place)
- Private light pole banners

J. If this comprehensive sign plan is silent on any sign standard, then the City of Buckeye Zoning Ordinance applies.

SPECIFIC LANDLORD RESPONSIBILITIES AND OBLIGATIONS

A. Each Tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Owner shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice. Once a tenant has vacated the site, the party is responsible for restoring all sign penetrations to its original condition. The vacating tenant has 90 business days to complete the restoration.

CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

A. All fasteners shall be made of aluminum.
B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
C. All electrical signs shall bear the UL label, conform to 20I8 IBC standards, and conform to 2017 National Electrical Code Standards or newer.

BUILDNG SIGNAGE DESIGN REQUIREMENTS FOR TENANTS

- A Tenant/Owner shall be defined as a Tenant occupying leased floor space and located in a multiple or single user building.

- Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts.

- Each Tenant/Owner will be allowed a maximum of one (1.0) square feet of signage for each lineal foot of leased frontage on the front elevations and one and one half (1.5) square feet of signage facing Interstate 10.

- In no case shall Tenant/Owner's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

- Signs located on east building elevations facing the existing single-family residential subdivision shall be limited to non-illuminated signs.

BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as reverse pan channel internally illuminated letters or non-illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord/Declarant and must be permitted by the City of Buckeye.

Reverse Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 faces and .040 returns
- 3" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- 3/16” clear Lexan backs on all letters
- Internal illumination with LED fixtures
- LED signs shall use UL approved components throughout
- Landlord can approve modifications for return depth

Reverse Pan Channel Non- Illuminated Letter Specifications:

- Aluminum construction with minimum .063 faces and .040 returns
- 3" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- Landlord can approve modifications for return depth

FREESTANDING MULITI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS

There will be two (2) freestanding multi-tenant identification signs for Sunrise Commerce Center. Both project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

- Multi-Tenant Monument **(M)**
  Pad 15' high double faced internally illuminated ten (10) tenant monument sign
  Location: 1 location on W. Yuma Road, east of the main driveway to the center. (see Site Plan)

- Multi-Tenant Pylon Sign **(P)**
  Pad 65' high double faced internally illuminated the (10) tenant monument sign
  Location: 1 location in the northeast corner of the site along Highway 10 (see Site Plan)

SIGN BAND (ILLUMINATED)

SIGN BAND (NON-ILLUMINATED)

PROPERTY LINE

4' EASEMENT

8' EASEMENT

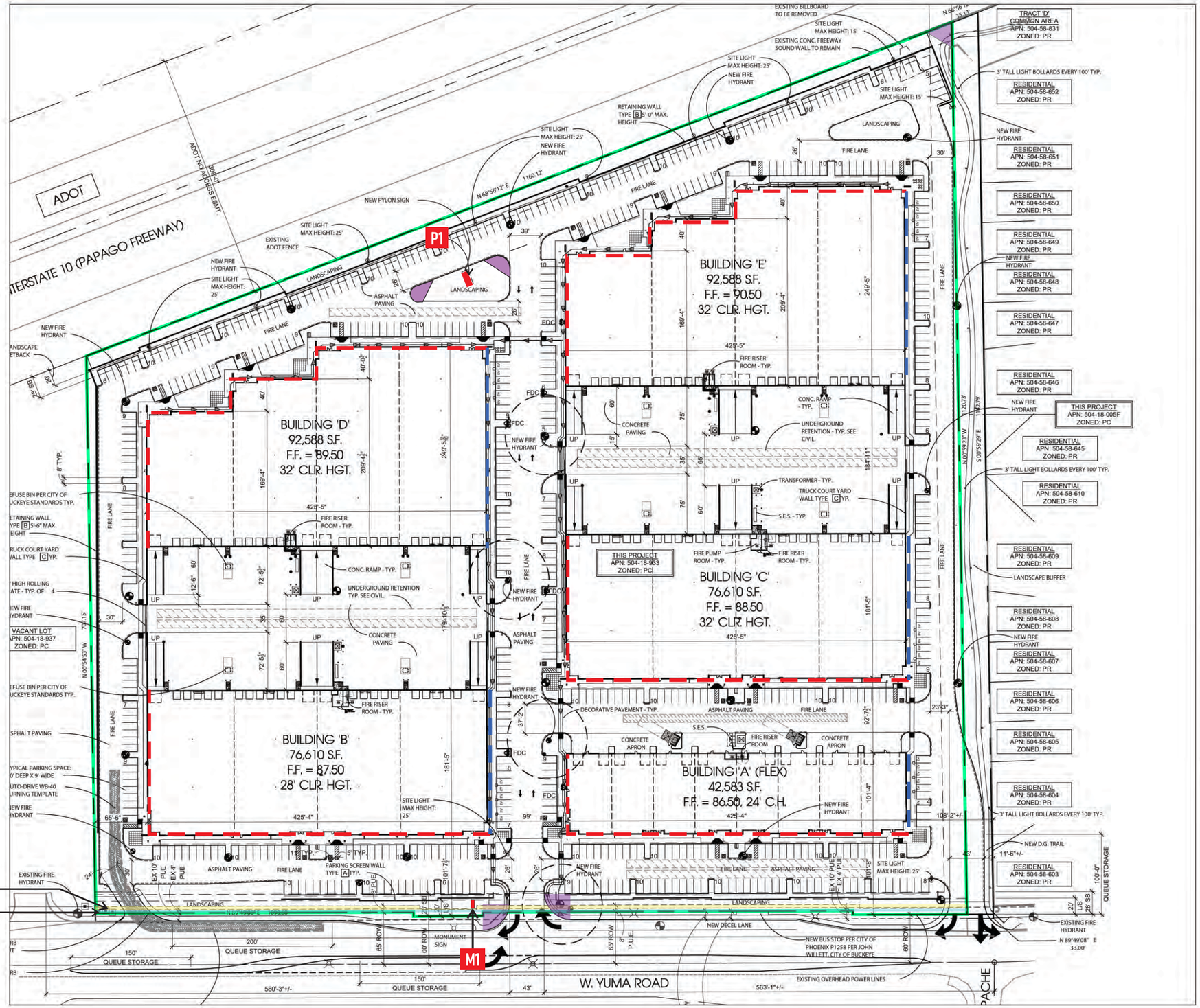
SIGHT VISIBILITY TRIANGLE

M1 MONUMENT SIGN

P1 PYLON SIGN

8' PUBLIC UTILITY EASEMENT

4' PUBLIC UTILITY EASEMENT



SITE DATA

PROJECT:	BUCKEYE MARK IV INDUSTRIAL	
ADDRESS:	NWC OF YUMA ROAD & APACHE ROAD - BUCKEYE, ARIZONA	
OWNER:	MARK IV CAPITAL, INC. 2301 E. YEAGER DR., STE. 5 CHANDLER, ARIZONA, 85286	
SCOPE:	A NEW LIGHT INDUSTRIAL SITE	
LEGAL DESCRIPTION:	SEE ALTA / NSPS SURVEY	
ASSESSOR PARCEL NO.:	504-18-933 (w/ 504-18-012F)	
ZONING:	PC (w/i SUNDANCE CMP OVERLAY)	
SITE AREA (GROSS):	1,033,394 S.F.	23.7 ACRES
NET AREA (NET):	1,033,394 S.F.	23.7 ACRES
BUILDING AREA:	390,080 S.F. GROSS	
STORIES:	SINGLE STORY	
LOT COVERAGE:	37.7%	
LANDSCAPE AREA:	166,369 S.F.	
LANDSCAPE COVERAGE:	16.1 %	
OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
CLEAR HEIGHT:	"A': 24', 'B'-'E': 32'	
STRUCTURAL DEPTH:	-	
BUILDING HEIGHT:	45'	
ALLOWED HEIGHT:	45'	
-	-	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS

OCCUPANCY	1ST FLOOR		TOTALS
OFFICE	39,008 S.F.		39,008 S.F.
WAREHOUSE	351,072 S.F.		351,072 S.F.
TOTAL:	390,080 S.F.		390,080 S.F.

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	39,008 S.F.	1/300	130
WAREHOUSE	351,072 S.F.	SCHEDULE B	356
TOTAL:			486

PARKING PROVIDED

TOTAL REGULAR SPACES	500
TOTAL ACCESSIBLE SPACES	18
TOTAL SPACES ON SITE	518
TOTAL COVERED SPACES (INCLUDES 1 ADA.)	-
	1.3 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

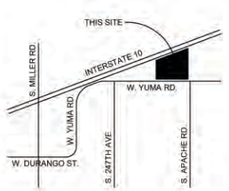
RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	21	-

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- A — SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

VICINITY MAP

N.T.S.



Scale: 1/128"=1'

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT 26784 PAUL F. DEVERS, JR. Date Signed 8/8/23 ARIZONA, U.S.A.

BUCKEYE MARK IV INDUSTRIAL

NWC OF YUMA ROAD & APACHE ROAD BUCKEYE ARIZONA 85326

DATE
PRE-APP. SUBMITTAL
08-07-2023

DRAWN BY: RP

OWNERSHIP OF DOCUMENTS:
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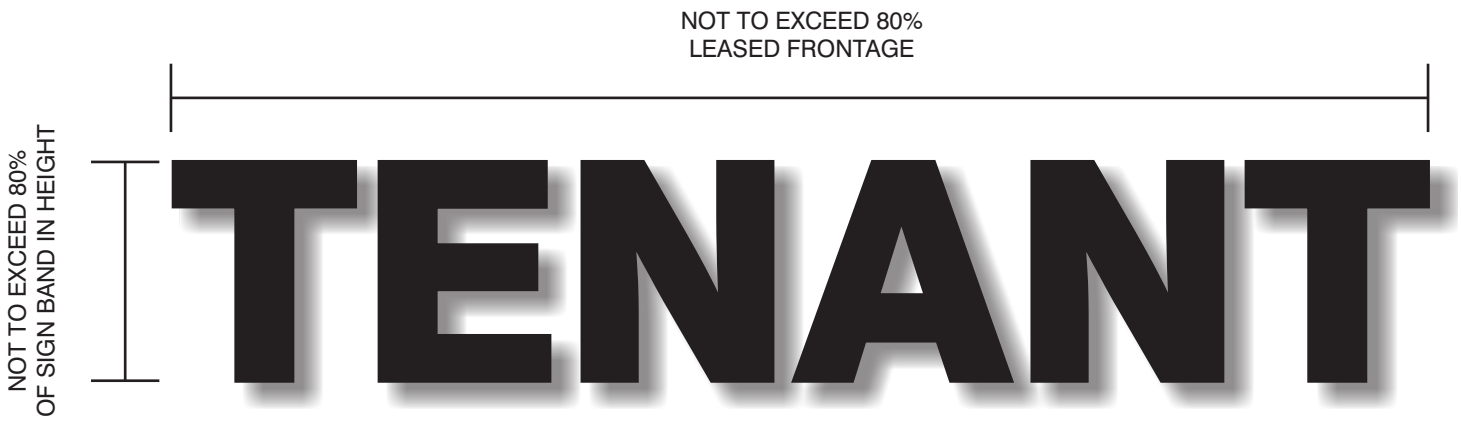
SITE PLAN (UNDERGROUND RETENTION)

Project: 23009

A1.1



CONSTRUCTION

.063" CLC RETURNS 3” DEEP WITH .090” ALUMINUM FACES PAINTED COLOR AS PER TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

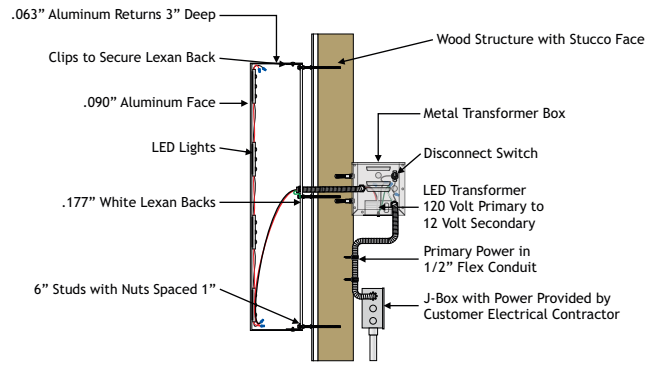
MOUNTING

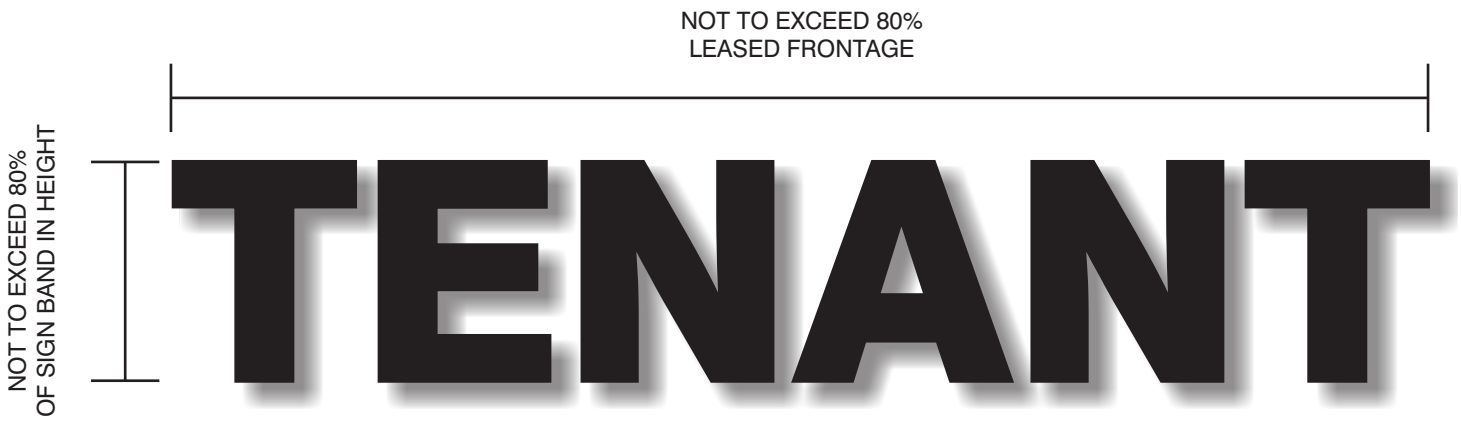
STUD MOUNTED 1” OFF THE WALL TO CREATE HALO ILLUMINATION.

ILLUMINATION

L.E.D. SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

LED HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS



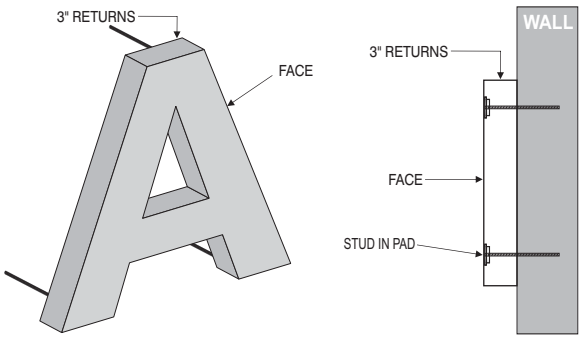


CONSTRUCTION
.063" CLC RETURNS 3” DEEP WITH .090” ALUMINUM FACES PAINTED COLOR AS PER TENANT

MOUNTING
STUD MOUNTED FLUSH TO WALL

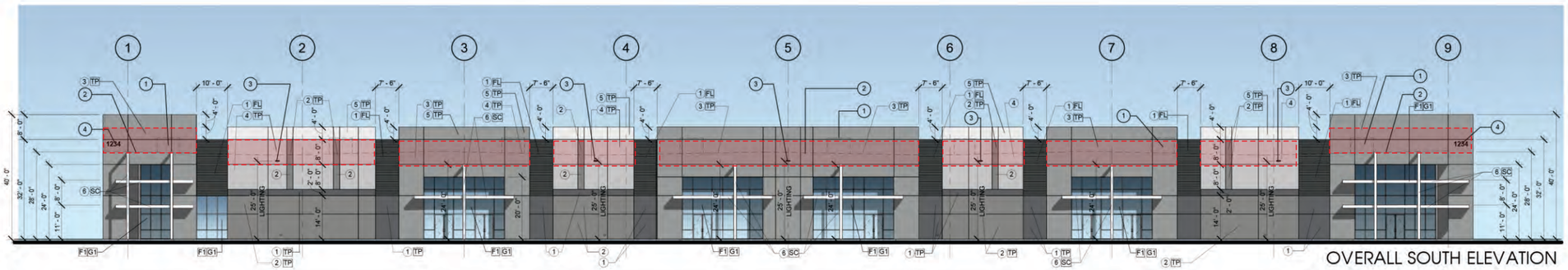
ILLUMINATION
NONE

NON-ILLUMINATED REVERSE PAN CHANNEL LETTERS

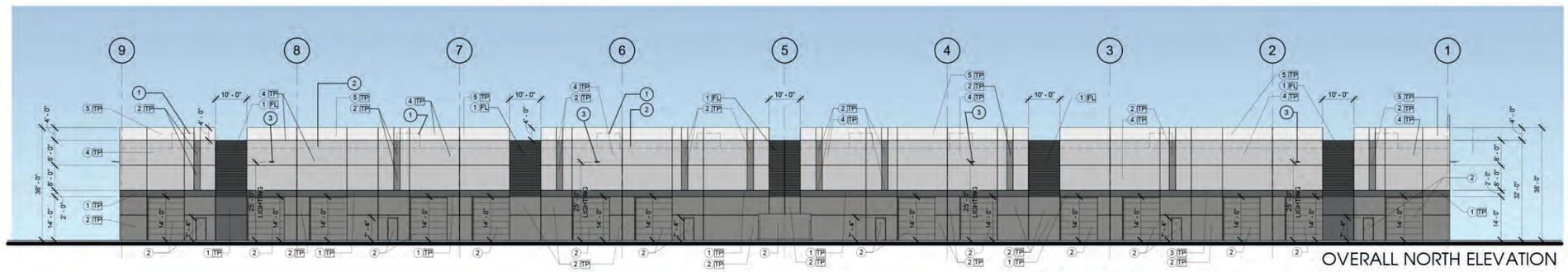


SIGN BAND (ILLUMINATED)

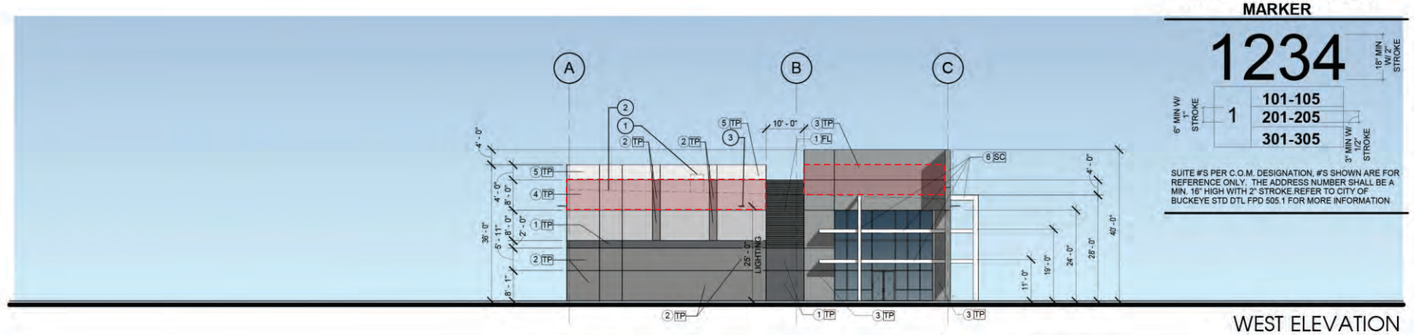
SIGN BAND (NON-ILLUMINATED)



OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



WEST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

1234

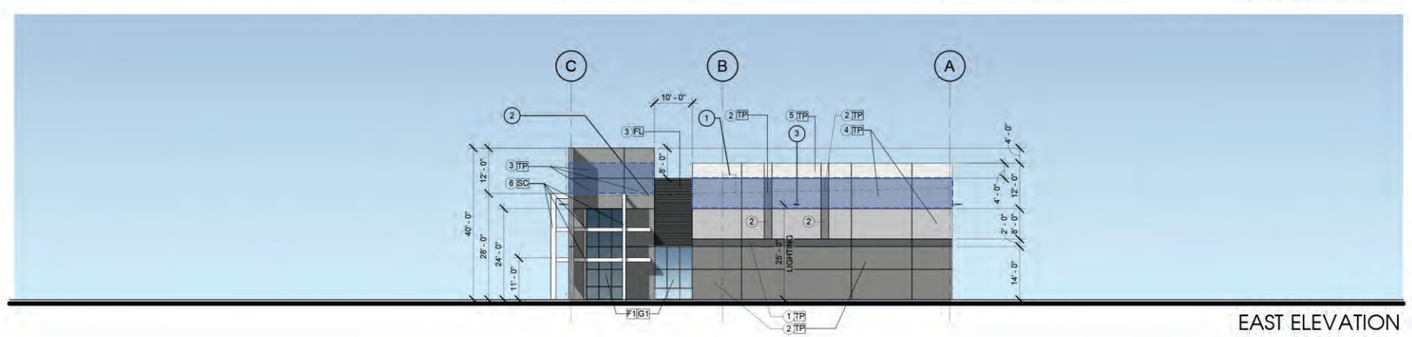
1	101-105
	201-205
	301-305

6" MIN W/ 1" STROKE

15" MIN W/ 2" STROKE

3" MIN W/ 1/2" STROKE

SUITE #'S PER C.O.M. DESIGNATION, #'S SHOWN ARE FOR REFERENCE ONLY. THE ADDRESS NUMBER SHALL BE A MIN. 16" HIGH WITH 2" STROKE REFER TO CITY OF BUCKEYE STD DTL FPD 505.1 FOR MORE INFORMATION



EAST ELEVATION

GENERAL NOTES

1. ALL MECHANICAL UNITS ARE FULLY SCREENED.
2. ALL SIGNAGE UNDER SEPARTE PERMIT.
3. SEE STRUCTURAL FOR LINTEL INFORMATION.
4. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
5. SEE STRUCTUAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (ie. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
TP	CONCRETE TILE PANEL - PAINTED
FL	FORMLINER/CONCRETE TILE PANEL - PAINTED
SC	STEEL CANOPY FRAME: 12" STEEL CHANNEL ROOF: B-DECK, PERFORATED

STOREFRONT/GLAZING KEY

MATERIAL		COLOR
FRAMES	F1	PRE-FINISHED STOREFRONT MANUF: ARCADIA 'CLEAR ANODIZED ALUMINUM'
GLAZING	GL	GLAZING 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION:

VITRO ARCHITECTURAL GLASS OR EQUAL:
1" INSULATED GLAZING SYSTEM

U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILLED)

INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'POINTED ROCK' DE6363
2	'LOOKING GLASS' DE6376
3	'WALRUS' DE6368
4	'SILVER POLISH' DE6374
5	'LACE VEIL' DE6372
6	'COOL DECEMBER' DEW383

KEY	MATERIAL	NOTE
-	BOLLARDS	
-	SES	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR
-	TRANSFORMER	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

(X) ELEVATIONS KEYNOTES

1 ROOFTOP MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
2 LINE OF WARPED ROOF DECK
3 LIGHTING FIXTURE, TYP. -SEE ELECTRICAL DRAWINGS
4 BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER COORDINATE WITH G.C.

BUILDING 'A' EXTERIOR ELEVATIONS

SCALE: 1"=40'

0' 8' 16' 32'

CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com

REGISTERED ARCHITECT
26784
PAUL F. DEVERS, JR.
ARIZONA, U.S.A.

BUCKEYE MARK IV INDUSTRIAL

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

DATE
PRE-APP SUBMITTAL 08-07-2023
SITE PLAN REVIEW 12-08-2023

DRAWN BY XX

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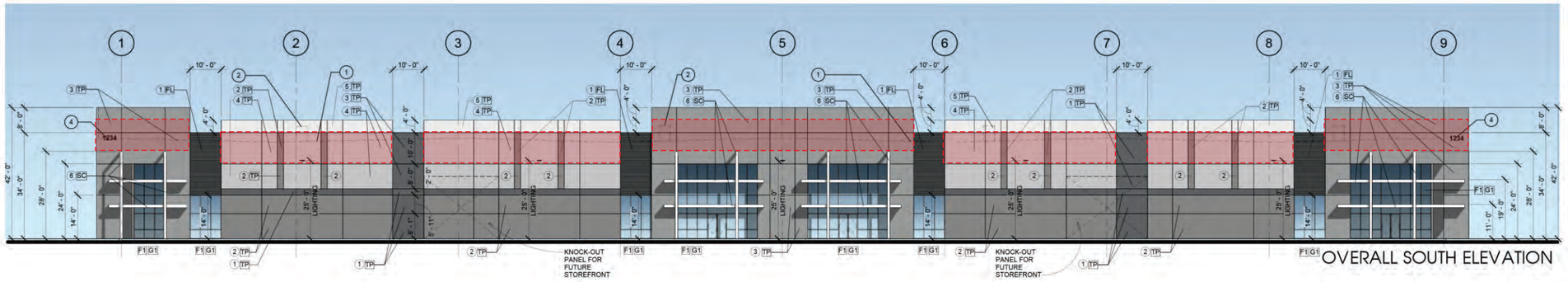
BUILDING 'A' EXTERIOR ELEVATIONS

Project: 23009

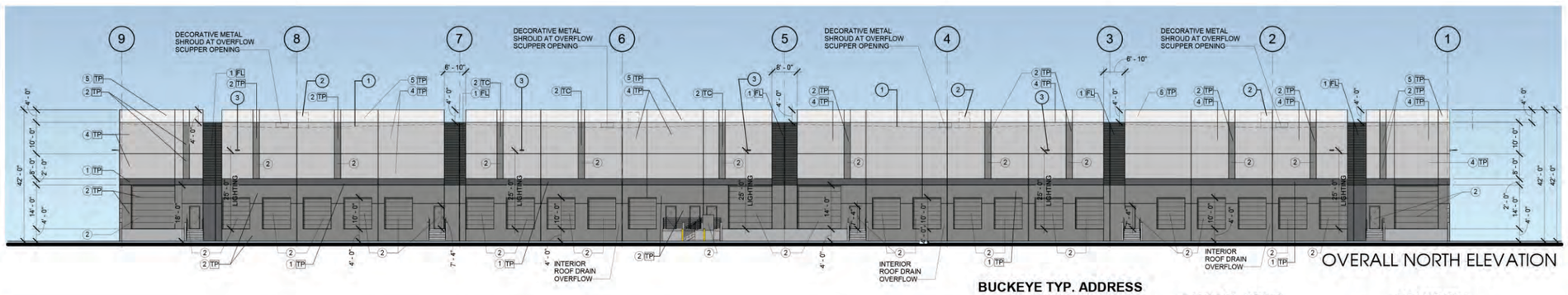
AA7.1

SIGN BAND (ILLUMINATED)

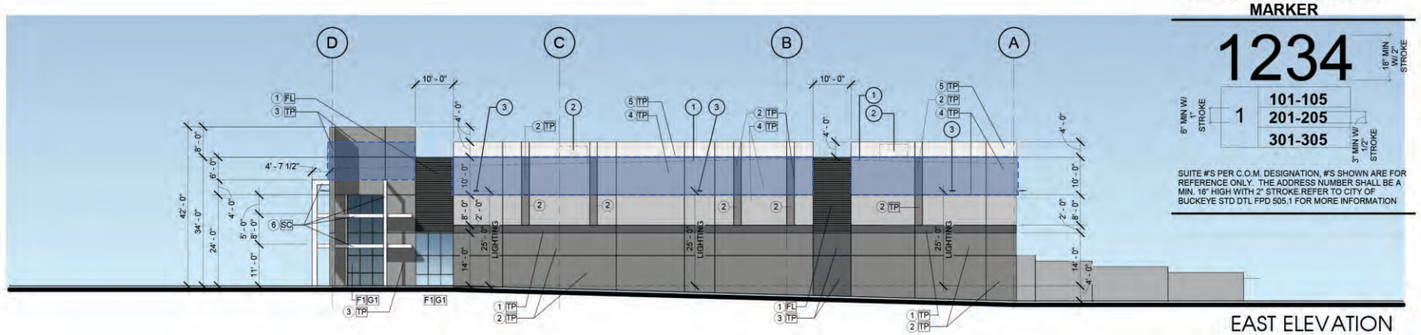
SIGN BAND (NON-ILLUMINATED)



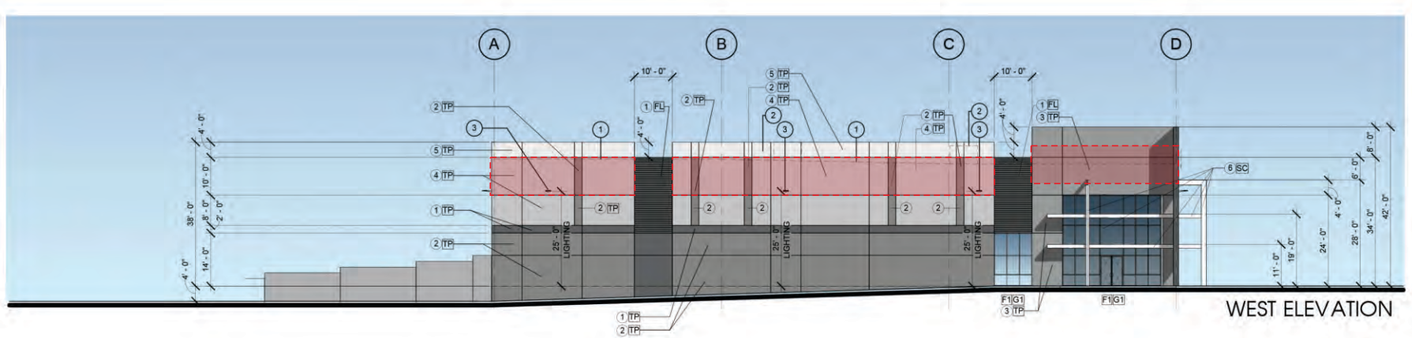
OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

1234

1 | 101-105 / 201-205 / 301-305

6" MIN W/ 1" STROKE

18" MIN W/ 2" STROKE

3" MIN W/ 1/2" STROKE

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5. SEE STRUCTUAL FOR CONTROL JOINTS.

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STOREFRONT/GLAZING KEY

MATERIAL		COLOR
FRAMES	F1	PRE-FINISHED STOREFRONT MANUF: ARCADIA 'CLEAR ANODIZED ALUMINUM'
GLAZING	GL	GLAZING 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION:

VITRO ARCHITECTURAL GLASS OR EQUAL:
1" INSULATED GLAZING SYSTEM

U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILLED)

INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

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COLOR KEY

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KEY	MATERIAL	NOTE
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ⓧ ELEVATIONS KEYNOTES

1 LINE OF WARPED ROOF DECK
2 ROOFTOP MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
3 LIGHTING FIXTURE, TYP. -SEE ELECTRICAL DRAWINGS
4 BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER COORDINATE WITH G.C.

BUILDING 'B' EXTERIOR ELEVATIONS

SCALE: 1"=40'

0' 8' 16' 32'

CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
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CawleyArchitects.com

REGISTERED ARCHITECT
STATE OF ARIZONA
26784
PAUL F. DEVERS, JR.
Date Signed
ARIZONA, U.S.A.

BUCKEYE MARK IV INDUSTRIAL

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

DATE
PRE-APP SUBMITTAL
08-07-2023
SITE PLAN REVIEW
12-08-2023

DRAWN BY: XX

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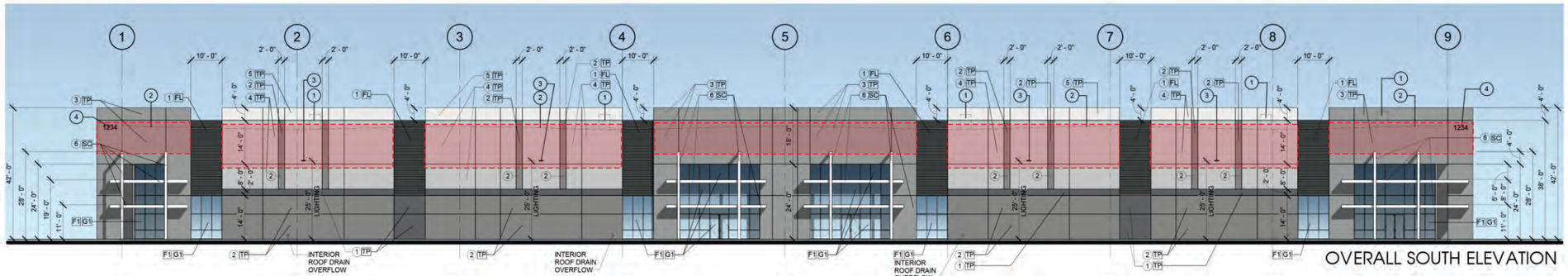
BUILDING 'B' EXTERIOR ELEVATIONS

Project: 23009

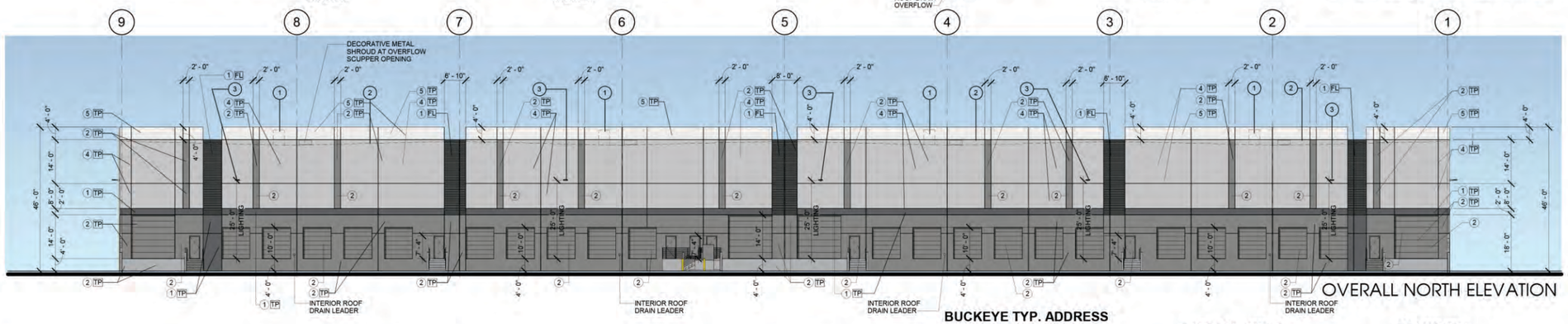
AB7.1

SIGN BAND (ILLUMINATED)

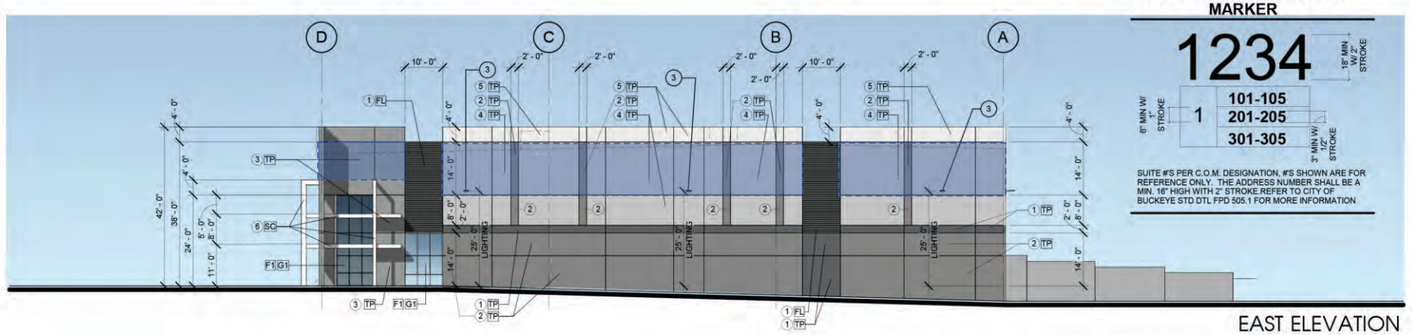
SIGN BAND (NON-ILLUMINATED)



OVERALL SOUTH ELEVATION

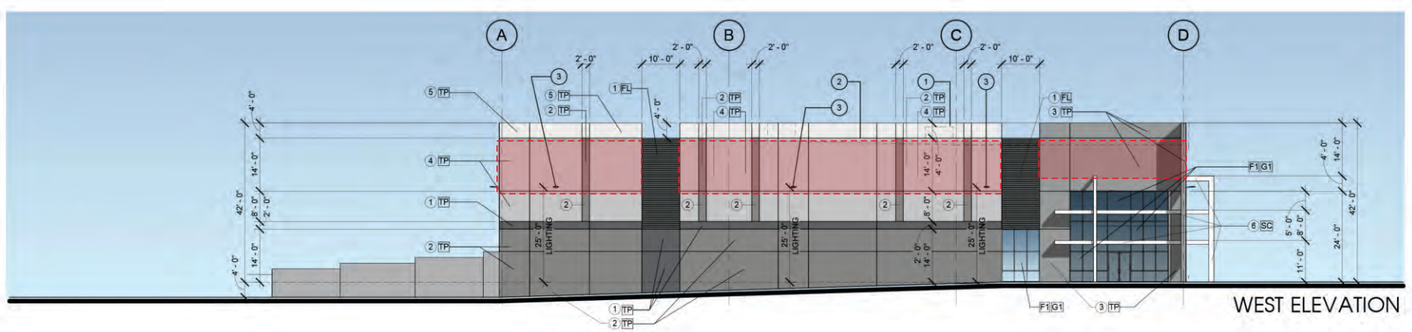


OVERALL NORTH ELEVATION



BUCKEYE TYP. ADDRESS MARKER

EAST ELEVATION



WEST ELEVATION

GENERAL NOTES

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STOREFRONT/GLAZING KEY

MATERIAL		COLOR
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KEY	MATERIAL	NOTE
-	BOLLARDS	
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-	TRANSFORMER	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR

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(X) ELEVATIONS KEYNOTES

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BUILDING 'C' EXTERIOR ELEVATIONS

SCALE: 1"=40'

0' 8' 16' 32'

CAWLEY ARCHITECTS

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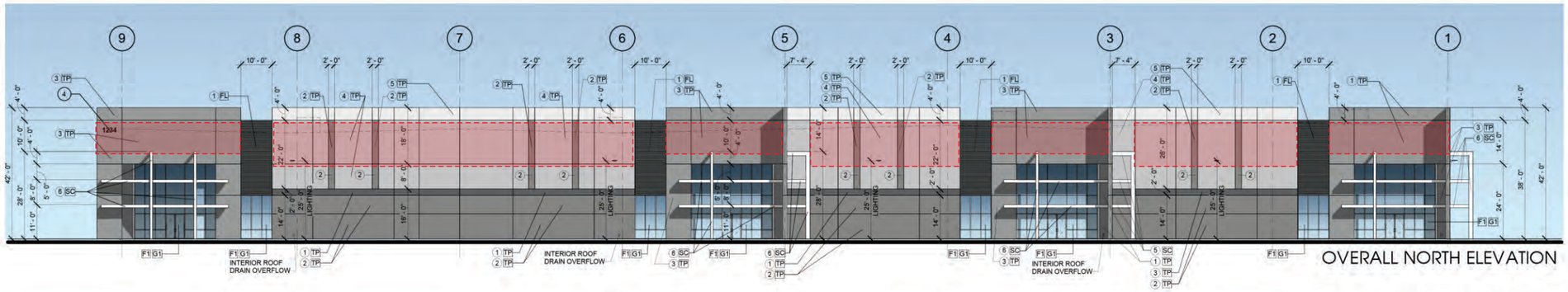
BUILDING 'C' EXTERIOR ELEVATIONS

Project: 23009

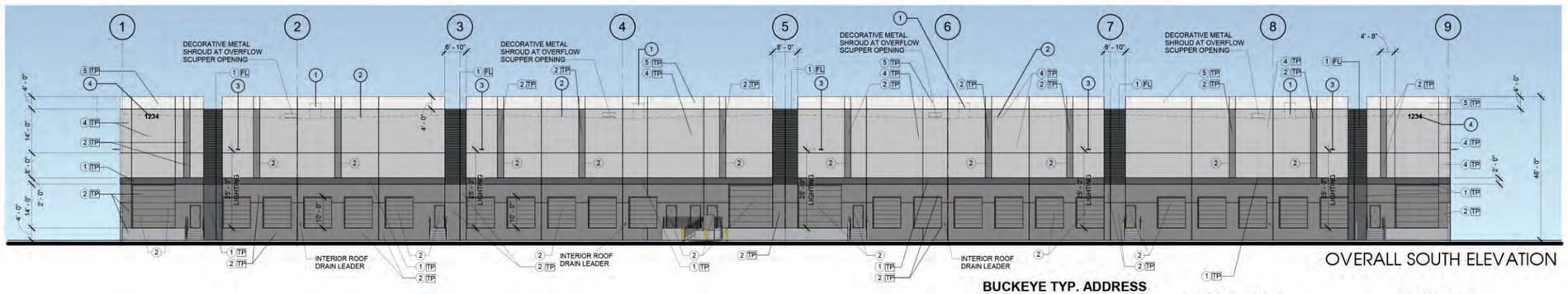
AC7.1

SIGN BAND (ILLUMINATED)

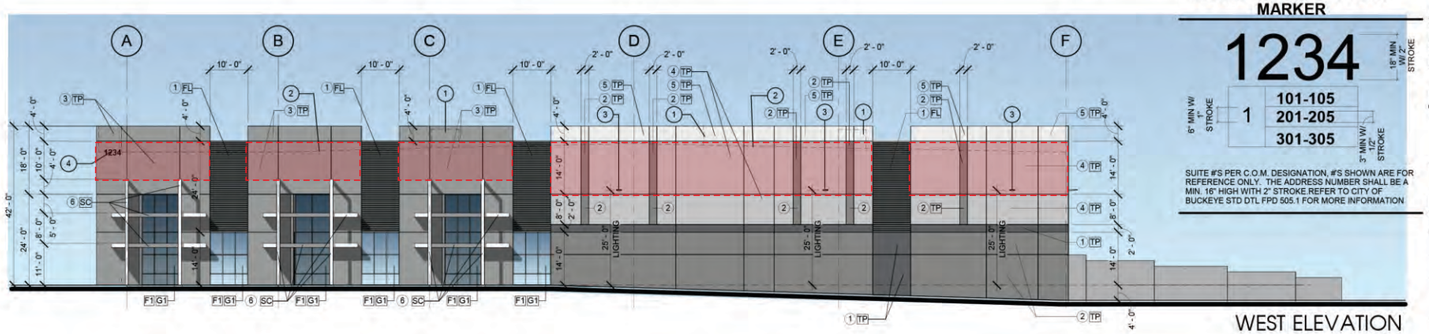
SIGN BAND (NON-ILLUMINATED)



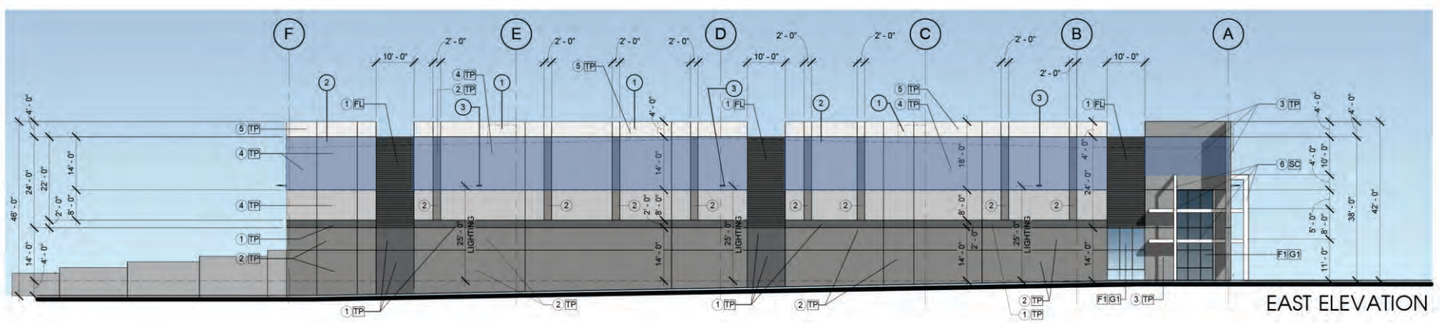
OVERALL NORTH ELEVATION



OVERALL SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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MATERIAL	DESCRIPTION
TP	CONCRETE TILE PANEL - PAINTED
FL	FORMLINER/CONCRETE TILE PANEL - PAINTED
SC	STEEL CANOPY FRAME: 12" STEEL CHANNEL ROOF: B-DECK, PERFORATED

STOREFRONT/GLAZING KEY

MATERIAL		COLOR
FRAMES	F1	PRE-FINISHED STOREFRONT MANUF: ARCADIA 'CLEAR ANODIZED ALUMINUM'
GLAZING	GL	GLAZING 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION:

VITRO ARCHITECTURAL GLASS OR EQUAL:
1" INSULATED GLAZING SYSTEM

U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILLED)

INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY		MANUF. - DUNN EDWARDS COLOR NAME:
1		'POINTED ROCK' DE6363
2		'LOOKING GLASS' DE6376
3		'WALRUS' DE6368
4		'SILVER POLISH' DE6374
5		'LACE VEIL' DE6372
6		'COOL DECEMBER' DEW383

KEY	MATERIAL	NOTE
-	BOLLARDS	
-	SES	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR
-	TRANSFORMER	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

(X) ELEVATIONS KEYNOTES

1 ROOFTOP MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
2 LINE OF WARPED ROOF DECK
3 LIGHTING FIXTURE, TYP. -SEE ELECTRICAL DRAWINGS
4 BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER COORDINATE WITH G.C.

BUILDING 'D' & 'E' EXTERIOR ELEVATIONS

SCALE: 1"=40'

0' 10' 20' 40'

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P. 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT 26784 PAUL F. DEVERS, JR. Date Signed 10/31/23 ARIZONA, U.S.A.

BUCKEYE MARK IV INDUSTRIAL

NWC OF YUMA ROAD & APACHE ROAD BUCKEYE ARIZONA 85326

DATE
PRE-APP SUBMITTAL 08-07-2023
SITE PLAN REVIEW 12-08-2023

DRAWN BY: XX

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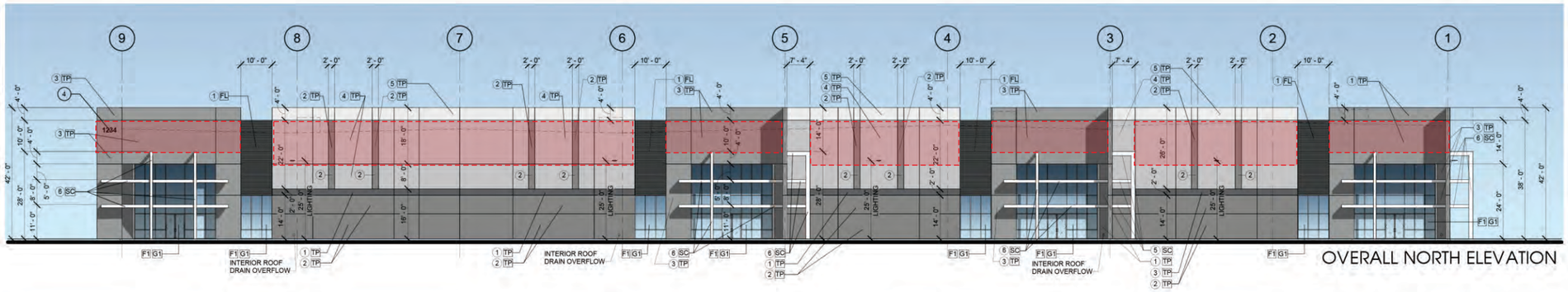
BUILDING 'D' & 'E' EXTERIOR ELEVATIONS

Project: 23009

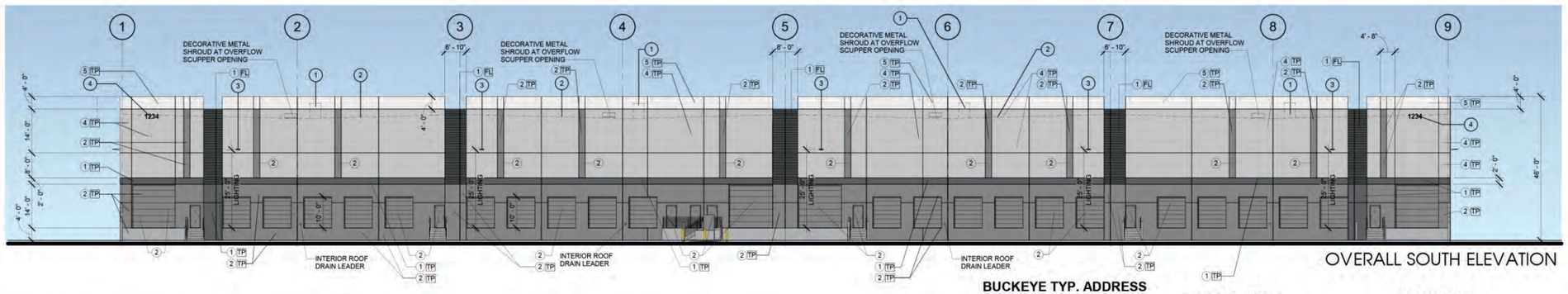
ADE7.1

SIGN BAND (ILLUMINATED)

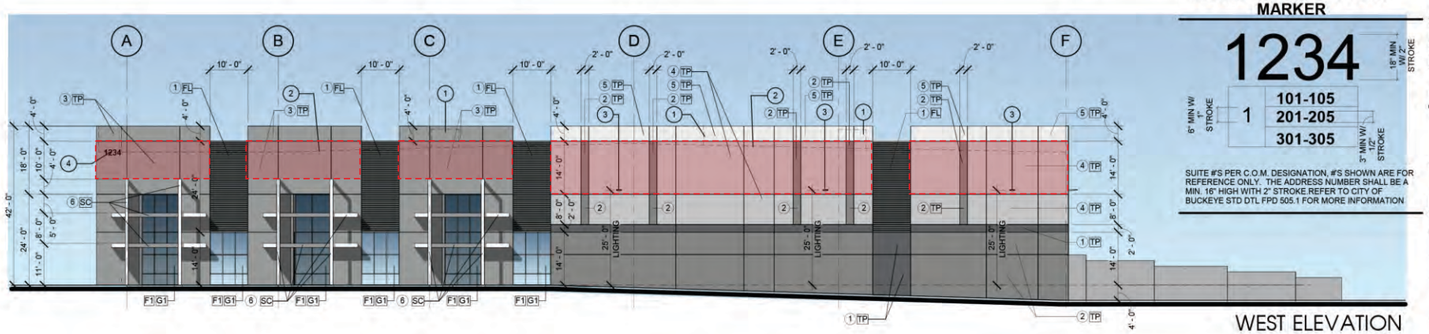
SIGN BAND (NON-ILLUMINATED)



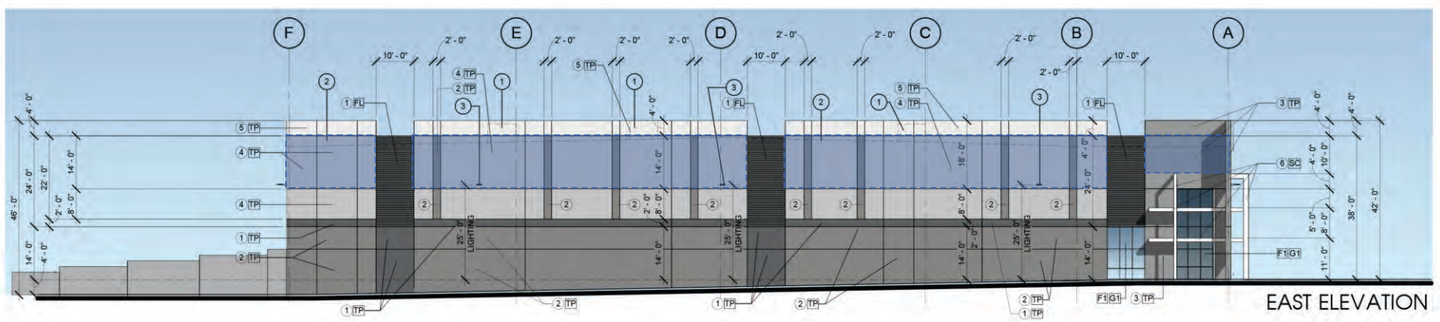
OVERALL NORTH ELEVATION



OVERALL SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

1234

1 — 101-105 / 201-205 / 301-305

SUITE #'S PER C.O.M. DESIGNATION, #'S SHOWN ARE FOR REFERENCE ONLY. THE ADDRESS NUMBER SHALL BE A MIN. 16" HIGH WITH 2" STROKE. REFER TO CITY OF BUCKEYE STD DTL FPD 505.1 FOR MORE INFORMATION

GENERAL NOTES

1. ALL MECHANICAL UNITS ARE FULLY SCREENED.
2. ALL SIGNAGE UNDER SEPARTE PERMIT.
3. SEE STRUCTURAL FOR LINTEL INFORMATION.
4. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
5. SEE STRUCTUAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (ie. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
TP	CONCRETE TILE PANEL - PAINTED
FL	FORMLINER/CONCRETE TILE PANEL - PAINTED
SC	STEEL CANOPY FRAME: 12" STEEL CHANNEL ROOF: B-DECK, PERFORATED

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BUILDING 'D' & 'E' EXTERIOR ELEVATIONS

SCALE: 1"=40'

0' 10' 20' 40'

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BUCKEYE MARK IV INDUSTRIAL

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BUILDING 'D' & 'E' EXTERIOR ELEVATIONS

Project: 23009

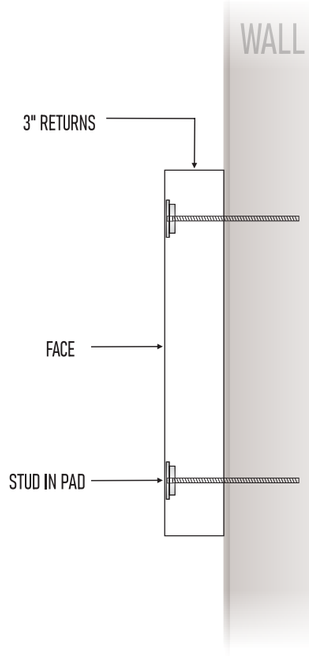
ADE7.1

QTY:8 NON-ILLUMINATED REVERSE PAN-CHANNEL ADDRESS (ADDRESS # TBD)

SCALE: 1"=1'-0"

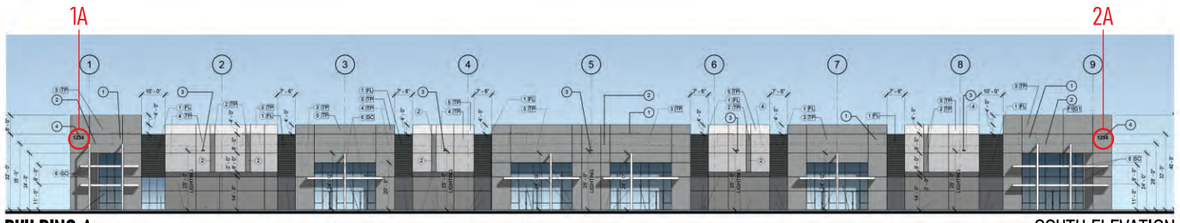
- RETURNS: 2" ALUMINUM CLC
- FACES: .090 ALUMINUM
- PAINT: MP BRUSHED ALUMINUM
- INSTALLATION: STUD MOUNTED FLUSH TO BUILDING FASCIA

SATIN BLACK PAINT

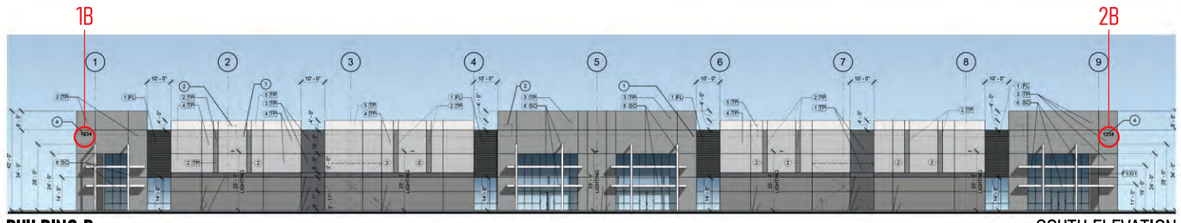


PROPOSED APPEARANCE:

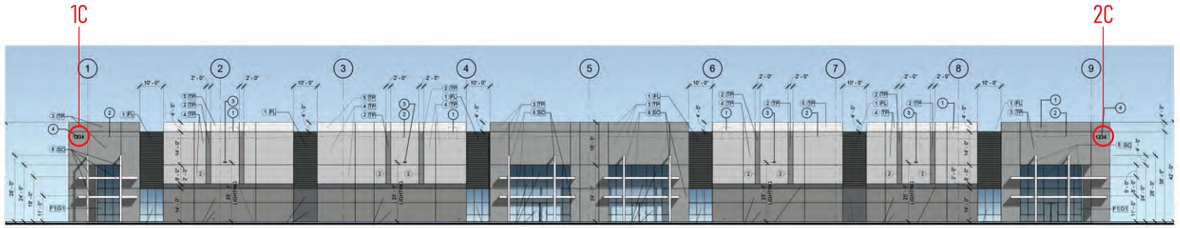
SCALE: 1/64"=1'



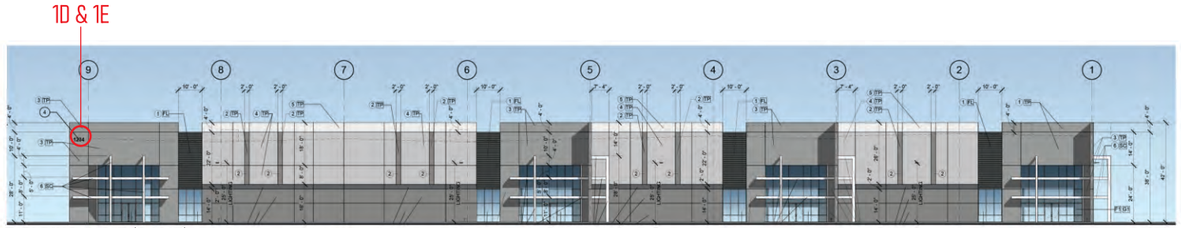
BUILDING A SOUTH ELEVATION



BUILDING B SOUTH ELEVATION



BUILDING C SOUTH ELEVATION



BUILDING D & E (SAME) NORTH ELEVATION

M INTERNALLY ILLUMINATED MONUMENT SIGN | SCALE: 3/8"=1'

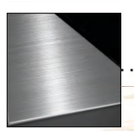
- ALUMINUM CONSTRUCTION MONUMENT SIGN
  - PAINTED TO MATCH BUILDING COLORS (SEE LISTED)
- TITLE: 3" DEEP HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS
  - MOUNTED 1-1/2" OFF SIGN FACE
  - ANODIZED BRUSHED ALUMINUM FINSIH
- TENANT PANELS: 2" DEEP ALUMINUM PANELS
  - ROUTED ALUMINUM FACES BACKED WITH 3/16" WHITE PLEX
  - 3M DUAL COLOR BLACK PERFORATED VINYL TO SHOW BLACK DURING THE DAY AND WHITE AT NIGHT
- ADDRESS: 1/4" FLAT CUT-OUT ANODIZED BRUSHED ALUMINUM NUMBERS
  - STUD MOUNTED FLUSH TO SIGN BASE
- INTERNAL WHITE LED ILLUMINATION
- BALLAST IN SIGN
- INSTALL ONTO ASA APPROVED PIPE AND FOOTER AS SHOWN ON MAP

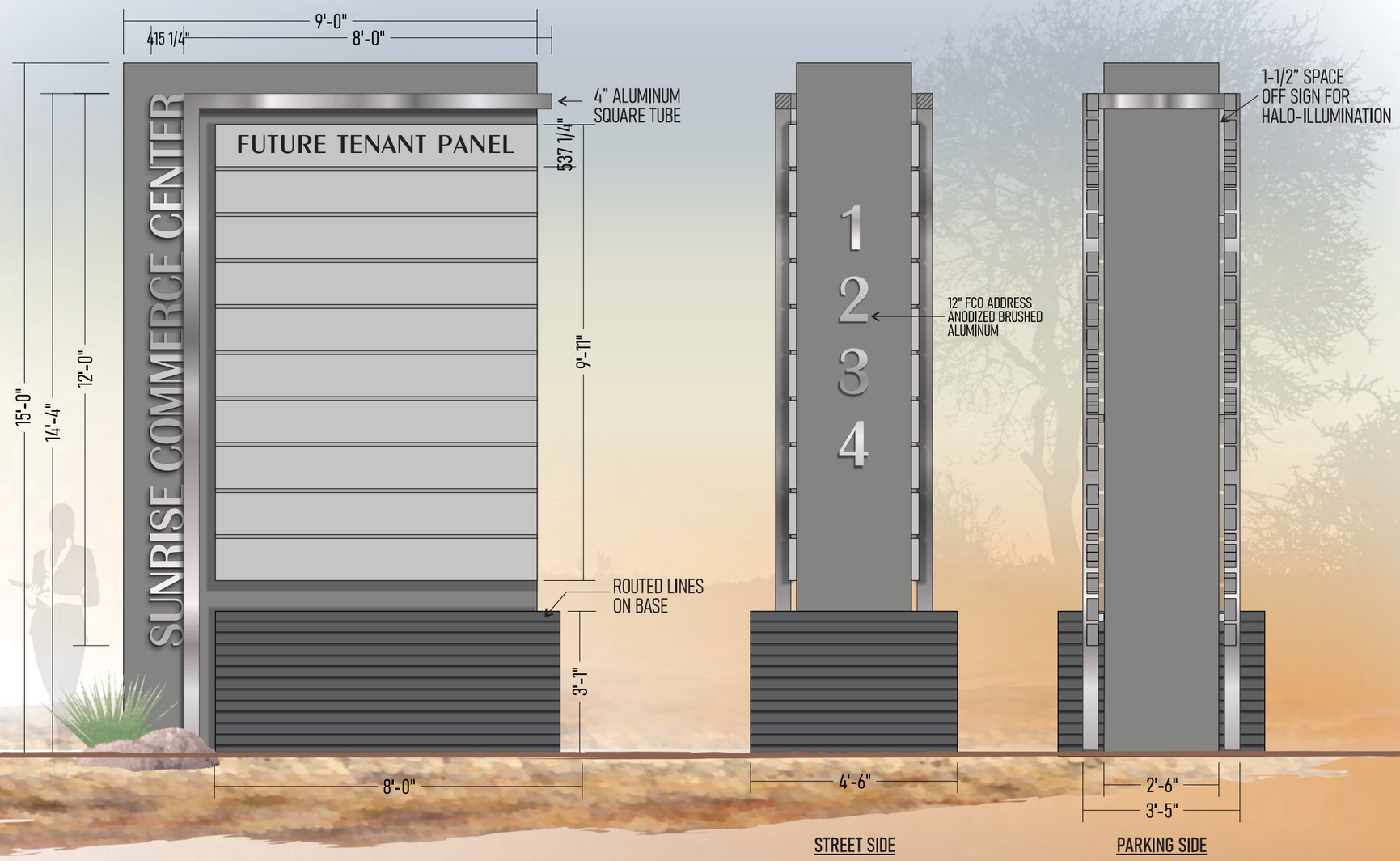
DE 6363 POINTED ROCK

DE 6376 LOOKING GLASS

DE 6374 SILVER POLISH

PERFORATED BLACK VINYL


ANODIIZED BRUSHED ALUMINUM



TENANT DISPLAY AREA = 64 S.F.
SUNRISE COMMERCE CENTER AREA = 13.1 S.F.

OVERALL AREA: 77.1 S.F.

NIGHT VIEW: 3/8"=1'

P INTERNALLY ILLUMINATED PYLON SIGN | SCALE: 3/32"=1'

- ALUMINUM CONSTRUCTION PYLON SIGN
  - PAINTED TO MATCH COLORS OF INDUSTRIAL CENTER (SEE LISTED)
- "SUNRISE COMMERCE CENTER": 5" DEEP HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS
  - MOUNTED 1-1/2" OFF SIGN FACE
  - ANODIZED BRUSHED ALUMINUM FINSIH
- TENANT PANELS: 6" DEEP ALUMINUM PANELS
  - ROUTED ALUMINUM FACES BACKED WITH 3/169" WHITE PLEX
  - 3M DUAL COLOR BLACK PERFORATED VINYL TO SHOW BLACK DURING THE DAY AND WHITE AT NIGHT
- ADDRESS: 1/4" FLAT CUT-OUT ANODIZED BRUSHED ALUMINUM NUMBERS
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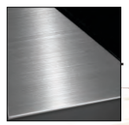
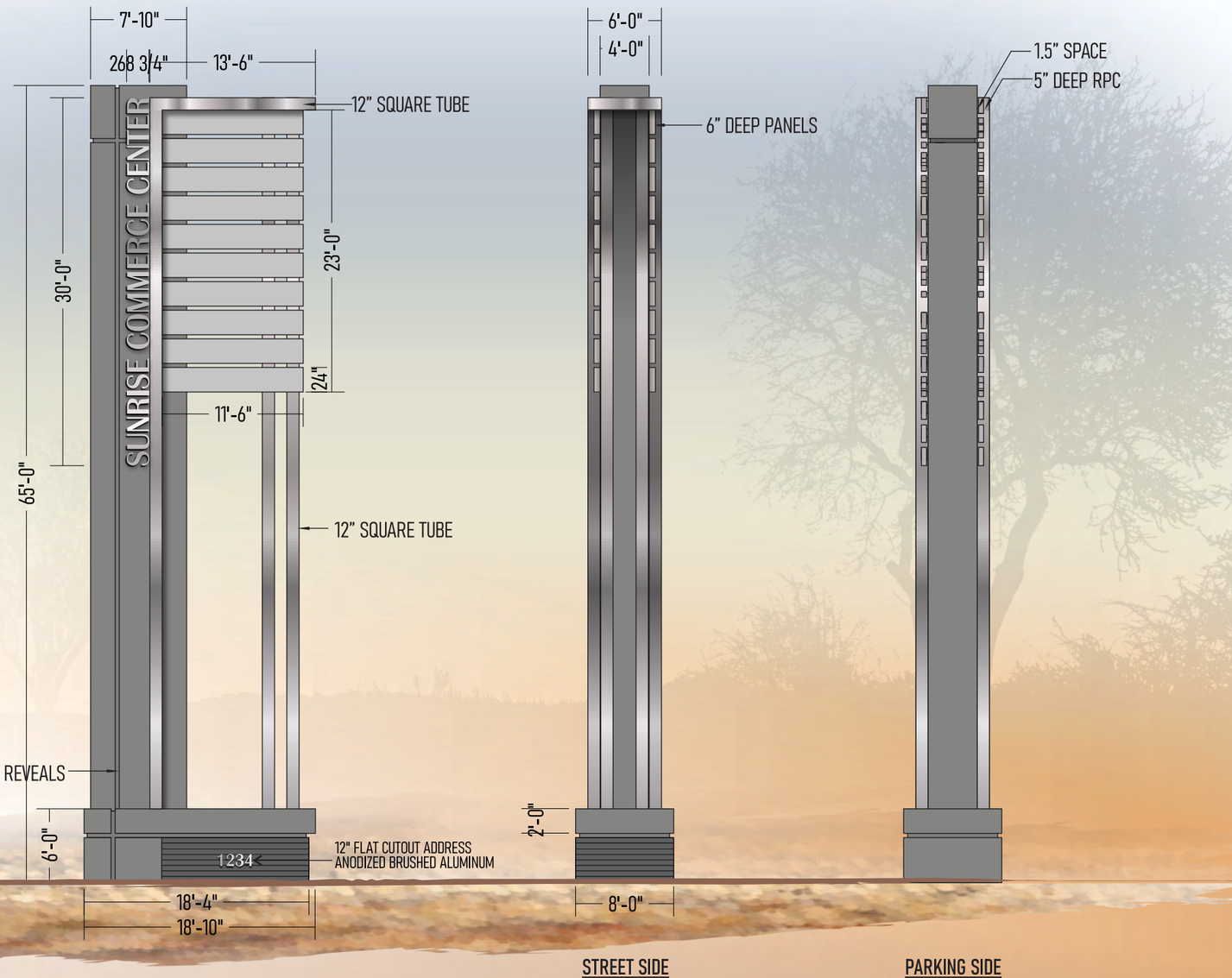

ANODIIZED BRUSHED ALUMINUM



TENANT DISPLAY AREA = 230 S.F.
"COMMERCE CENTER" AREA = 52 S.F.
"SUNRISE": 27.4 S.F.

OVERALL AREA: 309.4 S.F.

NIGHT VIEW: 3/32"=1'

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 12/10/24	**AGENDA ITEM:** 4.C. Buckeye 225 - Site Plan (PLZSP-23-00001)
DATE PREPARED: 12/06/24	**DISTRICT NO.:** No. 1
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Buckeye 225 - Site Plan (PLZSP-23-00001) Conduct a public meeting and approve, subject to conditions (a) through (hh), a Site Plan for Buckeye 225, a proposed 218-acre light industrial development consisting of six buildings totaling 3,378,248 square feet at the northwest corner of State Route 85 and Baseline Road on property zoned Light Industrial (I-1).

RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Kurt Jones, Tiffany & Bosco PA, on behalf of owner EVT Buckeye 85 Industrial LLC., is requesting Site Plan approval for a proposed light industrial development on approximately 218 acres at the northwest corner of Baseline Road and State Route 85, zoned Light Industrial (I-1), for a project called Buckeye 225. The proposed site plan provides for six single-story industrial buildings (46 to 57 feet in height to top of parapet) totaling 3,378,248 square feet. Individual buildings range in size from 273,062 square feet to 984,832 square feet. Each building may be occupied by a single-tenant or can be divided into multiple tenant spaces. Because the project will be developed as a spec project, the specific uses/tenants are not yet known.

Please review the attached staff report and exhibits for additional information, details, and analysis pertaining to this request.

BENEFITS:
The proposed development will contribute additional jobs to the local and regional economy and enhance Buckeye's economic well-being. The proposed project design will contribute to a high-quality aesthetic within the State Route 85 Employment Corridor.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-23-00001 Buckeye 225 Site Plan Staff Report P&Z 12-10-24.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Site Plan Narrative.pdf

Exhibit E - Site Plans.pdf
Exhibit F - Site Details.pdf
Exhibit G - Preliminary Landscape Plan.pdf
Exhibit H - Architectural Renderings & Elevations.pdf
Exhibit I - Site Lighting and Photometric Plans.pdf

BUCKEYE, AZ

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00001
TITLE:	Buckeye 225 Site Plan
MEETING DATE:	December 10, 2024

Applicant/Owner:	Kurt Jones, Tiffany & Bosco PA, on behalf of owner EVT Buckeye 85 Industrial LLC
Request:	Approval of a Site Plan for Buckeye 225, a proposed light industrial development consisting of six buildings totaling 3,378,248 square feet on property zoned Light Industrial (I-1).
District	District 1
Location:	Northwest Corner of Baseline Road and State Route 85 (Exhibits A, B, and C)
Site size:	218.0 net acres
Public input:	None received
Recommendation:	Approve subject to conditions (a) through (hh)

PROJECT DESCRIPTION

1. Kurt Jones, Tiffany & Bosco PA, on behalf of owner EVT Buckeye 85 Industrial LLC., is requesting Site Plan approval for a proposed light industrial development on approximately 218 acres at the northwest corner of Baseline Road and State Route 85 for a project called Buckeye 225 (Exhibit D). The proposed site plan (Exhibit E) provides for six single-story industrial buildings (46 to 57 feet in height to top of parapet) totaling 3,378,248 square feet. Individual buildings range in size from 273,062 square feet to 984,832 square feet. Each building may be occupied by a single-tenant or can be divided into multiple tenant spaces.

2. The subject property is zoned Light Industrial (I-1). The I-1 district is intended to accommodate light manufacturing, warehousing, processing, service, storage, wholesale, distribution and research and development type uses, where all operations are contained within enclosed buildings. Because the project will be developed as a spec project, the specific uses/tenants are not yet known.

3. Of the six buildings proposed, four are cross-dock style buildings with loading bays provided along both sides of the longest elevations. To meet the City's requirement that loading areas and bay doors be screened from adjacent streets, the development will provide enhanced landscaping and 8-foot-tall decorative screen walls (Exhibit F) to obscure views of the loading bays and truck court areas from the perspective of SR85, Baseline Road, Southern Avenue and 271st Avenue. The northernmost two buildings closest to Southern Avenue include only a single side with loading bays, with those buildings backing onto one another to create an internalized, screened service yard.

4. The site is surrounded on all sides by public streets or highways, including Baseline Road to the south, SR85 to the east, 271st Avenue to the west, and Southern Avenue to the north. The developer will construct half-street improvements to each of these roadways in accordance with the City's Transportation Master Plan. A total of eight driveways are proposed into the site, including two from Southern Avenue, one from Baseline Road, and five from 271st Avenue. Of these driveways, four will allow for full four-way turning movements, while three, including the Baseline driveway, the two Southern Avenue driveways, and the southernmost 271st Avenue driveway, will be restricted to right-in/right-out movements only.

5. Public sidewalks will be constructed by the developer adjacent to Baseline Road, Southern Avenue, and 271st Avenue. A pedestrian pathway network is provided internal to the site, providing safe pedestrian connectivity from each building to the public

sidewalk. Shaded seating areas for employee and visitor use are provided near primary building entrances.

6. A total of 2,834 parking spaces are proposed across the site. If the buildings are primarily occupied with warehouse and distribution uses, as expected, the proposed parking will be sufficient. However, if the buildings are occupied by more employee-intensive light manufacturing and/or office uses, additional parking may be needed. To address this issue, the City and applicants have agreed to include a stipulation requiring conversion of truck court areas to additional vehicular parking if it becomes apparent that additional parking is needed for the site.

7. Approximately 2,402,372 square feet of landscape area, or over 25 percent of the net site area, is provided (Exhibit G), well exceeding the 10 percent requirement for industrial development contained within the Development Code. Wide landscaped buffers are provided along all four frontages, ranging in depth between 40 and 150 feet, with trees, shrubs, and accent plants employed for site beautification as well as to assist in screening views of truck courts and loading bays. In total, the site will feature 1,739 trees and 126,000 gallons of shrubs/accents (equivalent to over 5,000 other plants), all of which have been selected for their drought tolerant, low water usage characteristics.

8. The proposed concrete tilt panel buildings (Exhibit H) are contemporary and attractive. The buildings will feature varied vertical and horizontal wall offsets and different roofline heights to break up the building mass. Metal entry canopies, recessed windows, and textures created with fluted formliners and reveals add additional aesthetic interest. All four sides of the proposed buildings receive design attention with the full range of colors, materials, and massing and height variations carrying through to all sides of each structure. A neutral, sophisticated color palette has been selected, featuring brown and beige variations with selective use of deep blue/indigo accents. The project will also include dark sky compliant exterior lighting, such as parking lot lights, wall sconces, and pedestrian bollard lamps, all in keeping with the proposed architectural style (Exhibit I).

AREA CONTEXT

9. The subject property is located at the northwest corner of Baseline Road and SR85, as shown in Exhibit A. It is surrounded on all four sides by public streets or highways, including SR85 on the east, 271st Avenue on the west, Baseline Road on the south, and Southern Avenue on the north. An undeveloped parcel in unincorporated Maricopa County, owned by the Arizona Department of Transportation, is located at the northeast corner of the site. The existing land uses, General Plan designations, and zoning districts of surrounding parcels are as follows:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Agricultural/Farming	Employment	Light Industrial (I-1)
North of Southern Avenue	Agricultural/Farming	Employment	General Commerce (GC) and Maricopa County RU-43
South of Baseline Road	Heavy Industrial (Fertizona/Quikrete) and Light Manufacturing (Parker Fasteners)	Employment	GC and Maricopa County Heavy Industrial (IND-3)
East of SR85	Agricultural/farming; Planned Light Industrial	Employment	Light Industrial (I-1)
West	Agricultural/Farming	Employment	Light Industrial (I-1)

PUBLIC PARTICIPATION

10. The applicant provided a notice of application to all property owners within 300 feet of the subject site on October 19, 2023. The City has not been contacted by any persons related to this site plan application.

11. A neighborhood meeting is not required for Site Plan applications.

BACKGROUND

12. *October 18, 2022:* The 226.88 acre subject property was annexed by adoption of Ordinance 23-22 and rezoned from Single-Family Residential 43 (SF-43) to Light Industrial (I-1) by adoption of Ordinance 24-22.

ANALYSIS

General Plan and Development Code

13. The property is designated as Employment by the Buckeye General Plan (Exhibit C). This designation is applied to land that is intended to develop with uses that contribute to the local and regional economy. Uses within the Employment designation may include industrial, such as warehouses, manufacturing facilities, and business parks, with access provided to arterial roadways. The property's I-1 zoning and the proposed Buckeye 225 development are consistent with the Employment designation.

14. The proposed development will implement several of the policies of the General Plan, including, but not limited to:
    a. Goal G-7 – Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.
    b. Goal G-9 – Buckeye has an expansive and diverse economy.
    c. Goal G-11 - New development and redevelopment projects pay their fair share of costs related to infrastructure and public facilities.

15. Since the project will be developed as a speculative development, the specific uses and tenants have not yet been identified; only uses/users in compliance with the permitted uses of the I-1 district will be allowed to locate in the development.

16. The proposed site plan conforms to all requirements of the Buckeye Development Code, including development and design standards.

17. In accordance with Section 8.9.2 of the Development Code, any site planned for development that is more than 75,000 square feet in aggregate building area is to be reviewed and approved by the Planning and Zoning Commission.

Site Design and Architecture

18. Development standards and dimensional requirements for the site are per Development Code. The proposed site plan adheres to all such requirements, including minimum setbacks, buffering requirements, parking requirements, and maximum building heights.

19. The proposed site layout and building elevations meet the Commercial Building Standards and Guidelines section of the Development Code. The proposed designs provide for excellent articulation, variety and movement while taking great care to present a high-quality appearance from all surrounding streets.

20. Views of loading bays and truck courts are minimized through the provision of wider than typical landscape buffers and decorative screen walls. From off-property, this project will present as a very high quality, attractive light industrial development.

Landscape and Open Space

21. The development provides over 25 percent of the site as landscape area, far exceeding the ten percent landscape/open space requirement for industrial development. Furthermore, the project meets all specific requirements for landscaping within parking areas and usable open space areas, such as employee plazas to be improved with seating, shading, and lighting.

Access, Circulation, Parking, and Off-Site Improvements

22. Access to the site as well as vehicular circulation internal to the site, including drive aisle widths and turning radii, have been reviewed and approved by Planning, Engineering, and Fire. The proposed eight points of access will provide sufficient accessibility to the site given the level of traffic anticipated while also maintaining needed separation from other existing streets and driveways in the vicinity of the site.

23. Future traffic signals are anticipated at the intersections of Southern Avenue and 271st Avenue and Baseline Road and 271st Avenue.

24. If the buildings are primarily occupied with warehouse and distribution uses, as expected, the proposed parking will be sufficient. However, if the buildings are occupied by more employee-intensive light manufacturing and/or office uses, additional parking may be needed. To address this issue, the City and applicants have agreed to include a stipulation requiring conversion of truck court areas to additional vehicular parking if it becomes apparent that additional parking is needed for the site.

25. Half-street improvements to Southern Avenue, 271st Avenue, and Baseline Road adjacent to the site will be completed by the developer in that initial phase.

Services

26. Both water and wastewater will be served to the property by the City of Buckeye. The developer will complete any improvements needed to serve the development.

27. Police services will be provided by the City of Buckeye Police Department (BPD). The nearest station is the BPD headquarters located at the northeast corner of Monroe Avenue and Apache Road, approximately 3.5 miles from the subject site.

28. Fire and EMS services will be provided by the City of Buckeye Fire Department (BFD). Fire Station 701, located at the southeast corner of Miller Road and Centre Avenue approximately 2.5 miles from the subject site.

RECOMMENDATION

29. Staff recommends the Planning and Zoning Commission approve the Site Plan for Buckeye 225, Application PLZSP-23-00001, subject to conditions (a) through (hh), for the following reasons:

    - The Site Plan conforms to the property's General Plan designation of Employment
    - The Site Plan conforms to all requirements of the Buckeye Development Code and Light Industrial (I-1) zoning district.

- There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

a) Except as modified by these conditions of approval, development of the site shall conform to the following plans:
   1. Site Plans (Sheets A100, A100A, A100B, A100C, A100D, A101, A102, A103, A104, A105, A106, and A107), received on September 12, 2024
   2. Site Details (Sheets A560 through A567, inclusive), received on September 12, 2024
   3. Preliminary Landscape Plans (Sheets L0.01 and L1.01 through L1.47, inclusive), received on September 12, 2024
   4. Building Elevations (Sheets A120a, A121a, A122a, A120b, A121b, A122b, A220, A221, A222, A223, A320, A321, A322, A323, A420, A421, A422, A423, A424, A425, A520, A521, A522, A523, A524, and A525), received on September 12, 2024
   5. Color and Material Palette (Sheet unnumbered), received on October 24, 2023
   6. Site and Building Renderings (Sheet 0 through 8, inclusive), received on July 9, 2024
   7. Photometric and Site Lighting Plans (Sheets E0.00, E0.01, E2.00, E3.00, E3.01, E3.02, E3.03, E3.04, and E3.05), received on September 12, 2024
   8. Preliminary Civil Plans (Sheets C1 through C22, inclusive), received on September 12, 2024

b) The approved site plan will expire on December 10, 2026, two years from the date of approval, if a building permit has not been issued for the project.

Planning Division Conditions - Project Specific

c) Prior to permit issuance, approval of a Minor Subdivision or Final Plat dedica?ng any required rights-of-way and easements, if applicable, will be required. The Minor Subdivision or Final Plat may also be used to subdivide the site in a manner consistent with the approved Site Plan.

d) Approval of a Comprehensive Sign Plan shall be required prior to the issuance of any sign permit for the project. If proposed signage exceeds standard allowances iden?fied within the Buckeye Development Code, approval of the CSP by Planning and Zoning Commission will be required.

e) If it is observed that designated parking areas are rou?nely full and, as a result, passenger vehicles are being parked in prohibited areas, including along fire lanes or other paved areas not intended for parking, or within adjacent public right-of-way, the City reserves the right to require owner to convert truck court areas to addi?onal vehicular parking or otherwise address illegal parking ac?vi?es in a manner acceptable to the City.

Engineering Conditions – Project Specific

f) The Property Owner/Developer shall be responsible for the rou?ng of offsite flows through the property in accordance with the Buckeye Area Drainage Master Plan

(ADMP). Flows leaving the site shall not exceed what is shown in the Buckeye ADMP (both volume and velocity).

g) The Property Owner/Developer shall be responsible for the capacity analysis of the Buckeye Industrial Park (BIP) Li? Sta?on and the exis?ng force main for an interim sewer solu?on for this project. The project's sewer report needs to define the improvements necessary for the interim and ul?mate sewage system. If the ul?mate sewer improvements are not able to be installed with this site's development, then the ul?mate half street improvements will need to be evaluated for a poten?al fee in-lieu payment.

Engineering Conditions – Standard/General

h) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's 504-39-019C, 504-39-021C, 504-39-022, 504-39-020C, 504-39-026 and 504-39-023D.

i) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

j) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet, unless otherwise determined by the City. Any additional easements for District-owned facilities shall be placed outside of the right-of-way and the public utilities easement.

k) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Engineering Conditions – Standard Street Conditions

l) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Southern Avenue, Baseline Road and 271st Avenue based on City of Buckeye standards.

m) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

n) It has been determined that medians along 271st Avenue may not be constructed as part of this Development. The Developer shall be responsible for designing all of the required improvements, including landscaped medians in accordance with the Buckeye

Arterial Gateway Guide. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City.

Engineering Conditions – Standard Water/Wastewater Conditions

o) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits

p) Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provided prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

Transportation/Traffic – Standard and Site Specific Conditions

q) Prior to submittal of Final Civil Plans and Construction Documents and any permitting, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.

r) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to eight (8) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of three (3) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City. A form may be requested to get the estimate. All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.

s) All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.

t) All medians or porkchops required for controlling restricted movement site access shall be constructed with this development unless otherwise approved by the City Engineer.
u) In the event that access to and within the project is determined by the City to pose a threat to public safety and security, the City has broad authority to take any necessary actions to address such a threat until the Property Owner/Developer resolves the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout as needed to alleviate the City's concerns regarding public safety and security. Any such revisions will be considered minor changes to the existing site plan approvals and must be approved by the Planning and Zoning Commission. Doing so will allow the developer or owner to preserve the integrity of the originally approved site plan design.
v) Half-street improvements including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development, including the installation of ITS conduit per the City standards. ITS conduits (2 7-way micro-ducts) must be installed along Southern Ave, Baseline Road, 271st Avenue) per City standards, including any necessary splice boxes.
w) All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300.

Fire Department Conditions – Standard/General

x) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
y) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
z) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
aa) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Public Works Conditions – Standard/General

bb) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

cc) No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

dd) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

ee) The following requirements apply to landscaping within public right-of-way:

1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.'
4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

ff) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.

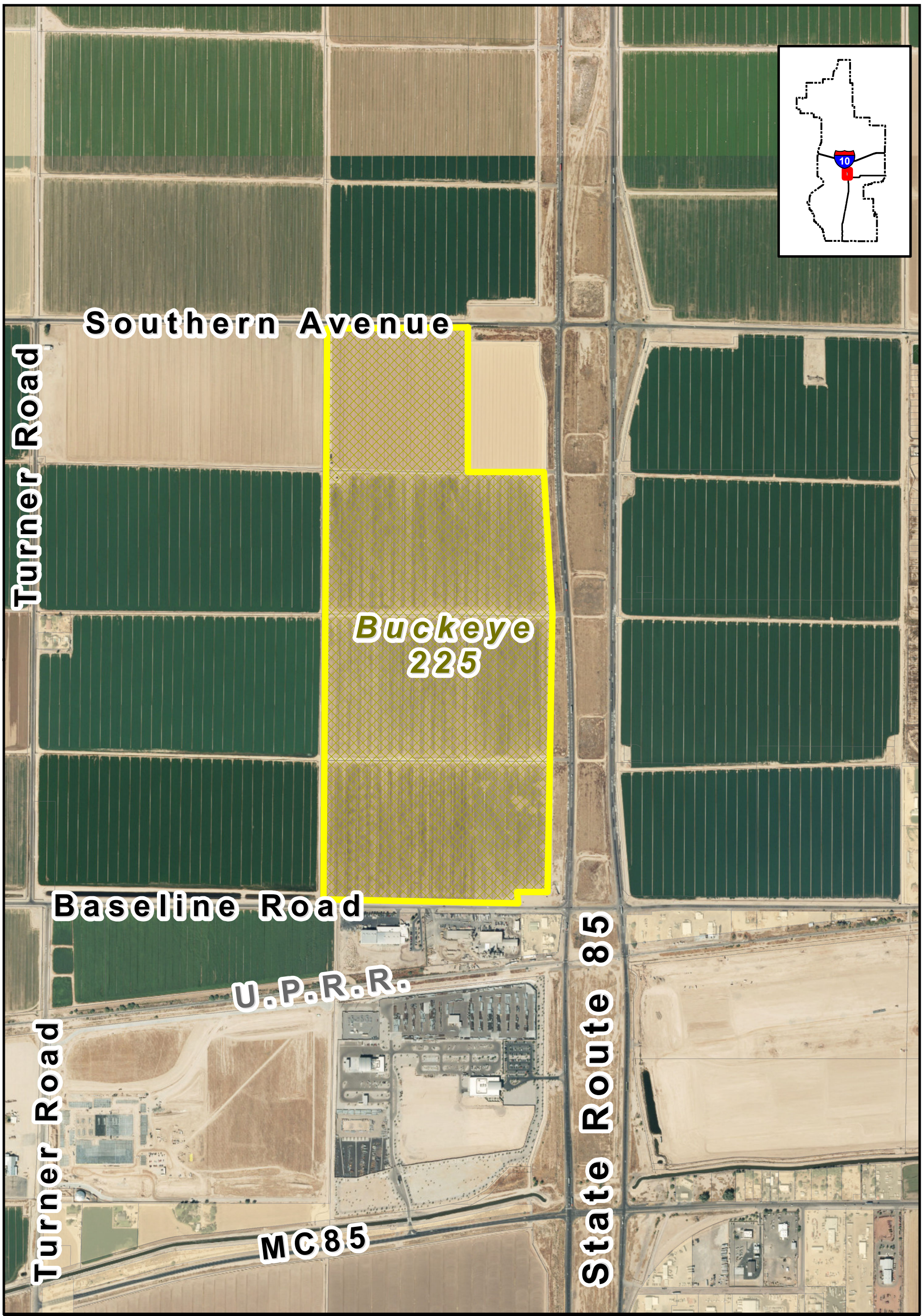
gg) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (Morus Alba), Olive Tree (Olea Europea). Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure

hh) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Narrative
Exhibit E – Site Plans
Exhibit F – Site Details
Exhibit G – Preliminary Landscape Plans
Exhibit H – Architectural Renderings and Building Elevations
Exhibit I – Site Lighting and Photometric Plans

Prepared by:
Ken Galica, Planning Manager



VICINITY MAP

PLZSP-22-00001
Buckeye 225 - Site Plan
City Council District #1

BUCKEYE, AZ

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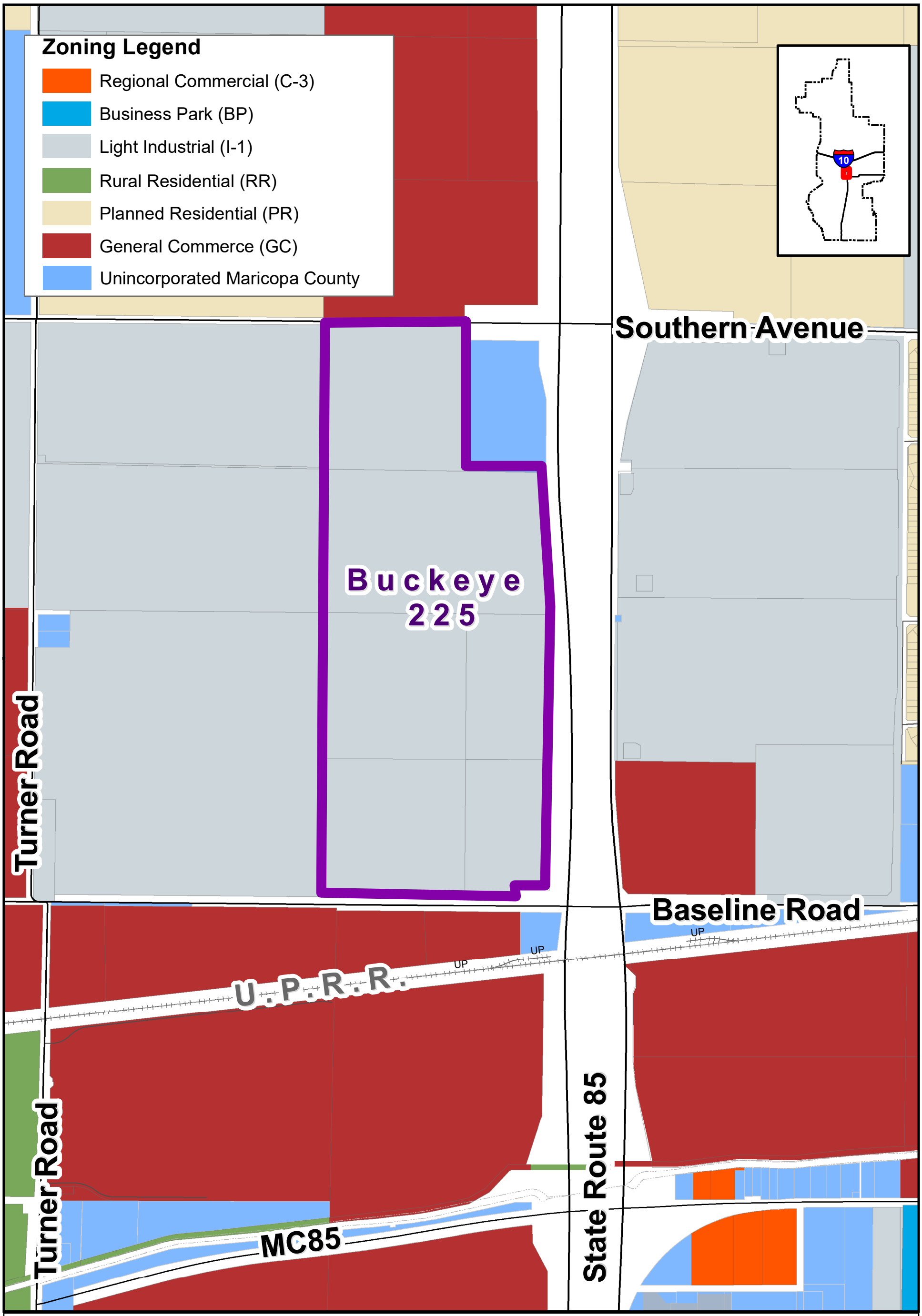

ZONING MAP

PLZSP-22-00001
Buckeye 225 - Site Plan
City Council District #1

BUCKEYE, AZ

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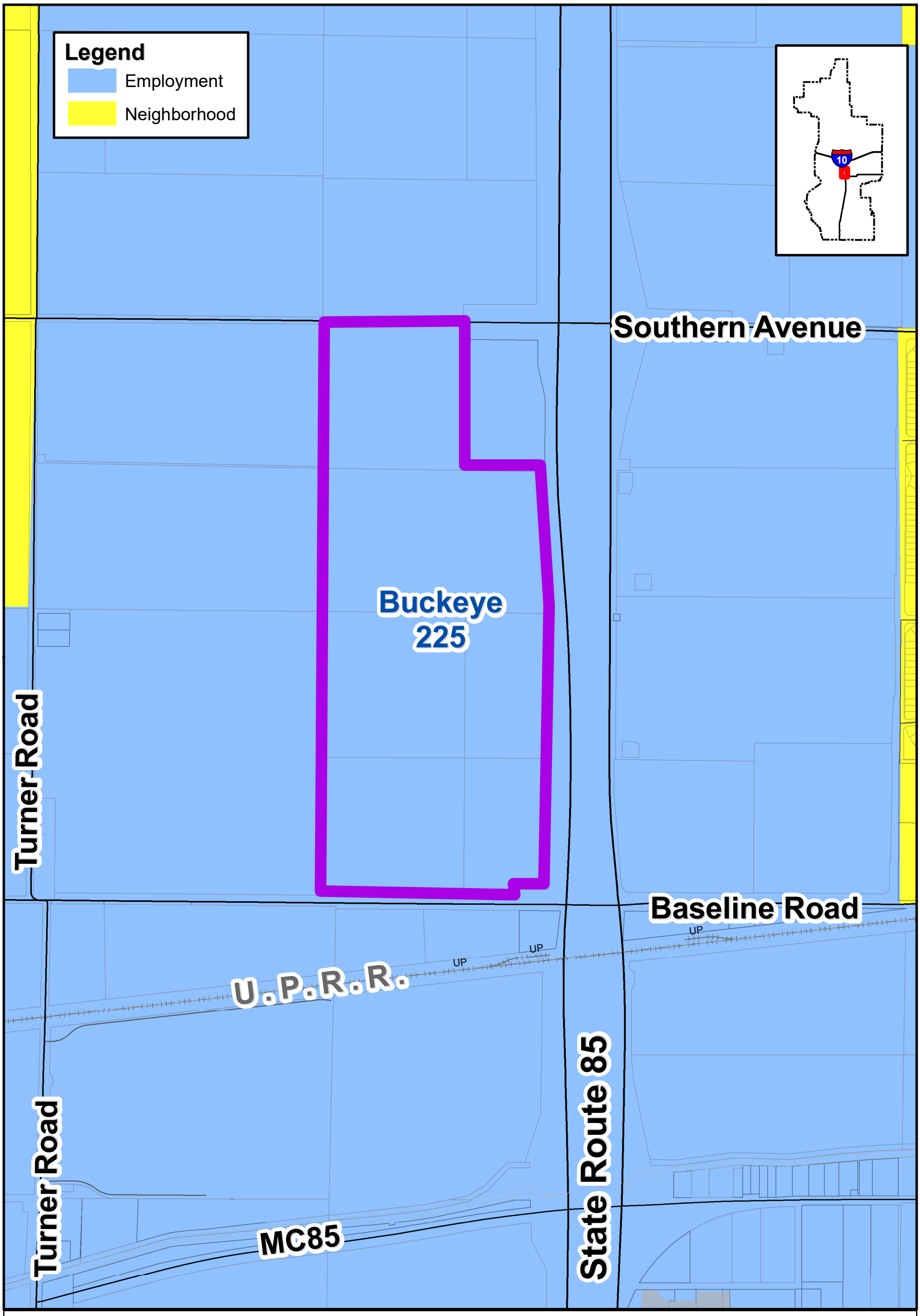

GENERAL PLAN LAND USE MAP

PLZSP-23-00001
Buckeye 225 - Site Plan
City Council District #1

BUCKEYE, AZ

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Exhibit D

3R PLZSP-23-00001 RECEIVED JULY 9 2024 AL

NWC of SR 85 & Baseline Road

Site Plan Review Narrative

Application Case #: PLZSP-23-00001
First Submittal: January 3, 2023
Second Submittal: October 24, 2023
Third Submittal: July 9, 2024

Applicant/Representative:

TB TIFFANY & BOSCO P.A.
Kurt A. Jones
2525 E. Camelback Road
Phoenix, AZ 85016

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I. PROJECT PROFILE

Project Name	NWC of SR 85 & Baseline Road
Property Owners	Desert Sonora Company; Dinan Holdings LLLP
Assessor Parcel Numbers	504-39-019C, 020C, 021C, 022, 023D, and 026
Project Location	North of W. Baseline Road, south of Southern Avenue, west of State Route 85, unincorporated Maricopa County, Arizona
Project Area	226.88 Acres (gross)
Current Zoning	Light Industrial District (I-1)
General Plan	Employment
Development Team	Developer Eisenberg Company 2710 E. Camelback Road, Suite 210 Phoenix, AZ 85016 Legal Counsel Tiffany & Bosco, P.A. Kurt A. Jones Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 Architects Ware Malcomb 2777 E. Camelback Road, Suite 325 Phoenix, AZ 85016 Engineering Hunter Engineering 10450 N. 74th St., Suite 200 Scottsdale, AZ 85258

II. INTRODUCTION AND BACKGROUND

Tiffany & Bosco, P.A. ("Applicant"), on behalf of Iron Rock Development II, LLC ("Developer") and Dinan Holdings LLLP and Desert Sonora Company ("Property Owners"), respectfully requests a Site Plan Review of the 174.19 acres (net) generally located north of Baseline Road and south of Southern Avenue immediately west of State Route 85 ("SR 85"). The site is identified by Maricopa County Assessor parcel numbers 504-39-019C, 020C, 021C, 022, 023D, and 026 (the "Property").

The Property is currently undeveloped and is utilized for agriculture uses. The City of Buckeye (the "City") City Council approved an amendment to the 2040 General Plan to re-designate the Property for Employment. As such, the City Council approved a rezoning of the Property from Single Family Rural Residential (SF-43) to Light Industrial (I-1) on October 18th, 2022. *See Ordinance No. 24-22*.

The proposed Site Plan includes five (5) separate warehouses totaling approximately 3,337,853 sq. ft. of building area. The warehouses are distributed throughout the Property to accommodate sufficient parking, roadways to access any area of the Property with ease, and aesthetically appealing landscaping.

III. PROPERTY DESCRIPTION

Relationship to Surrounding Properties

The Property is mostly surrounded by vacant property and agricultural uses. The Property is currently located adjacent to parcels located in unincorporated Maricopa County and parcels located in the City. The following is the surrounding land use context:

- North:
  - APN 504-39-010C
    - Jurisdiction - City
    - The property to the north of Southern Avenue is undeveloped and used for agriculture.
    - The property is zoned obsolete General Commerce; however, the 2040 City General Plan designates it as Employment.
  - APN 504-39-989
    - Jurisdiction – County
    - Located at the southwest corner of Southern Avenue and SR 85 and owned by the Arizona State Department of Transportation.
    - Currently zoned RU-43, but remains undeveloped and used for agriculture.
- East:
  - Jurisdiction – City / unincorporated County

  - APN 504-39-027C is located east of SR 85 and has been rezoned to I-1, Light Industrial. The property remains undeveloped and used for agriculture.
  - South of APN 504-39-027C and north of Baseline Road are four (4) undeveloped parcels currently used for agriculture. APNs 504-39-028J, 504-39-028G, and 504-39-028K were annexed into the City of Buckeye in 2022 and are zoned I-1. APN 504-39-028H sits at the northeast corner of Baseline Road and SR 85. The property is also located in the City and zoned obsolete General Commerce.
  - It is anticipated that APNs 504-39-028J, 504-39-028G, and 504-39-028K will also develop to support light manufacturing and/or warehousing and distribution.
- South:
  - APNs 401-07-002M/N
    - Jurisdiction – City of Buckeye
    - The properties are zoned obsolete General Commerce and are developed. APN 401-07-002N is owned and operated by the Quikrete Companies for production of packaged concrete. APN 401-07-002M is owned and operated by Parker Home Fasteners for manufacturing of fasteners.
  - APN 401-07-002D
    - Jurisdiction – County
    - The property is zoned IND-3 and is developed. Fertizona operates the property as a fertilizer manufacturing facility.
- West:
  - Jurisdiction - City of Buckeye
  - The properties immediately to the west of the Property are undeveloped and used for agriculture.
  - APNs 504-39-016;-017A are located within City of Buckeye and zoned I-1. APN's 504-39-018A; -018B; -024 recently were approved for annexation (PLZM-22-00146) and rezone (PLZM-22-00011) to I-1. These were approved in February of 2023.

Current Site Condition

There are no significant topographical or natural features of the Property. The Property is undeveloped land currently used for agriculture. A Conceptual Grading and Drainage Report has been provided with this Application to give further information on the topographical conditions of the Property.

Current Accessibility and Circulation

SR 85 bounds the Property to the east and provides prime regional access. SR 85 also provides easy access to I-10 approximately 2.5 miles to the north and MC 85 approximately .5 miles to the south. Southern Avenue to the north of the Property is currently classified as a Parkway and Baseline Road to the south of the Property is also currently classified as a Major Arterial.

IV. DESCRIPTION OF THE REQUEST

Proposed Site Plan Description

The proposed Site Plan illustrates six (6) separate buildings disbursed throughout the Property ranging from approximately 273,062 sq. ft. to 1,019,542 sq. ft. This amounts to a lot coverage of 36% (gross) and 37% (net).

Building 1a and 1b are located at the northwest corner of the Property just south of Southern Avenue and each buildings totals 273,062 square feet of enclosed space and a clear height of 36 feet. Building 2 and Building 3 are both 501,242 square feet each, with a clear height of 40 feet. Both Building 2 and Building 3 are located south of Building 1b and immediately north of Building 4. Building 4 and Building 5 are the largest of the structures, with both having a clear height of 40 feet. Building 4 totaling 1,019,542 square feet of enclosed space and Building 5 totaling 984,832 square feet. The buildings are currently planned as "spec" buildings and looking to attract the uses of industrial warehousing and distribution.

A total of 3,303 parking spaces are provided through the Property including 68 accessible parking spots and 703 spaces for onsite trailer storage. The parking spaces are effectively placed throughout the Property to accommodate each of the buildings. Sufficient access for each of the buildings is provided throughout the Property including a total of ten (10) different access points.

Design and Landscaping

The buildings all utilize a similar general layout. Open warehousing accounts for a large majority of the usable space within each building, and small office areas are located on select the corners of the buildings to be utilized as necessary. The building exteriors will utilize a combination of painted concrete, metal for canopies, and a variety of different glasses.

The proposed Site Plan provides for significant landscaping throughout the Property. Landscaping is located along the perimeter of the Property including Baseline Road along the southern boundary, Southern Road to the north, the proposed "271st Avenue" to the west, and along SR 85 to the east. Additionally, landscaping is illustrated through the Property to enhance the viewing aesthetic from surrounding properties.

Eight (8) different trees and an additional three (3) accent trees are located throughout the Property.

Proposed Accessibility and Circulation

The proposed Site Plan includes a total of eleven (11) driveway entrances into the Property including one (1) direct point of access from Baseline Road and two (2) direct point of access from Southern Avenue. A new road will also be constructed along the western boundary of the Property running from Southern Avenue to Baseline Road (designated as "271st Avenue" in the proposed Site Plan), which will provide multiple access points for each of the buildings. Five (5) access points are located along 271st Avenue to the west and an additional (3) points of access directly from Southbound SR 85. In order to provide access east and west through the site, we are proposing to construct a private street, which would align with Maricopa Road, providing access to 271st Avenue and SR 85.

Various connecting roadways depicted on the proposed Site Plan allow access throughout the Property regardless of the access point.

A Traffic Impact Analysis is also included with this Application which provides additional information.

Phasing

The proposed Site Plan will be developed in four (4) phases. All off-site improvements, along with buildings 1a and 1b will be included in Phase I. Phase II will construct buildings 2 and 3. Phase III will buildout building 4 and Phase IV will construct building 5. The buildout of each new Phase, will not negatively impact the Phases and infrastructure that was developed prior.

V. Utilities and Services

Water, Sewer, and Refuse Providers

The water, sewer provider is the City of Buckeye. Refuse service will be provided by subscription with a City licensed provider. The water and sewer solution for the Property is detailed in more depth in the Conceptual Water Report and Conceptual Sewer Report included with this application.

Fire and Police Protection

Fire and police will be provided by the City of Buckeye. The nearest fire and police stations are located approximately 3.7 miles southeast of the Property at the intersection of MC 85 and Apache Road.

Impact on Local Schools and Parks

The Property is zoned I-1 and the proposed Site Plan is not expected to have a direct effect on local schools and parks as additional single or multifamily residences are not included with the proposal.

Open Space

The proposed Site Plan includes three times the required amount of usable open space, landscaped area. Specifically, the proposed Site Plan includes 2,287,133 square feet of landscaped area (25.29%) when only 949,631 (10%) is required. The usable open space incorporates a wide variety of native/water conscious vegetation, which includes trees, accent trees, accents, grasses, cacti, shrubs and groundcovers. Open retention areas also permeate the Property in the proposed Site Plan. There are planned pedestrian plazas throughout the development at each entryway of the proposed buildings, which include shade canopies, benches, bike racks and trash receptacles.

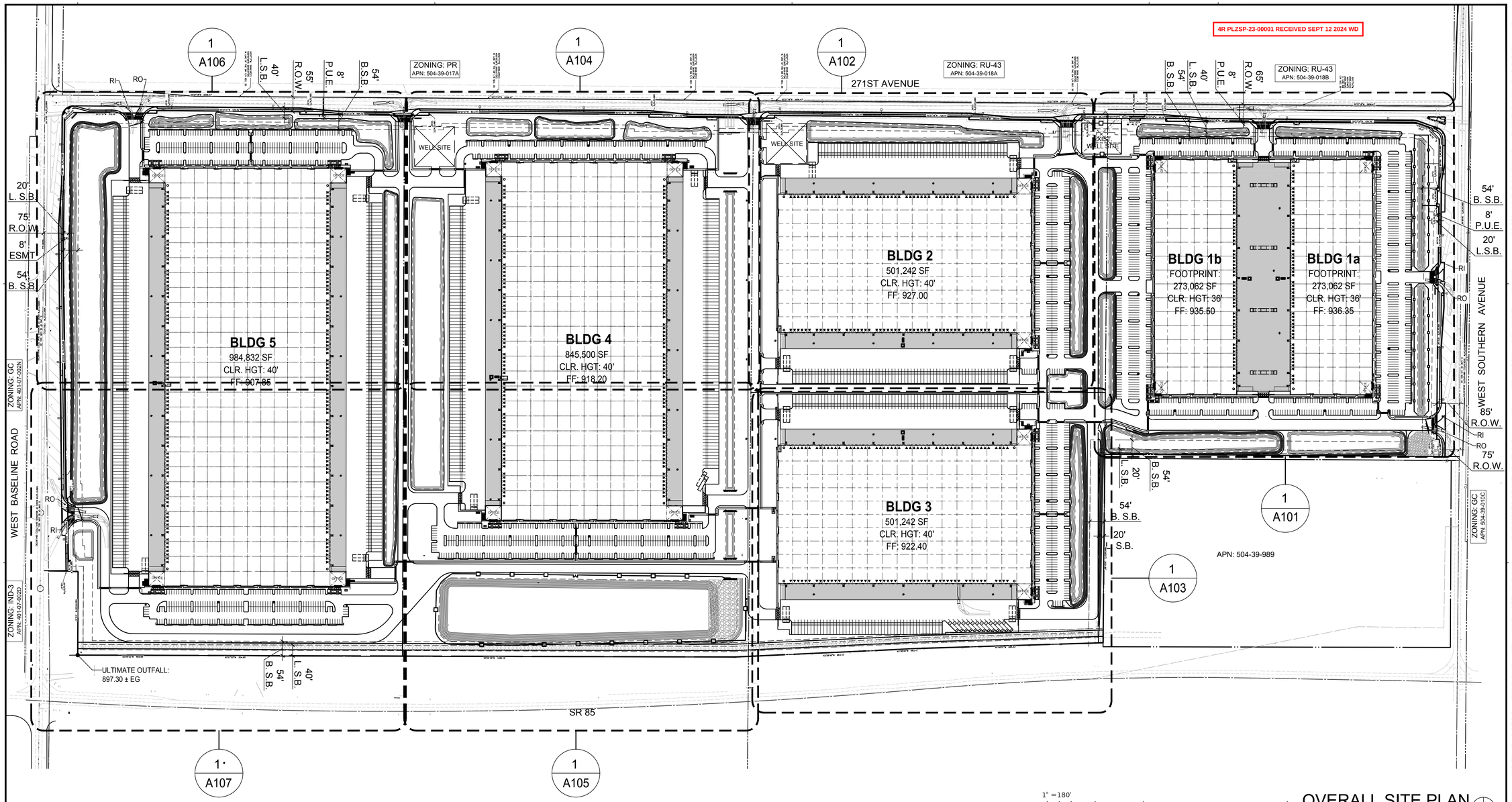
VI. CONCLUSION

The proposed Site Plan will allow the development of high-quality warehousing, distribution and employment uses in the City. The proposed Site Plan is also in conformance with the intended goals, values and mission of the City and its General Plan and Zoning Ordinance. We look forward to working with the City staff on this Application.

Exhibit E

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

4R PLZSP-23-00001 RECEIVED SEPT 12 2024 WD



PROPERTY DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF
TOTAL FOOTPRINT:	3,378,904 SF	

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:

WAREHOUSE (1:1,250)	2,662	SPACES
OFFICE (1:300)	172	SPACES
TOTAL	2,834	SPACES
	(INC. 39 ADA STALLS)	

ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
(TRAILER STALLS): 648 SPACES

SITE LEGEND

▲ DOCK HIGH TRUCK DOOR

O GRADE LEVEL TRUCK DOOR

CITY NOTES

TURN LANES WILL BE VERIFIED WITH THE TIA AND MAY ADJUST THE SITE PLAN ONCE APPROVED.

PARKING BREAK-DOWN PER BUILDING

BUILDING 1A PARKING CALC.:

REQUIRED:	230	STALLS
WAREHOUSE (1:1,250)	215	STALLS
OFFICE (1:300)	15	STALLS
PROVIDED (1.9:1,000)	518	STALLS
STANDARD	507	STALLS
ACCESSIBLE STALLS	11	STALLS
(INCLUDE 2 VAN ADA STALLS)		
TRAILER (OUTDOOR STOR.) N/A		STALLS

BUILDING 2 PARKING CALC.:

REQUIRED:	417	STALLS
WAREHOUSE (1:1,250)	396	STALLS
OFFICE (1:300)	21	STALLS
PROVIDED (0.53:1,000)	266	STALLS
STANDARD	258	STALLS
ACCESSIBLE STALLS	8	STALLS
(INCLUDE 2 VAN ADA STALLS)		
TRAILER (OUTDOOR STOR.) 126		STALLS

BUILDING 4 PARKING CALC.:

REQUIRED:	708	STALLS
WAREHOUSE (1:1,250)	666	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.66:1,000)	554	STALLS
STANDARD	538	STALLS
ACCESSIBLE STALLS	16	STALLS
(INCLUDE 4 VAN ADA STALLS)		
TRAILER (OUTDOOR STOR.) 170		STALLS

BUILDING 1B PARKING CALC:

REQUIRED:	230	STALLS
WAREHOUSE (1:1,250)	215	STALLS
OFFICE (1:300)	15	STALLS
PROVIDED (1.78:1,000)	484	STALLS
STANDARD	479	STALLS
ACCESSIBLE STALLS	9	STALLS
(INCLUDE 2 VAN ADA STALLS)		
TRAILER (OUTDOOR STOR.) N/A		STALLS

BUILDING 3 PARKING CALC.:

REQUIRED:	417	STALLS
WAREHOUSE (1:1,250)	396	STALLS
OFFICE (1:300)	21	STALLS
PROVIDED (0.53:1,000)	266	STALLS
STANDARD	258	STALLS
ACCESSIBLE STALLS	8	STALLS
(INCLUDE 2 VAN ADA STALLS)		
TRAILER (OUTDOOR STOR.) 127		STALLS

BUILDING 5 PARKING CALC.:

REQUIRED:	820	STALLS
WAREHOUSE (1:1,250)	778	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.56:1,000)	553	STALLS
STANDARD	537	STALLS
ACCESSIBLE STALLS	16	STALLS
(INCLUDE 4 VAN ADA STALLS)		
TRAILER (OUTDOOR STOR.) 225		STALLS

PROJECT TEAM

OWNER – EISENBERG COMPANY
ADDRESS: 2710 E CAMELBACK RD #210, PHOENIX, AZ 85016
PRIMARY CONTACT: JASON EISENBERG
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OWNER'S CONSULTANT – HUNTER ENGINEERING (CIVIL)
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ADDRESS: 311 E VETERANS WAY #102, AZ 85281
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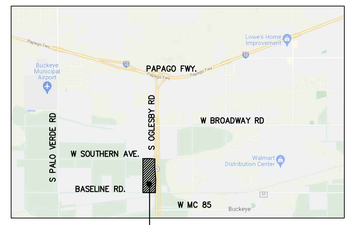
PRIMARY CONTACT: TIM DAUGHERTY
PH: (602)568–6606
EMAIL: TJD@STUDIODPA.COM

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF SIX COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED.

KEY MAP



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INTERIORS BUILDING MEASUREMENT
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Phoenix, AZ. 85016
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REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

OVERALL SITE PLAN

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

SHEET
A100

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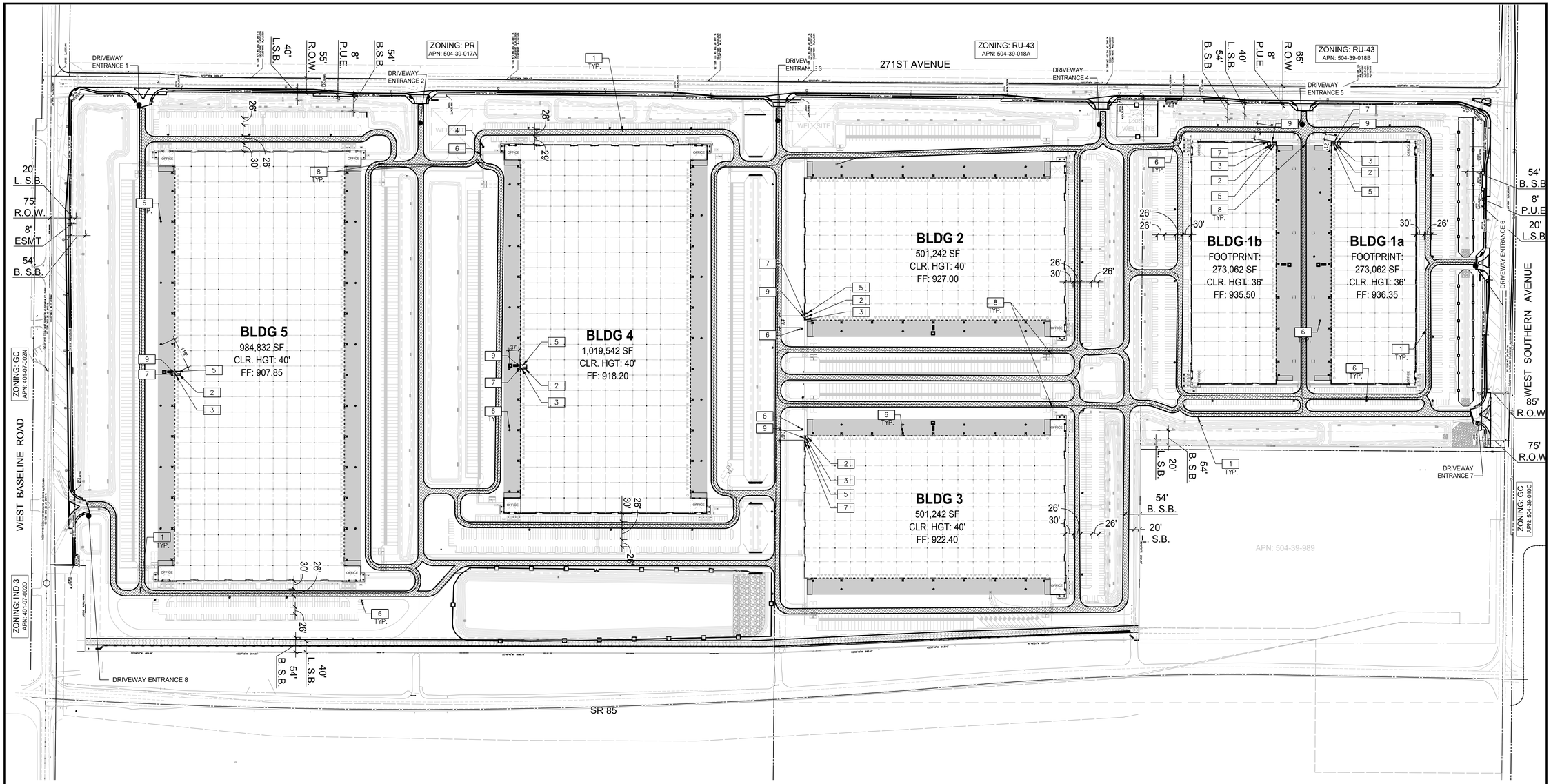


FIRE PLAN
SCALE: 1"=180'-0"

SITE PLAN KEYNOTES

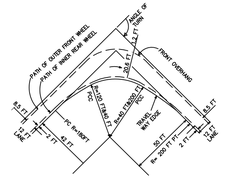
1	FIRE LANE HATCHED. INSIDE RADIUS 35', OUTSIDE RADIUS 55' (TYP.)
2	FIRE PUMP
3	FIRE RISER
4	REMOTE FDC LOCATION
5	ROOF ACCESS LADDER PLATFORM
6	FIRE HYDRANT (TYP.) REFER TO CIVIL DRAWINGS FOR MORE INFO.
7	FDC LOCATION
8	BI-DIRECTIONAL EMERGENCY ACCESS GATE FOR EMERGENCY RESPONSE W/ PREEMPTIVE GATES WILL BE RECESSED FOR PARKING OF APPARATUS WHILE OPENING. SEE SHEET A516 FOR MORE INFO.
9	EMERGENCY FIRE DEPT. ACCESS KNOX BOX LOCATION

SITE LEGEND

FIRE LANE HATCH

FIRE TRUCK DIRECTION OF TRAVEL

WB-50 DESIGN VEHICLE PATH FOR FIRE TRUCK TURN LANE W/ 2' CLEARANCE FROM ANY STRUCTURE (SEE DIAGRAM BELOW)



SITE FIRE NOTES

1. EMERGENCY ACCESS GATES NEEDS TO BE BI-DIRECTIONAL FOR EMERGENCY RESPONSE AND NEEDS TO BE RECESSED FOR PARKING OF APPARATUS WHILE THE GATE IS OPENING.
2. SECTION 510.03 RADIO COVERAGE. EXCEPT OTHERWISE PROVIDED IN THIS ARTICLE, NO PERSON SHALL ERECT, CONSTRUCT, OR MODIFY ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE RADIO COVERAGE FOR FIREFIGHTERS AND POLICE OFFICES AND OTHER PUBLIC SAFETY PERSONNEL. A FINAL INSPECTION SHALL NOT BE APPROVED FOR ANY BUILDING OR STRUCTURE THAT FAILS TO COMPLY WITH THIS REQUIREMENT.
3. 503.6.1 FIRE DEPARTMENT ACCESS LIMITING GATES. ALL GATES LIMITING ACCESS WILL BE REQUIRED TO PROVIDE EMERGENCY ACCESS CONTROLS FOR FIRE DEPARTMENT ENTRY AND MEET THE COB FD DESIGN REQUIREMENTS. A DEFERRED SUBMITTAL EMERGENCY GATE ACCESS PLAN WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE FIRE MARSHAL.
4. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLAN AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVES OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF THE PARAPET WALLS, WHICHEVER IS GREATER. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

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REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

FIRE PLAN

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/06/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX22-0017-00

A100A

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CONTEXT MAP

SCALE: 1" = 250'

N

WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

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Phoenix, AZ, 85016
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REGISTERED ARCHITECT
CERTIFICATE NO.
63180
BRADEN P. BLAKE
DATE SIGNED 06/29/2024
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

CONTEXT PLAN

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/06/2023	1ST DR SUBMITTAL
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PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

A100B

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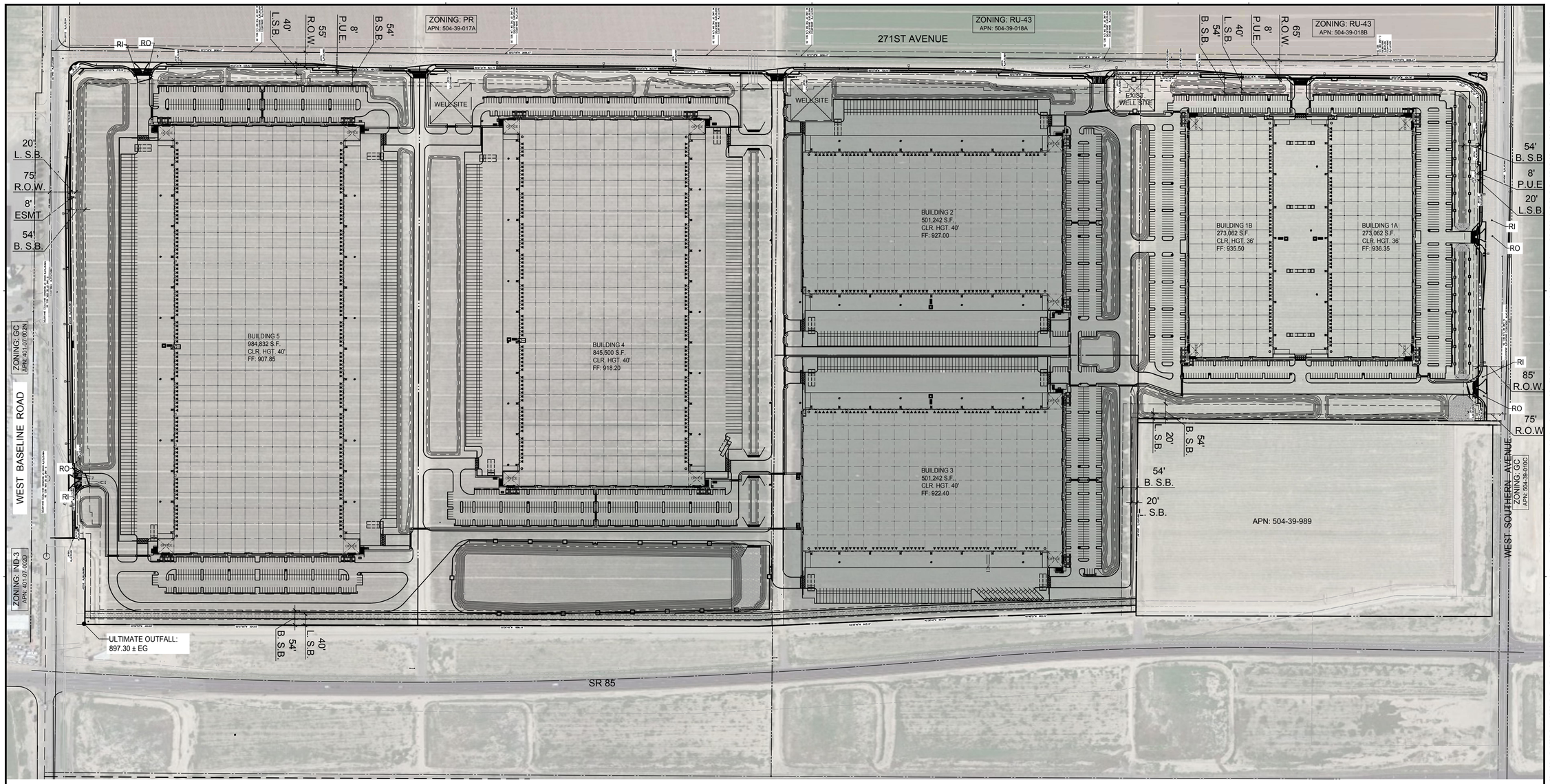
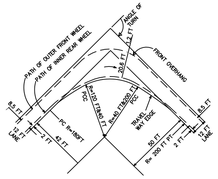


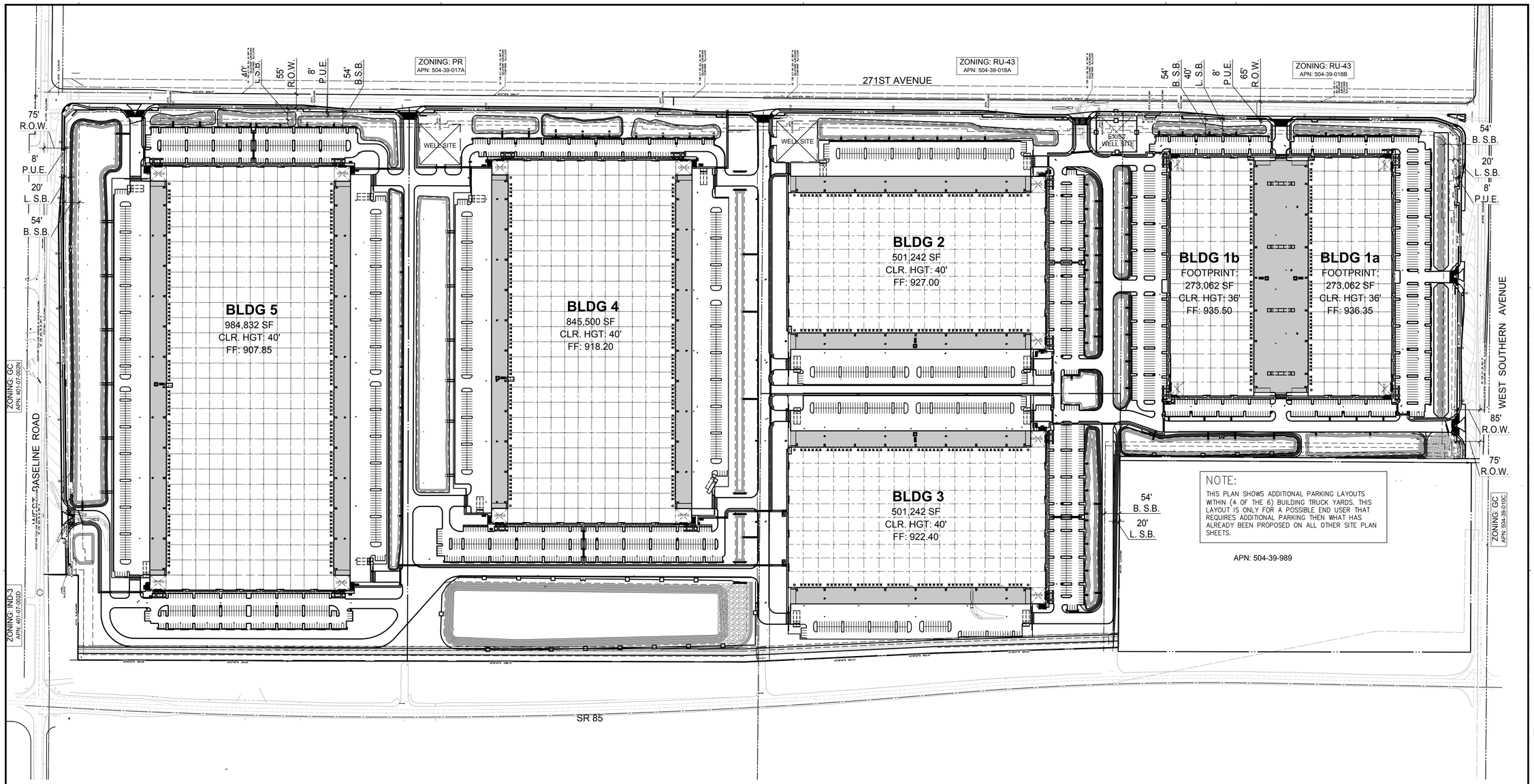
AERIAL SITE PLAN

SCALE: 1"=180'-0"

WB - 50 DIAGRAM

WB-50 DESIGN VEHICLE PATH FOR FIRE TRUCK TURN LANE W/ 2' CLEARANCE FROM ANY STRUCTURE (SEE DIAGRAM BELOW)


PATH OF OUTER FRONT WHEEL
PATH OF INNER REAR WHEEL
TRACE OF CENTERLINE
FRONT OVERHANG
OUTER CHAMFER
INNER CHAMFER
WHEEL BASE
WHEEL BASE
R= 50 FT
R= 200 FT
R= 400 FT
2 FT
2 FT
2



NOTE:
THIS PLAN SHOWS ADDITIONAL PARKING LAYOUTS WITHIN (4 OF THE 6) BUILDING TRUCK YARDS. THIS LAYOUT IS ONLY FOR A POSSIBLE END USER THAT REQUIRES ADDITIONAL PARKING THEN WHAT HAS ALREADY BEEN PROPOSED ON ALL OTHER SITE PLAN SHEETS.

1" = 180'
0 90 180 360 540

ALTERNATE PARKING SITE PLAN

SCALE: 1"=180'-0"

N

PROPERTY DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF

TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:

WAREHOUSE (1:1,250)	2,662	SPACES
OFFICE (1:300)	172	SPACES
TOTAL	2,834	SPACES
	(INC. 39 ADA STALLS)	

ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

ALTERNATE PROVIDED:
RATIO: 1.19 SPACES / 1,000SF
(AUTO STALLS): 4,044 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
(TRAILER STALLS): N/A

SITE LEGEND

▲ DOCK HIGH TRUCK DOOR

O GRADE LEVEL TRUCK DOOR

PARKING BREAK-DOWN PER BUILDING

BUILDING 1A PARKING CALC.:

REQUIRED:	230	STALLS
WAREHOUSE (1:1,250)	215	STALLS
OFFICE (1:300)	15	STALLS
PROVIDED (0.89:1,000)	518	STALLS
STANDARD	507	STALLS
ACCESSIBLE STALLS	11	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

BUILDING 1B PARKING CALC:

REQUIRED:	230	STALLS
WAREHOUSE (1:1,250)	215	STALLS
OFFICE (1:300)	15	STALLS
PROVIDED (0.77:1,000)	484	STALLS
STANDARD	475	STALLS
ACCESSIBLE STALLS	9	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

BUILDING 2 PARKING CALC.:

REQUIRED:	417	STALLS
WAREHOUSE (1:1,250)	396	STALLS
OFFICE (1:300)	21	STALLS
ADA STALLS	7	STALLS
PROVIDED (0.11:1,000)	548	STALLS
STANDARD	540	STALLS
ACCESSIBLE STALLS	8	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

BUILDING 3 PARKING CALC.:

REQUIRED:	417	STALLS
WAREHOUSE (1:1,250)	396	STALLS
OFFICE (1:300)	21	STALLS
PROVIDED (0.11:1,000)	521	STALLS
STANDARD	513	STALLS
ACCESSIBLE STALLS	8	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

BUILDING 4 PARKING CALC.:

REQUIRED:	848	STALLS
WAREHOUSE (1:1,250)	806	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.98:1,000)	914	STALLS
STANDARD	898	STALLS
ACCESSIBLE STALLS	16	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

BUILDING 5 PARKING CALC.:

REQUIRED:	820	STALLS
WAREHOUSE (1:1,250)	778	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.11:1,000)	1,059	STALLS
STANDARD	1,043	STALLS
ACCESSIBLE STALLS	16	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

PROJECT TEAM

OWNER – EISENBERG COMPANY
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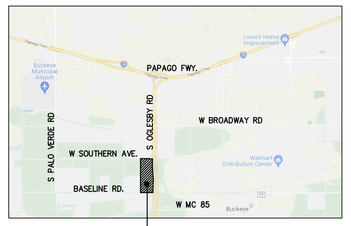
KEY MAP



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EXP. 31 DEC 2025

BUCKEYE 225
SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ALT. PARKING SITE PLAN

	DATE	REMARKS
1	06/22/2022	PREAPPLICANT SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	05/26/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

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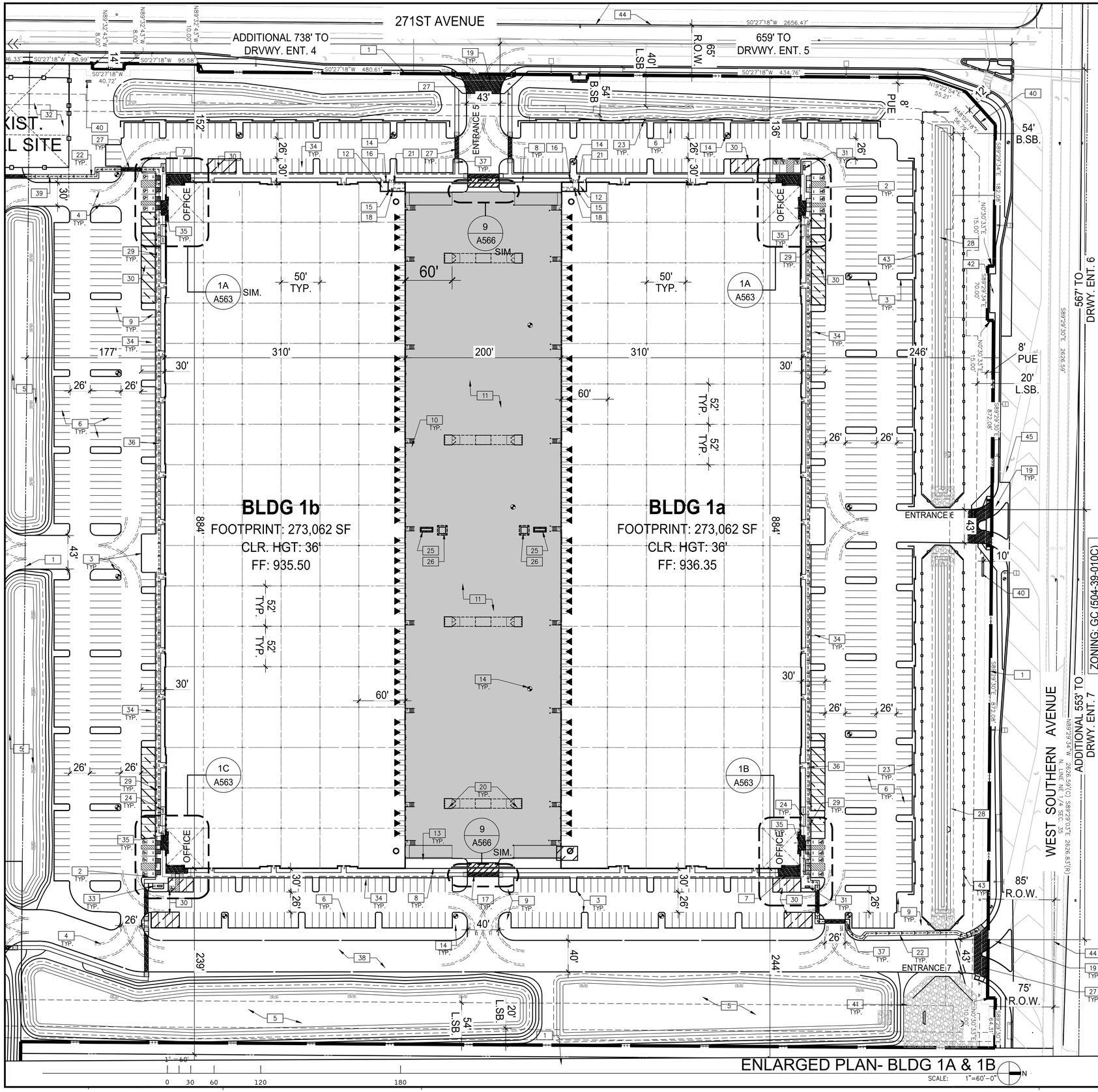

PARKING CALUCLATIONS BY BUILDING

BUILDING 1A PARKING CALC.:

REQUIRED:	230	STALLS
WAREHOUSE (1:1,250)	215	STALLS
OFFICE (1:300)	15	STALLS
PROVIDED (1.9:1,000)	518	STALLS
STANDARD	507	STALLS
ACCESSIBLE STALLS	11	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

BUILDING 1B PARKING CALC:

REQUIRED:	230	STALLS
WAREHOUSE (1:1,250)	215	STALLS
OFFICE (1:300)	15	STALLS
PROVIDED (1.78:1,000)	488	STALLS
STANDARD	479	STALLS
ACCESSIBLE STALLS	9	STALLS
TRAILER (OUTDOOR STOR.)	N/A	STALLS

PROPERTY DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:

	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF

TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:

WAREHOUSE (1:1,250)	2,662	SPACES
OFFICE (1:300)	172	SPACES
TOTAL	2,834	SPACES
	(INC. 39 ADA STALLS)	

ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
(TRAILER STALLS): 648 SPACES

SITE LEGEND

- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

CITY NOTES

1. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLTION.
2. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
3. SECTION 510.03 RADIO COVERAGE. EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, NO PERSON SHALL ERECT CONSTRUCT OR MODIFY ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE RADIO COVERAGE FOR FIREFIGHTERS AND POLICE OFFICERS AND OTHER PUBLIC SAFETY PERSONNEL. A FINAL INSPECTION SHALL NOT BE APPROVED FOR ANY BUILDING OR STRUCTURE THAT FAILS TO COMPLY WITH THIS REQUIREMENT.
4. SEC. 503.6.1 FIRE DEPARTMENT ACCESS LIMITING GATES. ALL GATES LIMITING ACCESS WILL BE REQUIRED TO PROVIDE EMERGENCY ACCESS CONTROLS FOR FIRE DEPARTMENT ENTRY AND MEET THE CITY OF BUCKEYE FIRE DEPARTMENT DESIGN REQUIREMENTS. A DEFERRED SUBMITTAL EMERGENCY GATE ACCESS PLAN, WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE FIRE MARSHAL.

SITE PLAN KEYNOTES

1. PROPERTY LINE, (———·———)
2. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE AND WHEEL STOP FOR 2'-0" OVERHANG (TYP.). SEE DETAIL 1/A560 FOR MORE INFO.
3. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
4. WB50 AUTO TURN EXHIBIT W/ 2'-0" CLEARANCE SHOWN FOR EGRESS IN AND OUT OF THE SITE. (TYP.)
5. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
6. 9'-0" x 20'-0" TYPICAL PARKING STALL, SEE DETAIL 1/A560 FOR MORE INFO.
7. BASE FOUNDATION AND ENTRY PLAZA AREA
8. 8' CMU SCREEN WALL PER CITY OF BUCKEYE DEVELOPMENT CODE STANDARDS. SEE DETAIL 3 & 7/A560 FOR MORE INFO.
9. LANDSCAPE AREA (TYP.)
10. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
11. CONCRETE PAVED TRUCK COURT
12. ELECTRICAL ROOM.
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. FIRE RISER LOCATION
16. F.D.C. LOCATION
17. MANUAL SLIDING GATES W/ CITY OF BUCKEYE APPROVED KNOX KEY SWITCH & ELECTRICAL CONDUIT FOR FUTURE POWERED. (TYP.) SEE DETAIL 7/A561 AND ENLARGED GATE PLAN SHEET A566 FOR MORE INFO.
18. ROOF ACCESS HATCH.
19. NEW RI/RO DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS DTL 63452. SEE CIVIL DRAWINGS FOR MORE INFO.
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 8/A562 FOR MORE INFO.
21. KNOX BOX LOCATION AT FIRE PUMP ROOM (TYP.)
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. 3'-6" PARKING SCREEN WALL (TYP.) PER CITY OF BUCKEYE DEVELOPMENT STANDARDS. SEE DETAIL 4 & 8/A560 FOR MORE INFO.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
26. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
27. COHILL "GRANITE ROCK" ASHLER SLATE OR APPROVED EQUAL STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
28. OFFSITE DRAINAGE CHANNEL. REFER TO CIVIL DRAWINGS FOR MORE INFO.
29. PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (TYP.)
30. PROPOSED FUTURE ALTERNATIVE ENERGY PARKING STALLS WITH SIGNAGE (TYP.) SEE DETAIL 7/A562 FOR MORE INFO.
31. 6'-0" WIDE BENCH (TYP.) SEE DETAIL 1/A563 FOR MORE INFO.
32. EXISTING WELL SITE BY OTHERS.
33. PROPOSED LOCATION FOR OUTDOOR TRASH RECEPTACLE (TYP.) SEE DETAIL 2/A563 FOR MORE INFO
34. 9'-0" X 18'-0" PARKING STALL WITH 2'-0" OVERHANG AT BUILDING PERIMETER (TYP.)
35. CITY OF BUCKEYE FIRE DEPARTMENT APPROVED KNOX BOX @ EACH OFFICE STOREFRONT ENTRANCE.(TYP.) SEE DETAIL
36. PATH OF TRAVEL TO R.O.W.
37. ADA SIDEWALK ACCESS RAMP (TYP.)
38. SITE DRIVEWAY. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
39. CONTINUED PATHWAY OF TRAVEL TO R.O.W. SHOWN ON SHEET A102. REFERENCE KEYNOTE 41 ON THAT SHEET
40. PROPOSED FUTURE MONUMENT SIGNAGE PER CITY OF BUCKEYE STANDARD. SEE FOR REFERENCE ONLY MONUMENT SIGNAGE CONCEPT SHEET FOR MORE INFO.
41. RIP RAP AREA. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
42. BUS BAY PER CITY OF BUCKEYE STANDARDS. SEE CIVIL DRAWINGS FOR MORE INFO.
43. SAFETY GUARDRAIL PER TOWN OF BUCKEYE CONSTRUCTION DETAIL B-110. SEE DETAIL 17/A561 FOR MORE INFO (TYP.)
44. SECTION/CENTER LINE. REFER TO CIVIL DRAWINGS FOR MORE INFO
45. RIGHT TURN LANE STORAGE. REFER TO CIVIL DRAWINGS FOR MORE INFO

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.907.2288

REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED PLAN - B1a & B1b

	DATE:	REMARKS
1	06/24/2022	PRE-APPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

SHEET
A101

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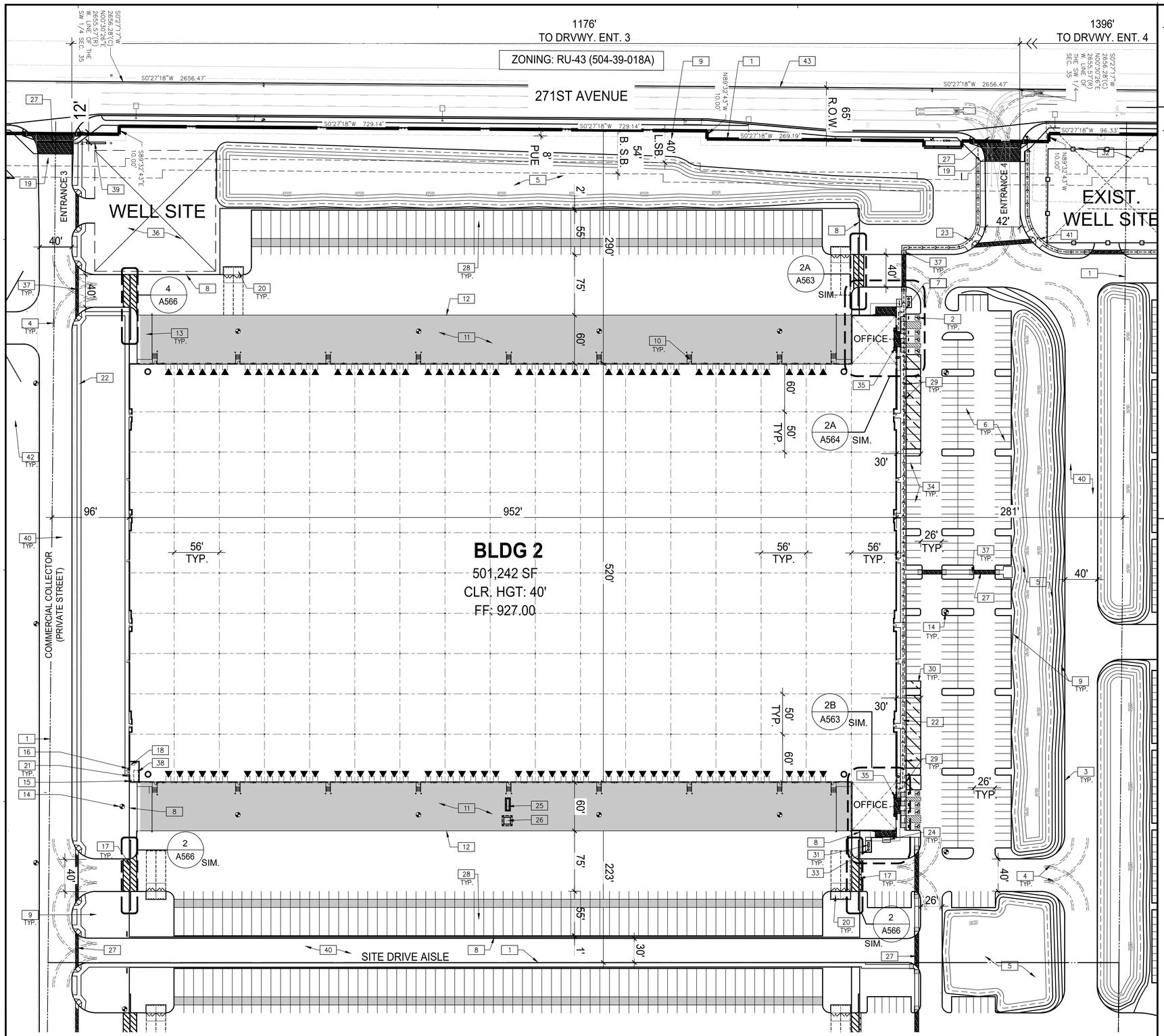
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



BLDG. PARKING CALC.

BUILDING 2 PARKING CALC.:

REQUIRED:	417	STALLS
WAREHOUSE (1:1,250)	396	STALLS
OFFICE (1:300)	21	STALLS
ADA STALLS	7	STALLS
PROVIDED (0.53:1,000)	266	STALLS
STANDARD	258	STALLS
ACCESSIBLE STALLS	8	STALLS
TRAILER (OUTDOOR STOR.)	126	STALLS

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- O GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

PROPERTY DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

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NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
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BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
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BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF

TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:
WAREHOUSE (1:1,250) 2,662 SPACES
OFFICE (1:300) 172 SPACES
TOTAL 2,834 SPACES
(INC. 39 ADA STALLS)
ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)

(TRAILER STALLS): 648 SPACES

CITY NOTES

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5. TURN LANES WILL BE VERIFIED BY TIA AND MAY ADJUST THE SITE PLAN ONCE APPROVED.

SITE PLAN KEYNOTES

1. PROPERTY LINE, (——·——·——)
2. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE AND WHEEL STOP FOR 2'-0" OVERHANG (TYP.). SEE DETAIL 1/A560 FOR MORE INFO.
3. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
4. WB50 AUTO TURN EXHIBIT W/ 2'-0" CLEARANCE SHOWN FOR EGRESS IN AND OUT OF THE SITE. (TYP.)
5. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
6. 9'-0" x 20'-0" TYPICAL PARKING STALL, SEE DETAIL 1/A560 FOR MORE INFO.
7. BASE FOUNDATION AND ENTRY PLAZA AREA
8. 8' CMU SCREEN WALL PER CITY OF BUCKEYE DEVELOPMENT CODE STANDARDS. SEE DETAIL 3 & 7/A560 FOR MORE INFO.
9. LANDSCAPE AREA (TYP.)
10. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
11. PAVED TRUCK COURT
12. EDGE OF CONCRETE TRUCK APRON
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. FIRE RISER LOCATION
16. F.D.C. LOCATION
17. MANUAL SLIDING GATES W/ CITY OF BUCKEYE APPROVED KNOX KEY SWITCH & ELECTRICAL CONDUIT FOR FUTURE POWERED. (TYP.) SEE DETAIL 7/A561 FOR MORE INFO.
18. ROOF ACCESS HATCH.
19. NEW FULL ACCESS DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS. SEE CIVIL DRWGS FOR MORE INFO
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 12/A560 FOR MORE INFO.
21. KNOX BOX LOCATION AT FIRE PUMP ROOM EXIT DOORS (TYP.)
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. PATH OF TRAVEL TO R.O.W.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
26. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
27. COHILL "GRANITE ROCK" ASHLER SLATE OR APPROVED EQUAL STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
28. 12'-0" X 60'-0" TRAILER STORAGE PARKING (TYP.)
29. PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (TYP.)
30. PROPOSED FUTURE ALTERNATIVE ENERGY PARKING STALLS WITH SIGNAGE (TYP.) SEE DETAIL 7/A562 FOR MORE INFO.
31. 6'-0" WIDE BENCH (TYP.) SEE DETAIL 1/A563 FOR MORE INFO.
32. EXISTING WELL SITE BY OTHERS.
33. PROPOSED LOCATION FOR OUTDOOR TRASH RECEPTACLE (TYP.) SEE DETAIL 2/ A563 FOR MORE INFO
34. 9'-0" X 18'-0" PARKING STALL WITH 2'-0" OVERHANG AT BUILDING PERIMETER (TYP.)
35. CITY OF BUCKEYE FIRE DEPARTMENT APPROVED KNOX BOX @ EACH OFFICE STOREFRONT ENTRANCE (TYP.)
36. FUTURE WELL SITE UNDER SEPARATE COVER AND APPROVAL.
37. ADA SIDEWALK ACCESS RAMP (TYP.)
38. FIRE PUMP
39. PROPOSED FUTURE MONUMENT SIGNAGE PER CITY OF BUCKEYE STANDARD. SEE FOR REFERENCE ONLY MONUMENT SIGNAGE CONCEPT SHEET FOR MORE INFO.
40. SITE DRIVEWAY. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
41. PATHWAY OF TRAVEL TO R.O.W. FROM BUILDING 1B.
42. RIP RAP AREA. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
43. SECTION/CENTER LINE. REFER TO CIVIL DRAWINGS FOR MORE INFO.

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.907.2288

REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
STATE OF ARIZONA
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225
SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED PLAN - BLDG 2

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

SHEET
A102

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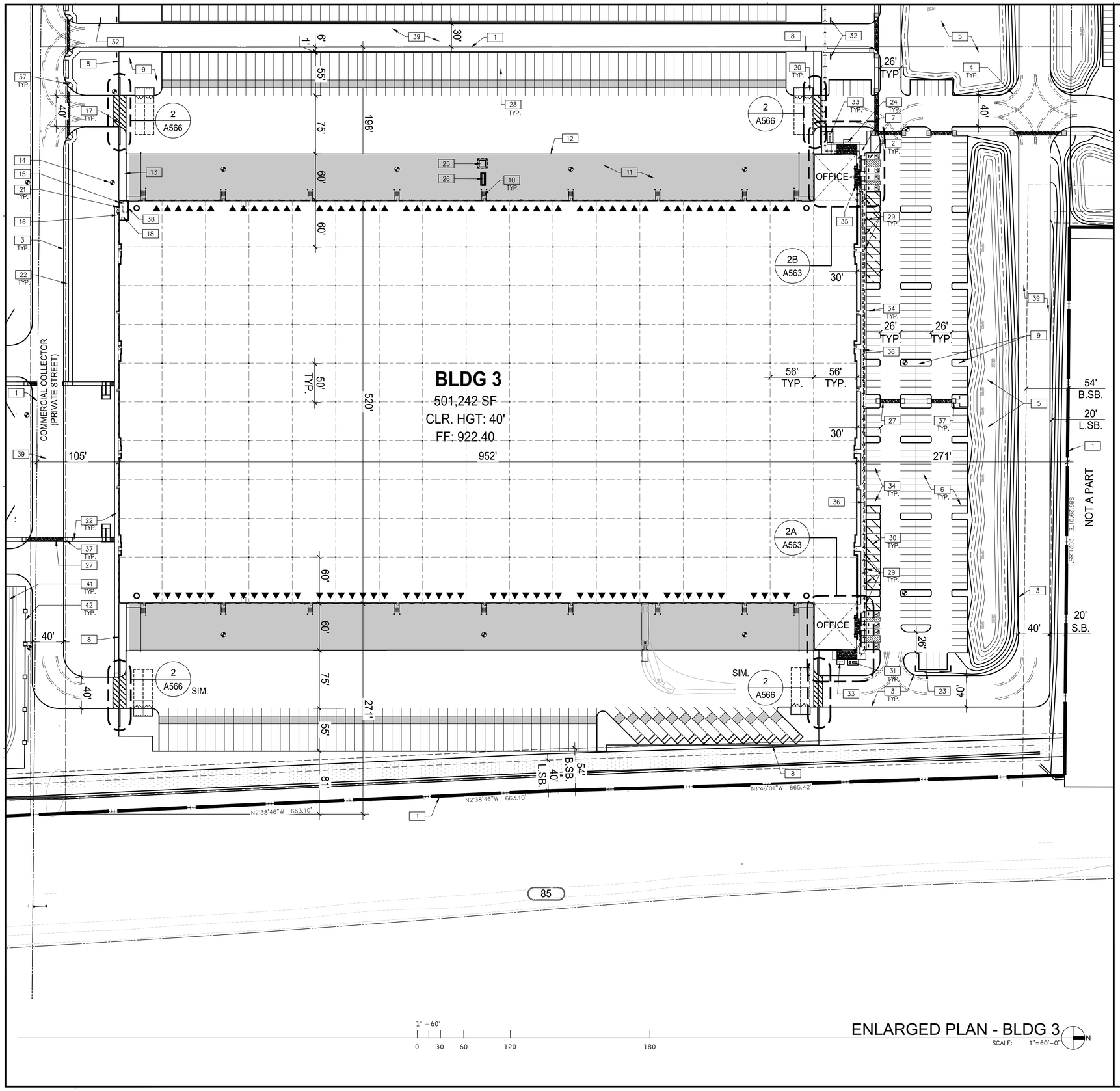

ENLARGED PLAN - BLDG 3

SCALE: 1"=60'-0"

BLDG. PARKING CALC.

BUILDING 3 PARKING CALC.:

REQUIRED:	417	STALLS
WAREHOUSE (1:1,250)	396	STALLS
OFFICE (1:300)	21	STALLS
PROVIDED (0.53:1,000)	266	STALLS
STANDARD	258	STALLS
ACCESSIBLE STALLS	8	STALLS
TRAILER (OUTDOOR STOR.)	127	STALLS

SITE LEGEND

- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

PROPERTY DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

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NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:

	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
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TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:
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OFFICE (1:300) 172 SPACES
TOTAL 2,834 SPACES
(INC. 39 ADA STALLS)
ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
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CITY NOTES

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4. SEC. 503.6.1 FIRE DEPARTMENT ACCESS LIMITING GATES. ALL GATES LIMITING ACCESS WILL BE REQUIRED TO PROVIDE EMERGENCY ACCESS CONTROLS FOR FIRE DEPARTMENT ENTRY AND MEET THE CITY OF BUCKEYE FIRE DEPARTMENT DESIGN REQUIREMENTS. A DEFERRED SUBMITTAL EMERGENCY GATE ACCESS PLAN, WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE FIRE MARSHAL.

SITE PLAN KEYNOTES

1. PROPERTY LINE, (——— ∙ ———)
2. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE AND WHEEL STOP FOR 2'-0" OVERHANG (TYP.). SEE DETAIL 1/A560 FOR MORE INFO.
3. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
4. WB50 AUTO TURN EXHIBIT W/ 2'-0" CLEARANCE SHOWN FOR EGRESS IN AND OUT OF THE SITE. (TYP.)
5. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
6. 9'-0" x 20'-0" TYPICAL PARKING STALL, SEE DETAIL 1/A560 FOR MORE INFO.
7. BASE FOUNDATION AND ENTRY PLAZA AREA
8. 8' CMU SCREEN WALL PER CITY OF BUCKEYE DEVELOPMENT CODE STANDARDS. SEE DETAIL 3 & 7/A560 FOR MORE INFO.
9. LANDSCAPE AREA (TYP.)
10. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
11. PAVED TRUCK COURT
12. EDGE OF CONCRETE TRUCK APRON
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. FIRE RISER LOCATION
16. F.D.C. LOCATION
17. MANUAL SLIDING GATES W/ CITY OF BUCKEYE APPROVED KNOX KEY SWITCH & ELECTRICAL CONDUIT FOR FUTURE POWERED. (TYP.) SEE DETAIL 7/A561 FOR MORE INFO.
18. ROOF ACCESS LADDER AND PLATFORM
19. NEW FULL ACCESS DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS. SEE CIVIL DRWGS FOR MORE INFO
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 12/A560 FOR MORE INFO.
21. KNOX BOX LOCATION AT FIRE PUMP ROOM EXIT DOORS (TYP.)
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. 3'-6" PARKING SCREEN WALL (TYP.) PER CITY OF BUCKEYE DEVELOPMENT STANDARDS. SEE DETAIL 4 & 8/A560 FOR MORE INFO.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
26. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
27. COHILL "GRANITE ROCK" ASHLER SLATE OR APPROVED EQUAL STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
28. 12'-0" X 60'-0" TRAILER STORAGE PARKING (TYP.)
29. PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (TYP.)
30. PROPOSED FUTURE ALTERNATIVE ENERGY PARKING STALLS WITH SIGNAGE (TYP.) SEE DETAIL 7/A562 FOR MORE INFO.
31. 6'-0" WIDE BENCH (TYP.) SEE DETAIL 1/A563 FOR MORE INFO.
32. SITE SIGNAGE INDICATING "NO TRUCK TRAFFIC. FOR CAR ACCESS ONLY!"
33. PROPOSED LOCATION FOR OUTDOOR TRASH RECEPTACLE (TYP.) SEE DETAIL 2/A563 FOR MORE INFO
34. 9'-0" X 18'-0" PARKING STALL WITH 2'-0" OVERHANG AT BUILDING PERIMETER (TYP.)
35. CITY OF BUCKEYE FIRE DEPARTMENT APPROVED KNOX BOX @ EACH OFFICE STOREFRONT ENTRANCE.(TYP.)
36. PATH OF TRAVEL TO R.O.W.
37. ADA SIDEWALK ACCESS RAMP (TYP.)
38. FIRE PUMP
39. SITE DRIVEWAY. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
40. PROPOSED FUTURE MONUMENT SIGNAGE PER CITY OF BUCKEYE STANDARD. SEE FOR REFERENCE ONLY MONUMENT SIGNAGE CONCEPT SHEET FOR MORE INFO.
41. RIP RAP AREA. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
42. SAFETY GUARDRAIL PER TOWN OF BUCKEYE CONSTRUCTION DETAIL B-110. SEE DETAIL 17/A561 FOR MORE INFO (TYP.)

WARE MALCOMB
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2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.907.2288

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED PLAN - BLDG 3

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

SHEET
A103

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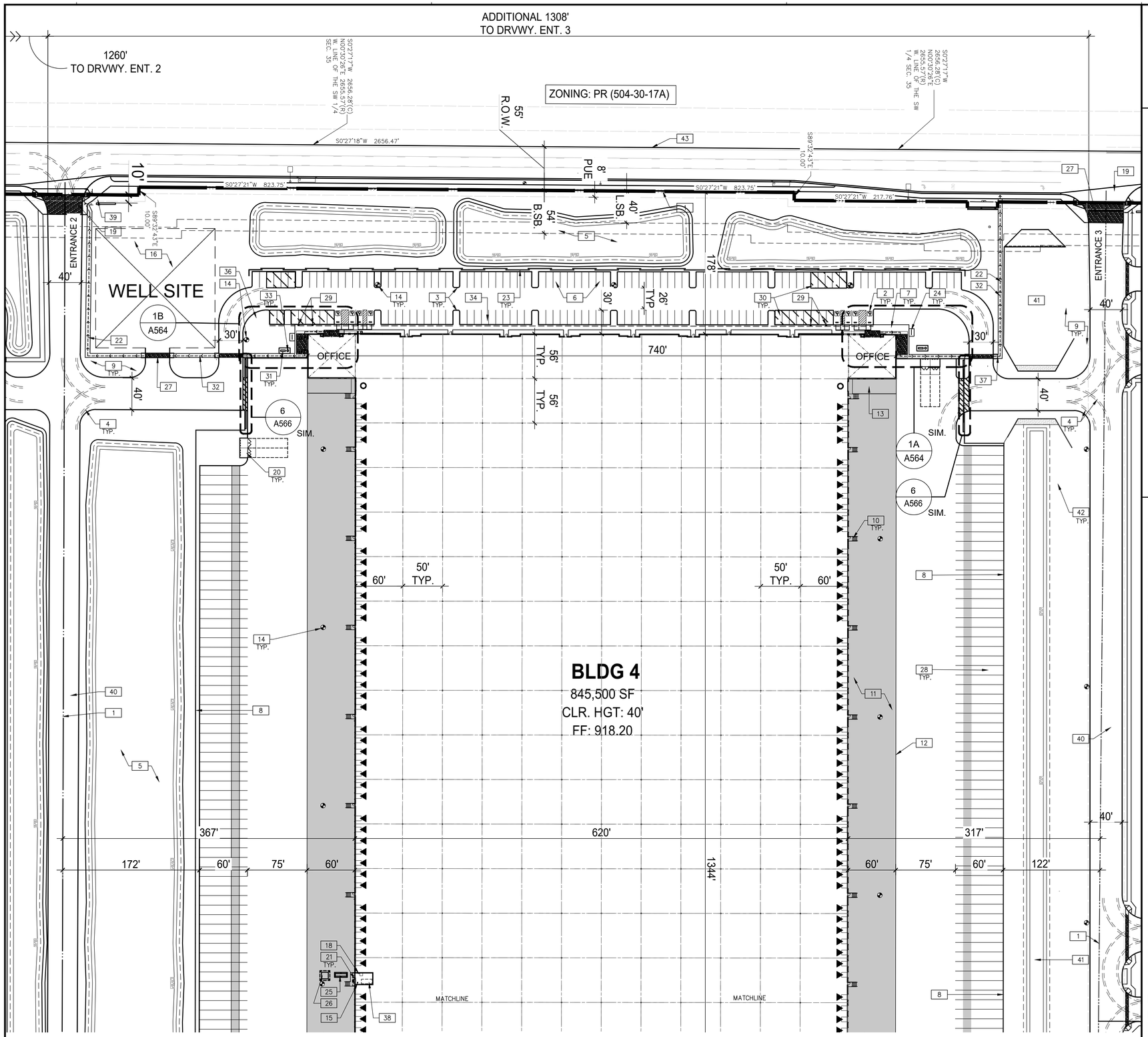

ENLARGED PLAN - BLDG 4

SCALE: 1"=60'-0"

BLDG. PARKING CALC.

BUILDING 4 PARKING CALC.:

REQUIRED:	708	STALLS
WAREHOUSE (1:1,250)	666	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.66:1,000)	554	STALLS
STANDARD	538	STALLS
ACCESSIBLE STALLS	16	STALLS
TRAILER (OUTDOOR STOR.)	170	STALLS

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- O GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

PROPERTY DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF

TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:

WAREHOUSE (1:1,250)	2,662	SPACES
OFFICE (1:300)	172	SPACES
TOTAL	2,834	SPACES

(INC. 39 ADA STALLS)
ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
(TRAILER STALLS): 648 SPACES

CITY NOTES

1. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLTION.
2. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
3. SECTION 510.03 RADIO COVERAGE. EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, NO PERSON SHALL ERECT CONSTRUCT OR MODIFY ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE RADIO COVERAGE FOR FIREFIGHTERS AND POLICE OFFICERS AND OTHER PUBLIC SAFETY PERSONNEL. A FINAL INSPECTION SHALL NOT BE APPROVED FOR ANY BUILDING OR STRUCTURE THAT FAILS TO COMPLY WITH THIS REQUIREMENT.
4. SEC. 503.6.1 FIRE DEPARTMENT ACCESS LIMITING GATES. ALL GATES LIMITING ACCESS WILL BE REQUIRED TO PROVIDE EMERGENCY ACCESS CONTROLS FOR FIRE DEPARTMENT ENTRY AND MEET THE CITY OF BUCKEYE FIRE DEPARTMENT DESIGN REQUIREMENTS. A DEFERRED SUBMITTAL EMERGENCY GATE ACCESS PLAN, WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE FIRE MARSHAL.
5. TURN LANES WILL BE VERIFIED BY TIA AND MAY ADJUST THE SITE PLAN ONCE APPROVED.

SITE PLAN KEYNOTES

1. PROPERTY LINE, (———··———)
2. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE AND WHEEL STOP FOR 2'-0" OVERHANG (TYP.). SEE DETAIL 2/A560 FOR MORE INFO.
3. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
4. WB50 AUTO TURN EXHIBIT W/ 2'-0" CLEARANCE SHOWN FOR EGRESS IN AND OUT OF THE SITE. (TYP.)
5. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
6. 9'-0" x 20'-0" TYPICAL PARKING STALL, SEE DETAIL 1/A560 FOR MORE INFO.
7. BASE FOUNDATION AND ENTRY PLAZA AREA
8. 8' CMU SCREEN WALL PER CITY OF BUCKEYE DEVELOPMENT CODE STANDARDS. SEE DETAIL 3 & 7/A560 FORM MORE INFO.
9. LANDSCAPE AREA (TYP.)
10. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
11. PAVED TRUCK COURT
12. EDGE OF CONCRETE TRUCK APRON
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. FIRE RISER LOCATION
16. FUTURE WELL SITE UNDER SEPARATE COVER AND APPROVAL.
17. MANUAL SLIDING GATES W/ CITY OF BUCKEYE APPROVED KNOX KEY SWITCH & ELECTRICAL CONDUIT FOR FUTURE POWERED. (TYP.) SEE DETAIL 7/A561 FOR MORE INFO.
18. ROOF ACCESS HATCH.
19. NEW FULL ACCESS DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS DTL 63452. SEE CIVIL DRAWINGS FOR MORE INFO
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 12/A560 FOR MORE INFO.
21. KNOX BOX LOCATION AT FIRE PUMP ROOM EXIT DOORS (TYP.)
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. PARKING SCREEN WALL (TYP.) PER CITY OF BUCKEYE DEVELOPMENT STANDARDS. SEE DETAIL 4 & 8/A560 FOR MORE INFO.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
26. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
27. COHILL "GRANITE ROCK" ASHLER SLATE OR APPROVED EQUAL STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
28. 12'-0" X 60'-0" TRAILER STORAGE PARKING (TYP.)
29. PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (TYP.)
30. PROPOSED FUTURE ALTERNATIVE ENERGY PARKING STALLS WITH SIGNAGE (TYP.) SEE DETAIL 7/A562 FOR MORE INFO.
31. 6'-0" WIDE BENCH (TYP.) SEE DETAIL 1/A564 FOR MORE INFO.
32. PATH OF TRAVEL TO R.O.W.
33. PROPOSED LOCATION FOR OUTDOOR TRASH RECEPTACLE (TYP.) SEE DETAIL 2/A564 FOR MORE INFO
34. 9'-0" X 18'-0" PARKING STALL WITH 2'-0" OVERHANG AT BUILDING PERIMETER (TYP.)
35. CITY OF BUCKEYE FIRE DEPARTMENT APPROVED KNOX BOX @ EACH OFFICE STOREFRONT ENTRANCE.(TYP.)
36. REMOTE FDC LOCATION WITHIN 100' OF APPROVED FIRE HYDRANT
37. ADA SIDEWALK ACCESS RAMP (TYP.)
38. FIRE PUMP
39. PROPOSED FUTURE MONUMENT SIGNAGE PER CITY OF BUCKEYE STANDARD. SEE FOR REFERENCE ONLY MONUMENT SIGNAGE CONCEPT SHEET FOR MORE INFO.
40. SITE DRIVEWAY. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
41. OFFSITE DRAINAGE CHANNEL. REFER TO CIVIL DRAWINGS FOR MORE INFO.
42. RIPRAP AREA. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
43. SECTION/CENTER LINE. REFER TO CIVIL DRAWINGS FOR MORE INFO.

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REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED PLAN - BLDG 4

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX22-0017-00

SHEET
A104

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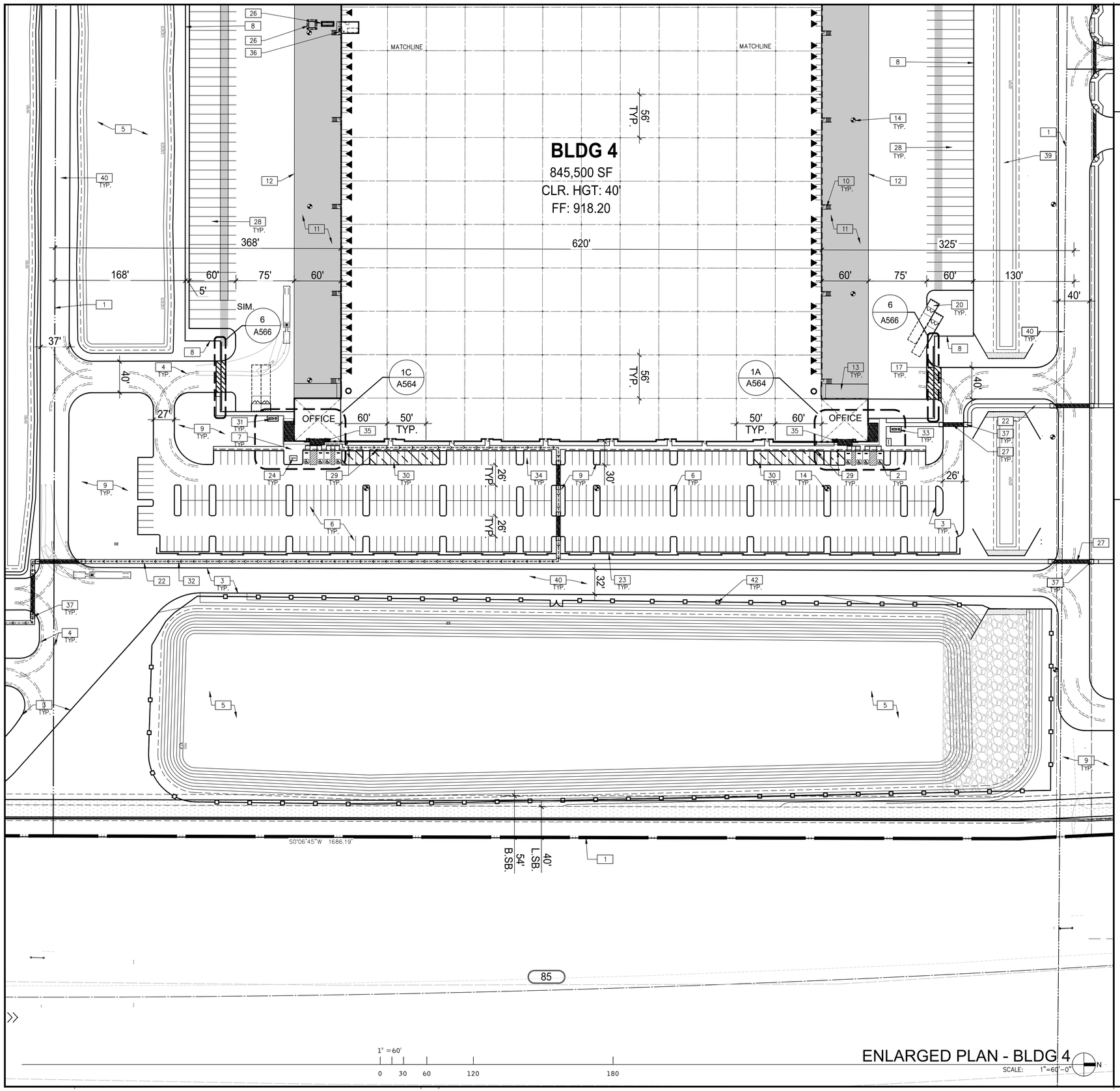

ENLARGED PLAN - BLDG 4

SCALE: 1"=60'-0"

BLDG. PARKING CALC.

BUILDING 4 PARKING CALC.:

REQUIRED:	708	STALLS
WAREHOUSE (1:1,250)	666	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.66:1,000)	554	STALLS
STANDARD	538	STALLS
ACCESSIBLE STALLS	16	STALLS
TRAILER (OUTDOOR STOR.)	170	STALLS

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

PROJECT DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF

TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:
WAREHOUSE (1:1,250) 2,662 SPACES
OFFICE (1:300) 172 SPACES
TOTAL 2,834 SPACES
(INC. 39 ADA STALLS)
ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
(TRAILER STALLS): 648 SPACES

CITY NOTES

1. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLTION.
2. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
3. SECTION 510.03 RADIO COVERAGE. EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, NO PERSON SHALL ERECT CONSTRUCT OR MODIFY ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE RADIO COVERAGE FOR FIREFIGHTERS AND POLICE OFFICERS AND OTHER PUBLIC SAFETY PERSONNEL. A FINAL INSPECTION SHALL NOT BE APPROVED FOR ANY BUILDING OR STRUCTURE THAT FAILS TO COMPLY WITH THIS REQUIREMENT.
4. SEC. 503.6.1 FIRE DEPARTMENT ACCESS LIMITING GATES. ALL GATES LIMITING ACCESS WILL BE REQUIRED TO PROVIDE EMERGENCY ACCESS CONTROLS FOR FIRE DEPARTMENT ENTRY AND MEET THE CITY OF BUCKEYE FIRE DEPARTMENT DESIGN REQUIREMENTS. A DEFERRED SUBMITTAL EMERGENCY GATE ACCESS PLAN, WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE FIRE MARSHAL.
5. TURN LANES WILL BE VERIFIED BY TIA AND MAY ADJUST THE SITE PLAN ONCE APPROVED.

SITE PLAN KEYNOTES

1. PROPERTY LINE, (——·——)
2. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE AND WHEEL STOP FOR 2'-0" OVERHANG (TYP.). SEE DETAIL 1/A560 FOR MORE INFO.
3. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
4. WB50 AUTO TURN EXHIBIT W/ 2'-0" CLEARANCE SHOWN FOR EGRESS IN AND OUT OF THE SITE. (TYP.)
5. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
6. 9'-0" x 20'-0" TYPICAL PARKING STALL, SEE DETAIL 1/A560 FOR MORE INFO.
7. BASE FOUNDATION AND ENTRY PLAZA AREA
8. 8' CMU SCREEN WALL PER CITY OF BUCKEYE DEVELOPMENT CODE STANDARDS. SEE DETAIL 3 & 7/A560 FORM MORE INFO.
9. LANDSCAPE AREA (TYP.)
10. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
11. PAVED TRUCK COURT
12. EDGE OF CONCRETE TRUCK APRON
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. NOT USED
16. NOT USED
17. MANUAL SLIDING GATES W/ CITY OF BUCKEYE APPROVED KNOX KEY SWITCH & ELECTRICAL CONDUIT FOR FUTURE POWERED. (TYP.) SEE DETAIL 7/A561 FOR MORE INFO.
18. NOT USED
19. NEW FULL ACCESS DRIVEWAY ENTRY PER COB STANDARD DETAIL 63452. SEE CIVIL DRAWINGS FOR MORE INFO
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 12/A560 FOR MORE INFO.
21. NOT USED
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. PARKING SCREEN WALL (TYP.) PER CITY OF BUCKEYE DEVELOPMENT STANDARDS. SEE DETAILS 4 & 8/A560 FOR MORE INFO.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. EXTERIOR GRADE S.E.S. ON CONC PAD WITH BOLLARD PROTECTION
26. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
27. STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
28. 12'-0" X 60'-0" TRAILER STORAGE PARKING (TYP.)
29. PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (TYP.)
30. PROPOSED FUTURE ALTERNATIVE ENERGY PARKING STALLS WITH SIGNAGE (TYP.) SEE DETAIL 7/A562 FOR MORE INFO.
31. 6'-0" WIDE BENCH (TYP.) SEE DETAIL 1/A564 FOR MORE INFO.
32. PATH OF TRAVEL TO R.O.W.
33. PROPOSED LOCATION FOR OUTDOOR TRASH RECEPTACLE (TYP.) SEE DETAIL 2/A564 FOR MORE INFO
34. 9'-0" X 18'-0" PARKING STALL WITH 2'-0" OVERHANG AT BUILDING PERIMETER (TYP.)
35. CITY OF BUCKEYE FIRE DEPARTMENT APPROVED KNOX BOX @ EACH OFFICE STOREFRONT ENTRANCE.(TYP.)
36. F.D.C. LOCATION
37. ADA SIDEWALK ACCESS RAMP (TYP.)
38. NOT USED
39. OFFSITE DRAINAGE CHANNEL. REFER TO CIVIL DRAWINGS FOR MORE INFO.
40. SITE DRIVEWAY. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
41. RIPRAP AREA. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
42. SAFETY GUARDRAIL/FENCE PER TOWN OF BUCKEYE CONSTRUCTION DETAIL B-110. SEE DETAIL 17/A561 FOR MORE INFO (TYP.)

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REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
STATE OF ARIZONA
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED PLAN - BLDG 4

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

SHEET
A105

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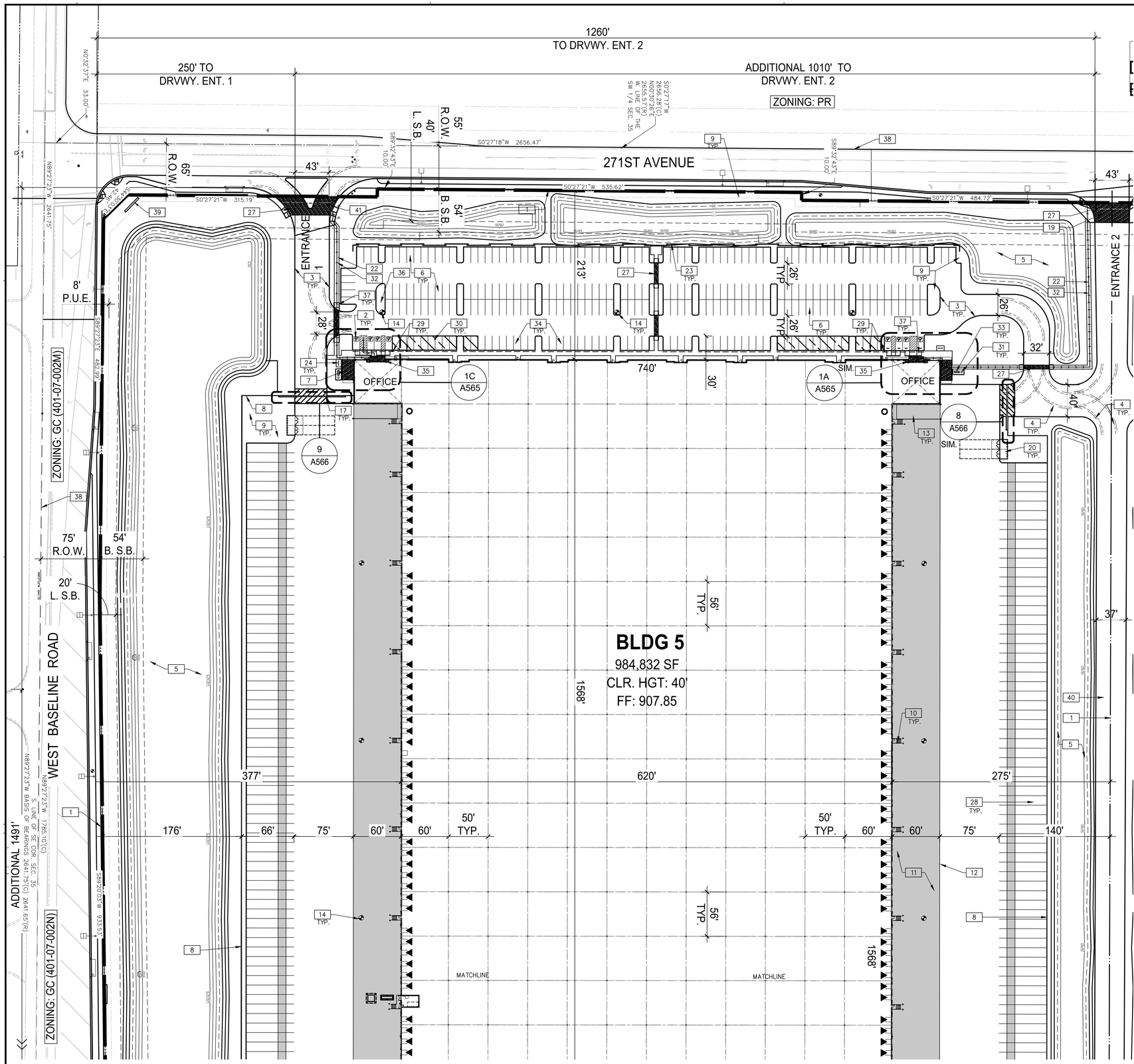

ENLARGED PLAN - BLDG 5

SCALE: 1"=60'-0"

BLDG.PARKING CALC.

BUILDING 5 PARKING CALC.:

REQUIRED:	820	STALLS
WAREHOUSE (1:1,250)	778	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.56:1,000)	553	STALLS
STANDARD	537	STALLS
ACCESSIBLE STALLS	16	STALLS
TRAILER (OUTDOOR STOR.)	225	STALLS

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- O GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

PROJECT DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:

	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF

TOTAL FOOTPRINT: 3,378,904 SF

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:
WAREHOUSE (1:1,250) 2,662 SPACES
OFFICE (1:300) 172 SPACES
TOTAL 2,834 SPACES
(INC. 39 ADA STALLS)
ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)

(TRAILER STALLS): 648 SPACES

CITY NOTES

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4. SEC. 503.6.1 FIRE DEPARTMENT ACCESS LIMITING GATES. ALL GATES LIMITING ACCESS WILL BE REQUIRED TO PROVIDE EMERGENCY ACCESS CONTROLS FOR FIRE DEPARTMENT ENTRY AND MEET THE CITY OF BUCKEYE FIRE DEPARTMENT DESIGN REQUIREMENTS. A DEFERRED SUBMITTAL EMERGENCY GATE ACCESS PLAN, WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE FIRE MARSHAL.
5. TURN LANES WILL BE VERIFIED BY TIA AND MAY ADJUST THE SITE PLAN ONCE APPROVED.

SITE PLAN KEYNOTES

1. PROPERTY LINE, (——— ·· ———)
2. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE AND WHEEL STOP FOR 2'-0" OVERHANG (TYP.). SEE DETAIL 1/A560 FOR MORE INFO.
3. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
4. WB50 AUTO TURN EXHIBIT W/ 2'-0" CLEARANCE SHOWN FOR EGRESS IN AND OUT OF THE SITE. (TYP.)
5. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
6. 9'-0" x 20'-0" TYPICAL PARKING STALL, SEE DETAIL 1/A560 FOR MORE INFO.
7. BASE FOUNDATION AND ENTRY PLAZA AREA
8. 8' CMU SCREEN WALL PER CITY OF BUCKEYE DEVELOPMENT CODE STANDARDS. SEE DETAIL 3 & 7/A560 FOR MORE INFO.
9. LANDSCAPE AREA (TYP.)
10. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
11. PAVED TRUCK COURT
12. EDGE OF CONCRETE TRUCK APRON
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. NOT USED
16. NOT USED
17. MANUAL SLIDING GATES W/ CITY OF BUCKEYE APPROVED KNOX KEY SWITCH & ELECTRICAL CONDUIT FOR FUTURE POWERED. (TYP.) SEE DETAIL 7/A561 FOR MORE INFO.
18. NOT USED
19. NEW FULL ACCESS DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS DTL 63452. SEE CIVIL DRAWINS FOR MORE INFO
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 12/A560 FOR MORE INFO.
21. NOT USED
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. PARKING SCREEN WALL (TYP.) PER CITY OF BUCKEYE DEVELOPMENT STANDARDS. SEE DETAIL 4 & 8/A560 FOR MORE INFO.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. NOT USED
26. NOT USED
27. COHILL "GRANITE ROCK" ASHLER SLATE OR APPROVED EQUAL STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
28. 12'-0" X 60'-0" TRAILER STORAGE PARKING (TYP.)
29. PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (TYP.)
30. PROPOSED FUTURE ALTERNATIVE ENERGY PARKING STALLS WITH SIGNAGE (TYP.) SEE DETAIL 7/A562 FOR MORE INFO.
31. 6'-0" WIDE BENCH (TYP.) SEE DETAIL 1/A565 FOR MORE INFO.
32. PATH OF TRAVEL TO R.O.W.
33. PROPOSED LOCATION FOR OUTDOOR TRASH RECEPTACLE (TYP.) SEE DETAIL 1/A565 FOR MORE INFO.
34. 9'-0" X 18'-0" PARKING STALL WITH 2'-0" OVERHANG AT BUILDING PERIMETER (TYP.)
35. CITY OF BUCKEYE FIRE DEPARTMENT APPROVED KNOX BOX @ EACH OFFICE STOREFRONT ENTRANCE.(TYP.)
36. REMOTE FDC LOCATION WITHIN 100' OF APPROVED FIRE HYDRANT
37. ADA SIDEWALK ACCESS RAMP (TYP.)
38. SECTION/CENTER LINE. REFER TO CIVIL DRAWINGS FOR MORE INFO.
39. PROPOSED FUTURE MONUMENT SIGNAGE PER CITY OF BUCKEYE STANDARD. SEE FOR REFERENCE ONLY MONUMENT SIGNAGE CONCEPT SHEET FOR MORE INFO.
40. SITE DRIVEWAY. REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
41. NEW RI/RO DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS DTL. SEE CIVIL DRAWINGS FOR MORE INFO

WARE MALCOMB
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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ. 85016
P 480.907.2288

REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED PLAN - BLDG 5

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

SHEET
A106

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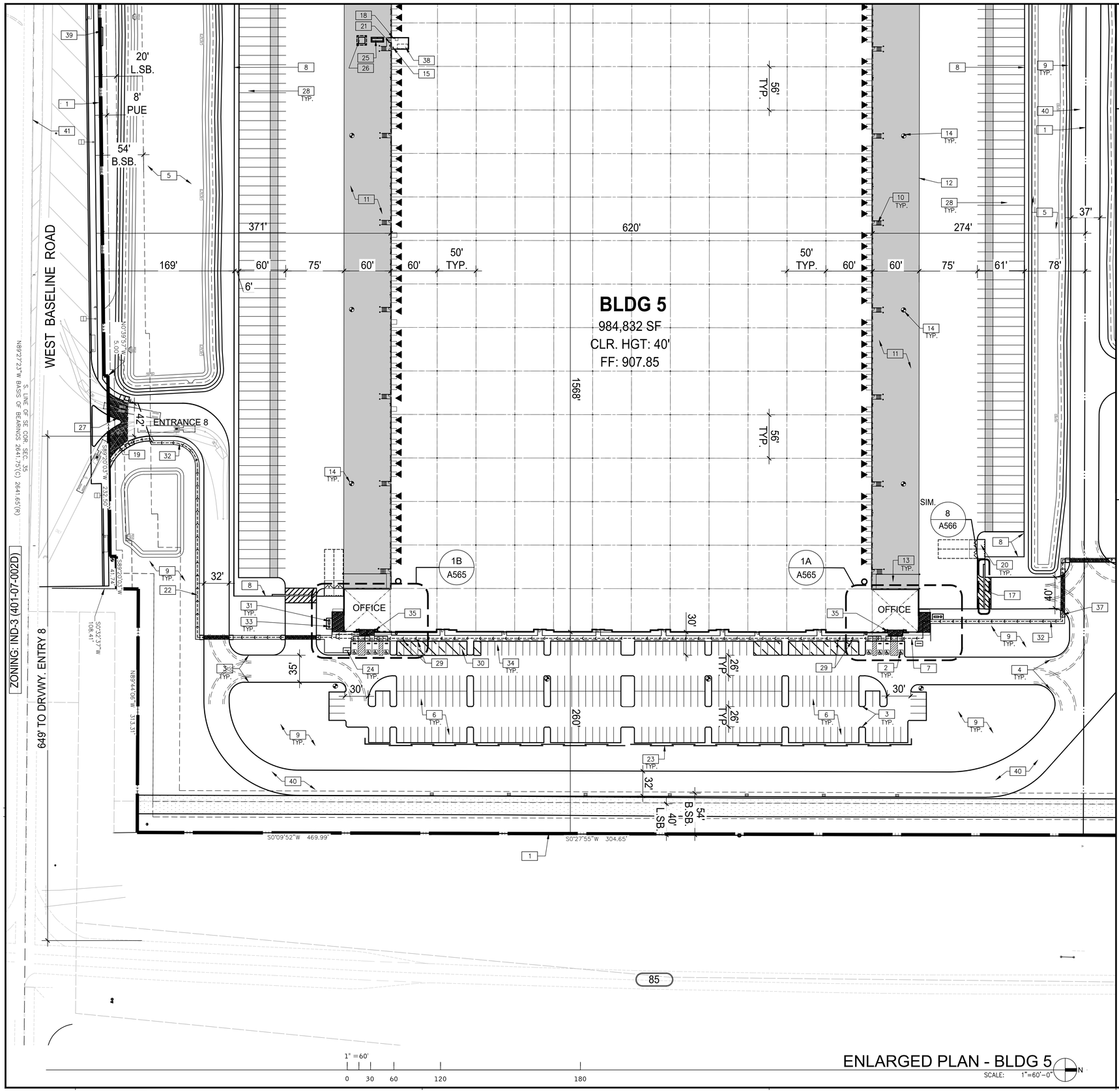
C:_Revit\0107_1_ARCH_smaida78uf2d.rvt



BLDG. PARKING CALC.

BUILDING 5 PARKING CALC.:

REQUIRED:	820	STALLS
WAREHOUSE (1:1,250)	778	STALLS
OFFICE (1:300)	42	STALLS
PROVIDED (0.56:1,000)	553	STALLS
STANDARD	537	STALLS
ACCESSIBLE STALLS	16	STALLS
TRAILER (OUTDOOR STOR.)	225	STALLS

SITE LEGEND

- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ALTERNATIVE ENERGY PARKING HATCH

PROJECT DATA

ADDRESS: TBD (SWC MC85 AND W SOUTHERN AVE)
APN: 504-39-026, 504-39-023D, 504-39-022, 504-39-020C, 504-39-021C, 504-39-019C

GROSS SITE AREA 9,985,343 SF (229.23 ACRES)
NET SITE AREA: 9,496,314 SF (218.0 ACRES)
CURRENT ZONING: I-1
MAX HEIGHT PROPOSED: 56'-6"
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:	OFFICE	WAREHOUSE
BUILDING 1a: 273,062 SF	7,000 SF	266,062 SF
BUILDING 1b: 273,062 SF	7,000 SF	266,062 SF
BUILDING 2: 501,224 SF	6,288 SF	494,936 SF
BUILDING 3: 501,224 SF	6,288 SF	494,936 SF
BUILDING 4: 845,500 SF	12,540 SF	832,960 SF
BUILDING 5: 984,832 SF	12,540 SF	972,292 SF
	51,656 SF	3,327,248 SF
TOTAL FOOTPRINT:	3,378,904 SF	

LOT COVERAGE:
MAXIMUM ALLOWED: 80%
PROVIDED: GROSS: 34% NET 36%

LANDSCAPE AREA:
REQUIRED: 10% 949,631 SF
PROVIDED: 25.29% 2,402,372.11 SF

USABLE OPEN SPACE (PLAZA):
PROVIDED AREA: 84,054 SF (REFER PLAZA PLANS FOR MORE INFO.)

SITE PARKING TOTAL:
REQUIRED:
WAREHOUSE (1:1,250) 2,662 SPACES
OFFICE (1:300) 172 SPACES
TOTAL 2,834 SPACES
(INC. 39 ADA STALLS)
ALTERNATIVE ENERGY PARKING STALLS REQ.:
2,834 SPACES X 5% = 142 STALLS REQ.'D

PROVIDED:
RATIO: 0.78 SPACES / 1,000SF
(AUTO STALLS): 2,641 SPACES (INC. 54 ACCESSIBLE & 193 ALT. STALLS WITH 88 OF THEM BEING E.V. LOCATIONS)
(TRAILER STALLS): 648 SPACES

CITY NOTES

1. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLTION.
2. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
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SITE PLAN KEYNOTES

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12. EDGE OF CONCRETE TRUCK APRON
13. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A562
14. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
15. FIRE RISER LOCATION
16. NOT USED
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19. NEW RI/RO DRIVEWAY ENTRY PER CITY OF BUCKEYE STANDARDS DTL 63452. SEE CIVIL DRAWINGS FOR MORE INFO
20. CITY STD. CMU TRASH ENCLOSURE (TYP.). SEE DETAIL 12/A560 FOR MORE INFO.
21. KNOX BOX LOCATION AT FIRE PUMP ROOM EXIT DOORS (TYP.)
22. 5'-0" WIDE SIDEWALK WITH 6'-0" SEPARATION AT LOCATIONS ADJACENT TO DRIVEWAYS TO ACCOMMODATE TREE PLANTING FOR SHADING
23. 3'-6" PARKING SCREEN WALL (TYP.) PER CITY OF BUCKEYE DEVELOPMENT STANDARDS. SEE DETAIL 4 & 8/A560 FOR MORE INFO.
24. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 4/A561 FOR MORE INFO.
25. EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
26. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
27. COHILL "GRANITE ROCK" ASHLER SLATE OR APPROVED EQUAL STAMPED CONCRETE AT PEDESTRIAN CONNECTIONS. SEE DETAIL 3/A562 FOR MORE INFO
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PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

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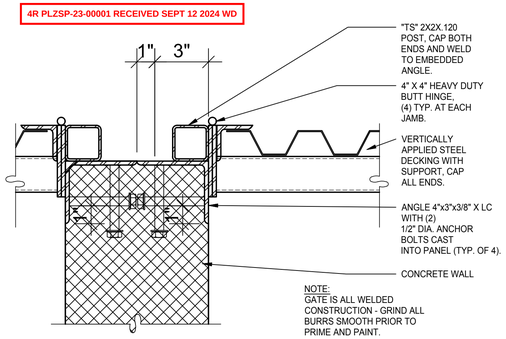
Exhibit F

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

119

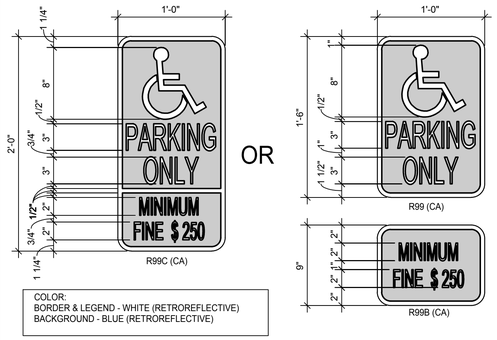
4R PLZSP-23-00001 RECEIVED SEPT 12 2024 WD



NOTE:
GATE IS ALL WELDED CONSTRUCTION - GRIND ALL BURRS SMOOTH PRIOR TO PRIME AND PAINT.

TRASH JAMB AT CONCRETE 13

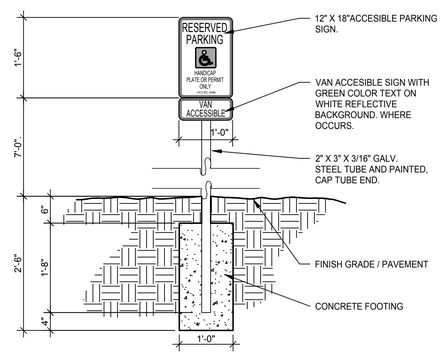
SCALE: 3" = 1'-0"



COLOR:
BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

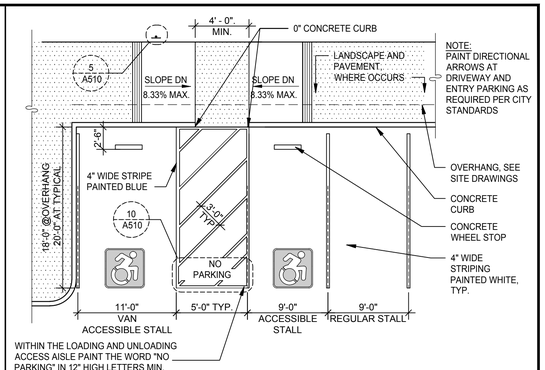
ACCESSIBLE SIGNS 9

SCALE: 1 1/2" = 1'-0"



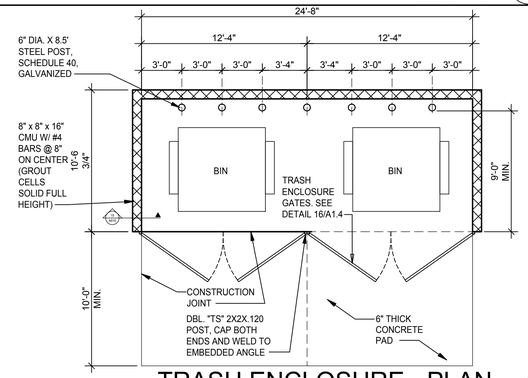
VAN ACCESSIBLE SIGNAGE 5

SCALE: 3/4" = 1'-0"



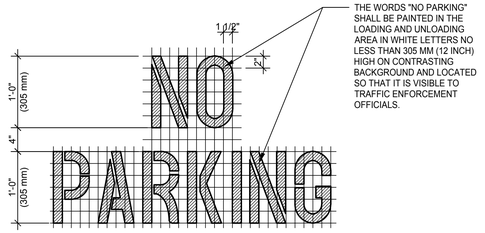
TYPICAL PARKING STALLS 1

SCALE: 1/16" = 1'-0"



TRASH ENCLOSURE - PLAN 14

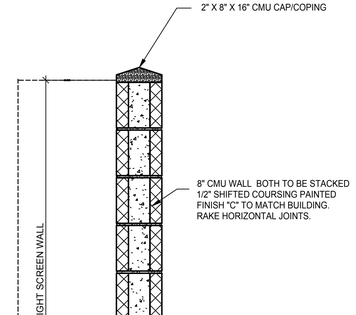
SCALE: 3/16" = 1'-0"



THE WORDS "NO PARKING" SHALL BE PAINTED IN THE LOADING AND UNLOADING AREA IN WHITE LETTERS NO LESS THAN 305 MM (12 INCH) HIGH ON CONTRASTING BACKGROUND AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

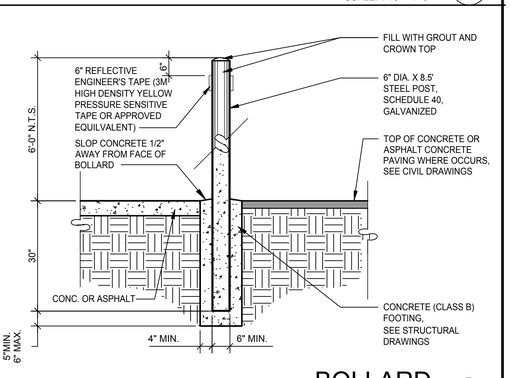
"NO PARKING" PAVEMENT MARKING 10

SCALE: 1" = 1'-0"



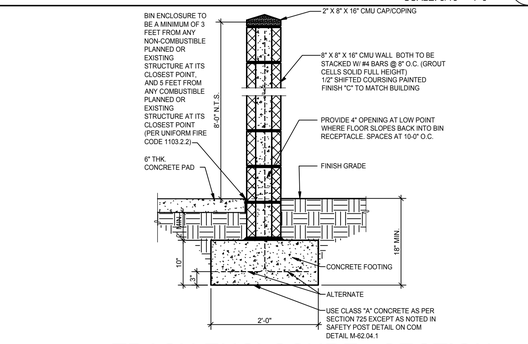
YARD SCREEN WALL SECTION 7

SCALE: 1" = 1'-0"



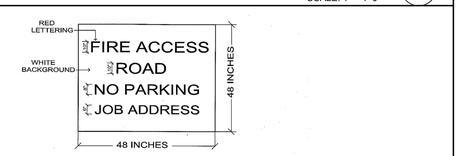
BOLLARD 2

SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE - SECTION 15

SCALE: 3/4" = 1'-0"



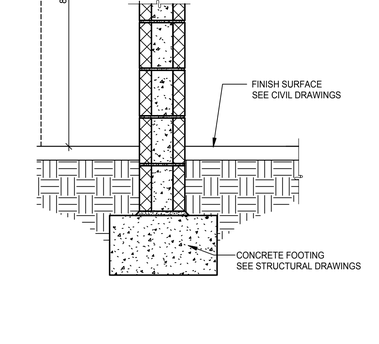
Fire Department Construction Access Requirements

1. Provide fire department access sign as prescribed above.
2. The fire department access sign shall be located as close as possible to the fire department construction access road entrance and shall be visibly maintained at all times.
3. The fire department access roads shall be a minimum width of twenty feet wide.
4. The fire department access roads shall be constructed and maintained as to support the weight of fire apparatus, (75,000 lbs.), in all weather conditions and at all times.
5. Reflectors shall be provided to define the width of the fire department access roads. The reflectors shall be mounted at intervals not to exceed fifty feet.
6. The access road shall be extended to within two hundred feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four continuous hours in any day.
7. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road.
8. Access roads shall be in place prior to the start of vertical construction.

Reasoning: Fire apparatus access roads are essential during construction to allow emergency response to the site for both fire and medical emergencies.

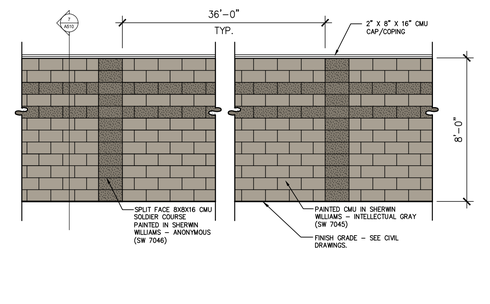
FIRE DEPT. ACCESS SIGNAGE 11

SCALE: 1 1/2" = 1'-0"



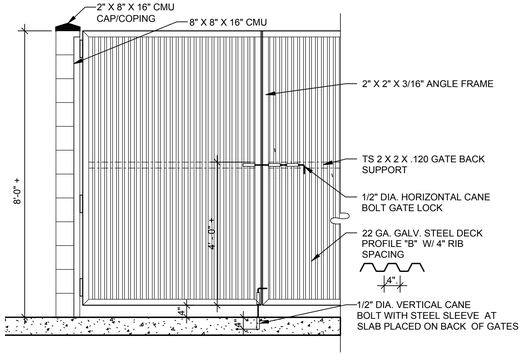
PARKING SCREEN WALL SECTION 8

SCALE: 1" = 1'-0"



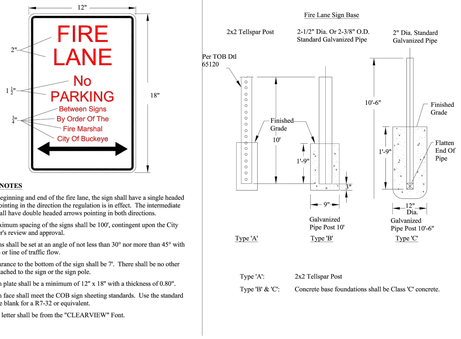
CMU YARD SCREEN WALL 3

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE - GATE 16

SCALE: 1/2" = 1'-0"



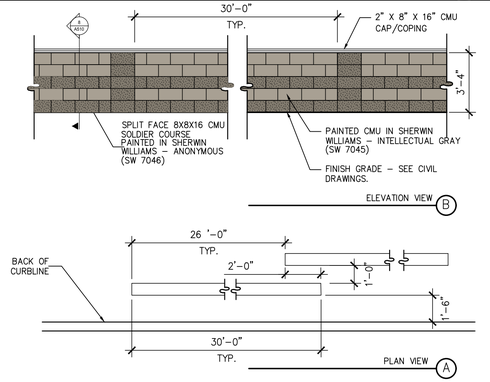
GENERAL NOTES

1. At the beginning and end of the fire lane, the sign shall have a single headed arrow pointing in the direction the regulation is in effect. The intermediate signs shall have double headed arrows pointing in both directions.
2. The maximum spacing of the signs shall be 100', contingent upon the City Engineer's review and approval.
3. The signs shall be set at an angle of not less than 30° nor more than 45° with the curb or line of traffic flow.
4. The clearance to the bottom of the sign shall be 7'. There shall be no other signs attached to the sign or the sign pole.
5. The sign plate shall be a minimum of 12" x 18" with a thickness of 0.80".
6. The sign face shall meet the COB sign sheeting standards. Use the standard sign face blank for a R7-32 or equivalent.
7. Signage letter shall be from the "CLEARVIEW" Font.

Type 'A': 2x2 Tellspar Post
Type 'B' & 'C': Concrete base foundations shall be Class 'C' concrete.

FIRELANE SIGNAGE AND POST 12

SCALE: 1 1/2" = 1'-0"



CMU PARKING SCREEN WALL 4

SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
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DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

SITE DETAILS

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5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

BUCKEYE 225

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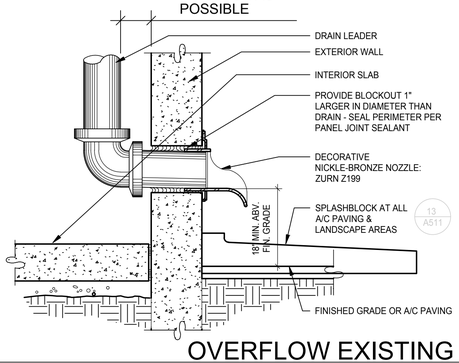
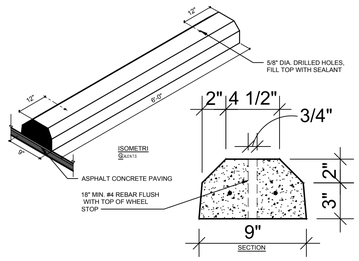


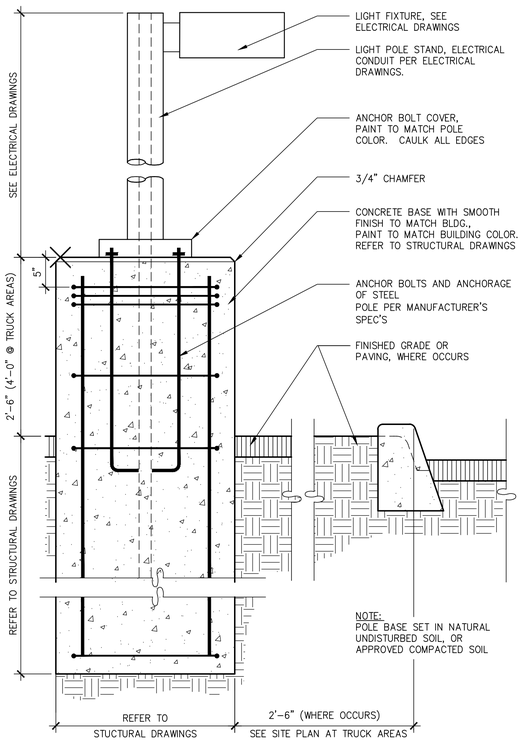
OVERFLOW EXISTING 14

SCALE: 1 1/2" = 1'-0"



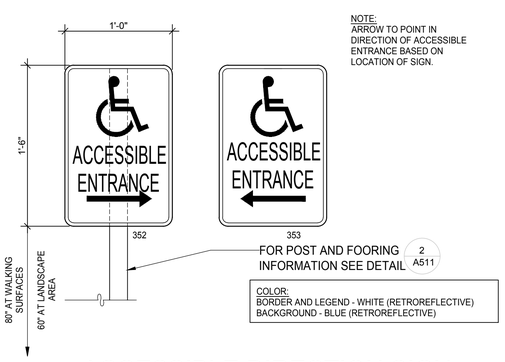
PRECAST CONC. WHEEL STOP 15

SCALE: 3" = 1'-0"



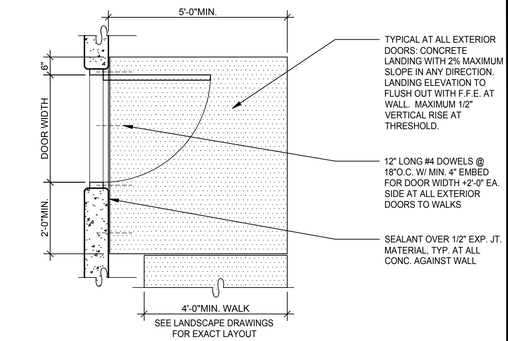
LIGHT POLE BASE AND FOOTING - SECTION 10

SCALE: 1" = 1'-0"



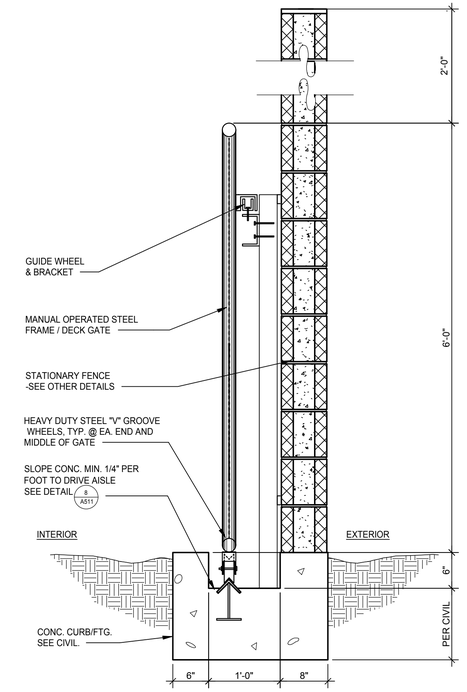
ACCESSIBLE DIRECTION SIGN 5

SCALE: 1 1/2" = 1'-0"



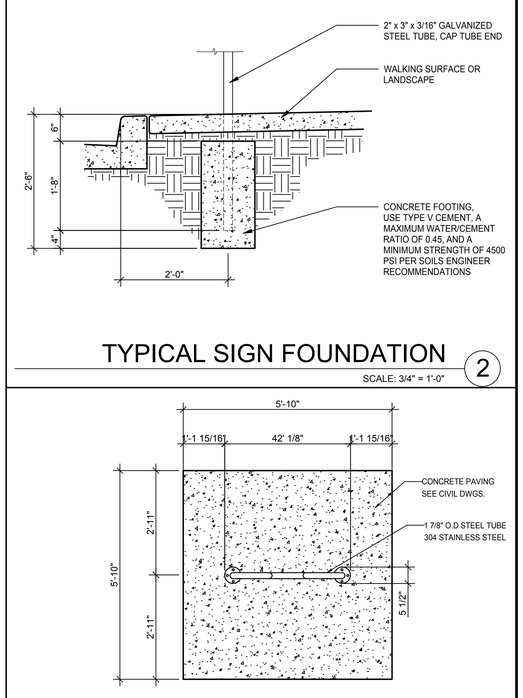
CONCRETE LANDING 1

SCALE: 1/2" = 1'-0"



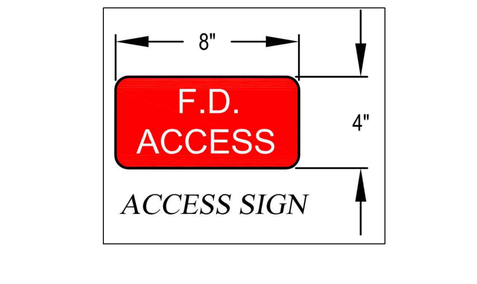
SLIDING GATE SECTION 7

SCALE: 1" = 1'-0"



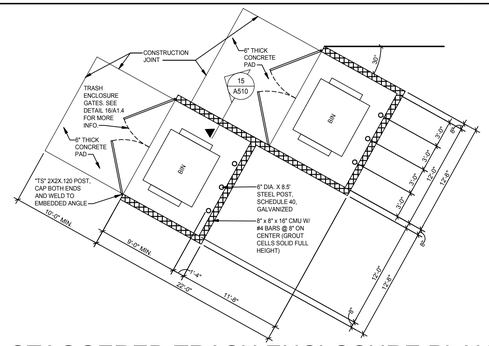
TYPICAL SIGN FOUNDATION 2

SCALE: 3/4" = 1'-0"



FIRE DEPT. ACCESS SIGN 16

SCALE: NTS



STAGGERED TRASH ENCLOSURE PLAN 12

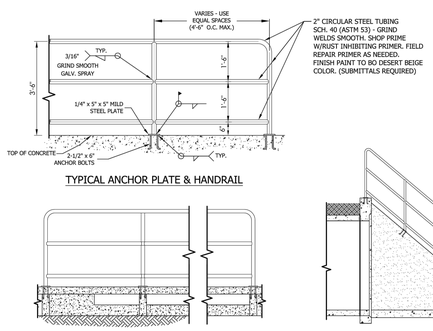
SCALE: 1/8" = 1'-0"

SLIDING GATE TRACK 8

SCALE: 3/4" = 1'-0"

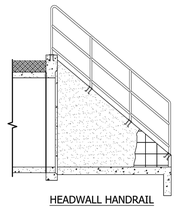
BIKE RACK PLAN 3

SCALE: 1/2" = 1'-0"



TYPICAL ANCHOR PLATE & HANDRAIL

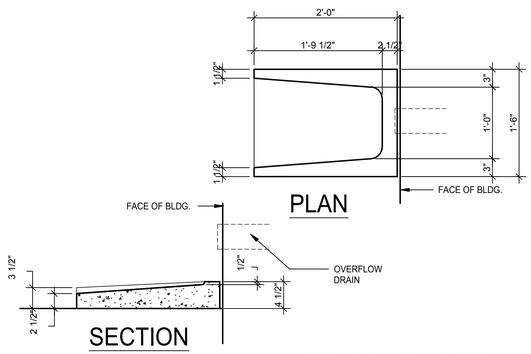
SCUPPER HANDRAIL



HEADWALL HANDRAIL

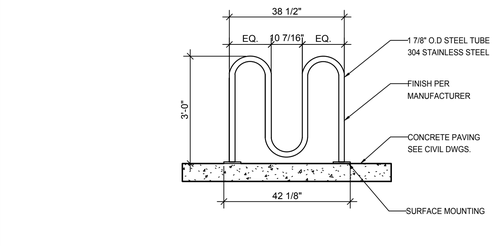
BASIN GUARDRAIL - COB STD. B-110 17

SCALE: 3/8" = 1'-0"



SPLASH BLOCK 13

SCALE: 1" = 1'-0"



BIKE RACK SECTION 4

SCALE: 1/2" = 1'-0"

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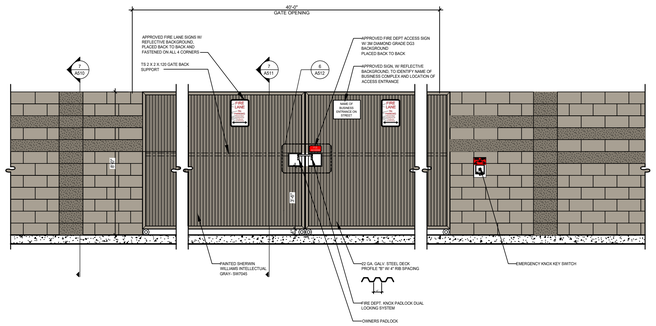
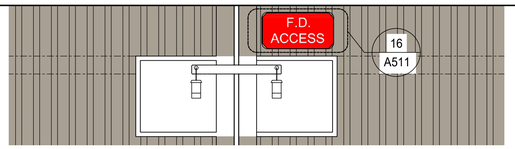
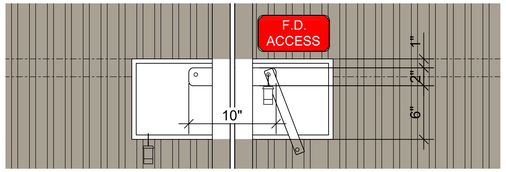


TYPICAL ACCESS GATE ELEVATION 5

SCALE: 1/4" = 1'-0"



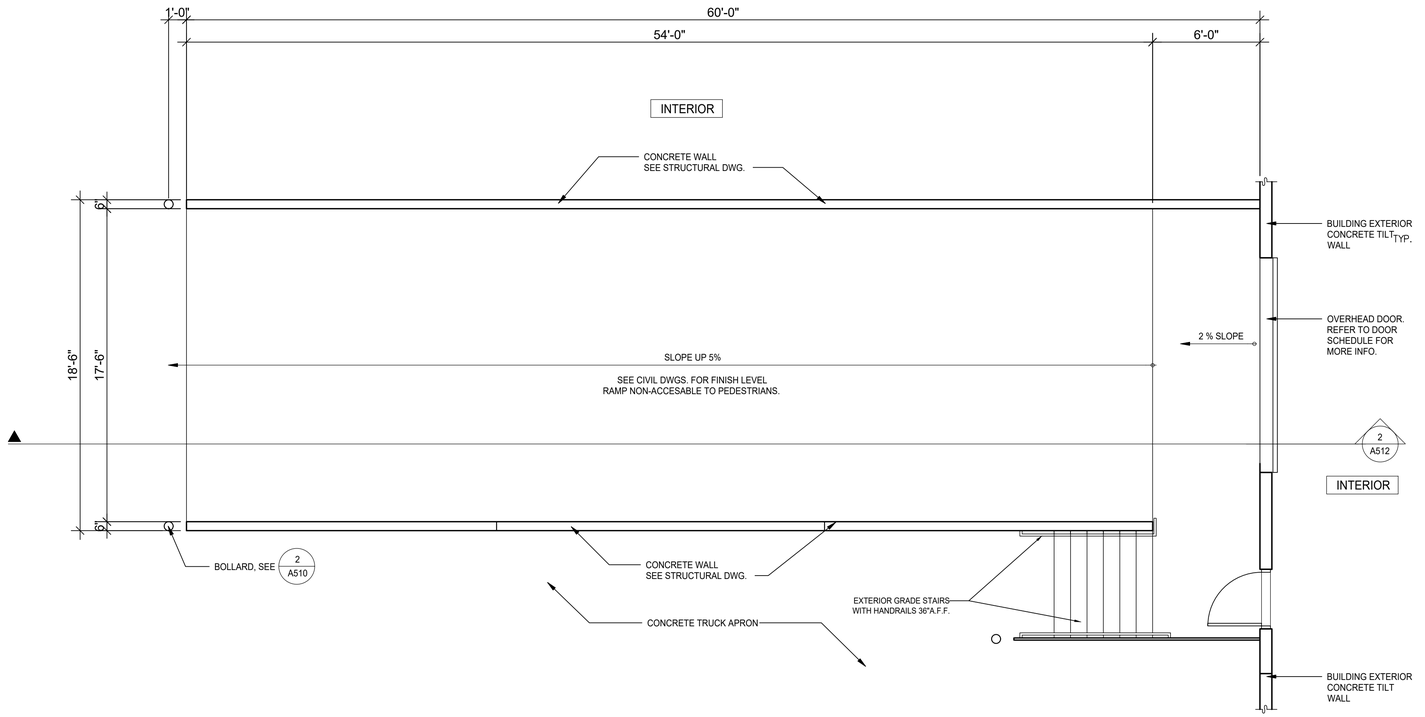
VIEW OF BAR LOCKED



VIEW OF BAR UNLOCKED

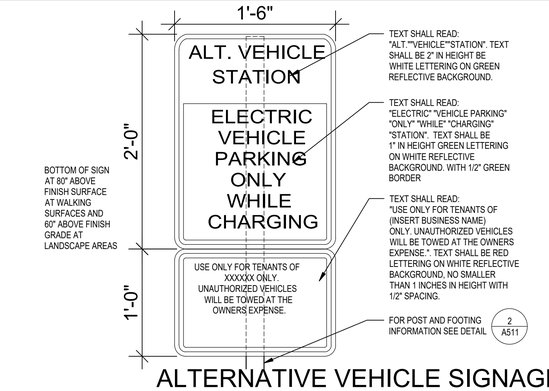
LOCKING BAR 6

SCALE: 1 1/2" = 1'-0"



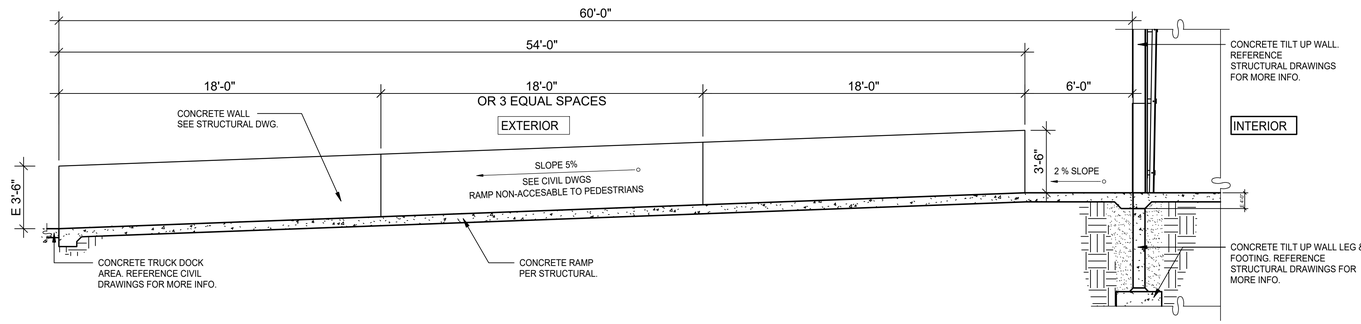
DOCK RAMP PLAN 1

SCALE: 1/4" = 1'-0"



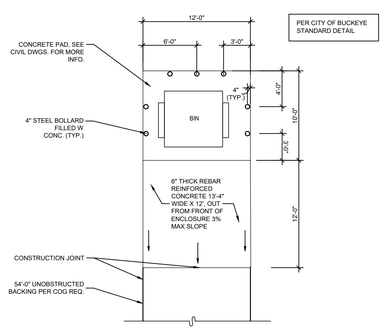
ALTERNATIVE VEHICLE SIGNAGE 7

SCALE: 1/4" = 1'-0"



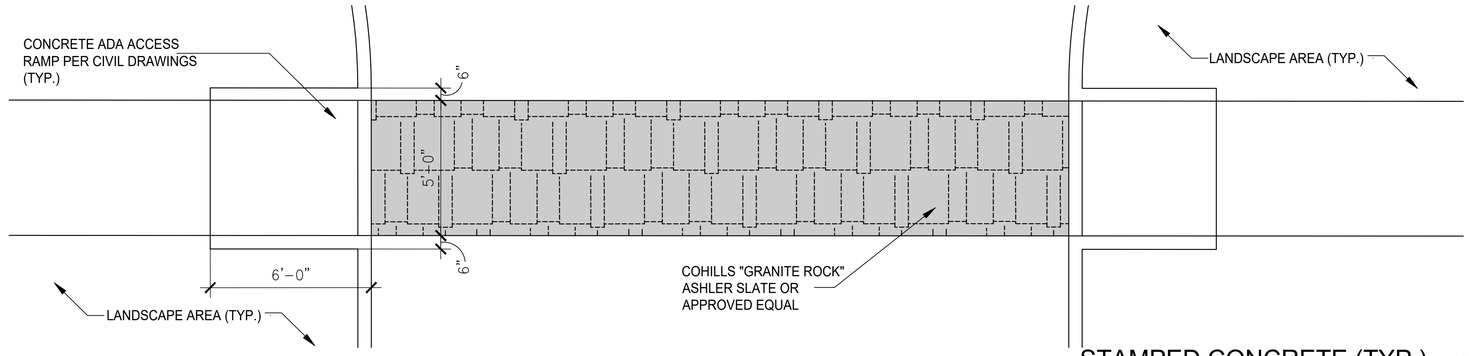
DOCK RAMP SECTION 2

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE - PLAN 8

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



STAMPED CONCRETE (TYP.) 3

SCALE: 3/8" = 1'-0"

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BUCKEYE 225
SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

SITE DETAILS

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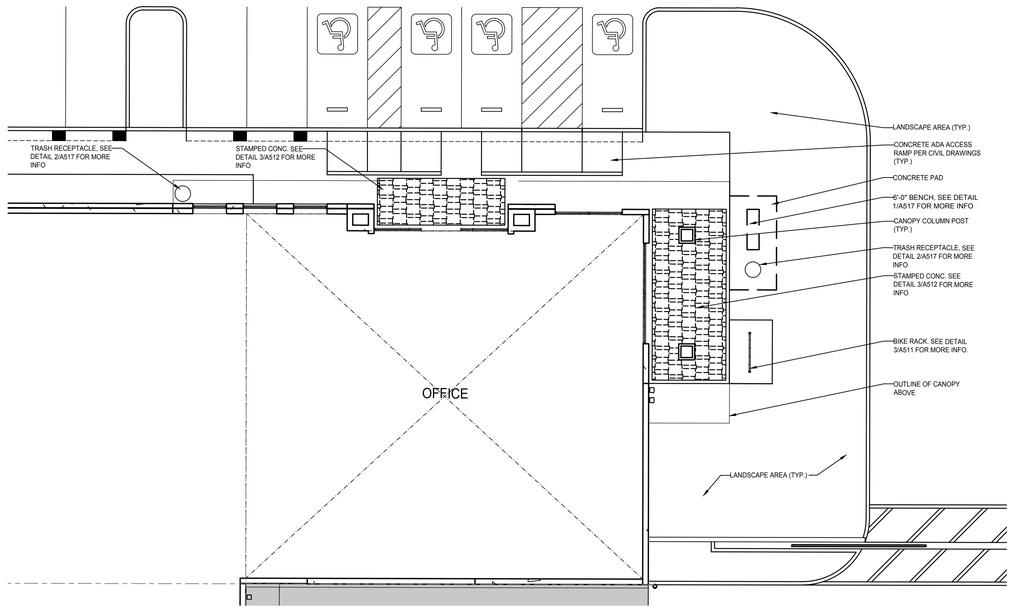
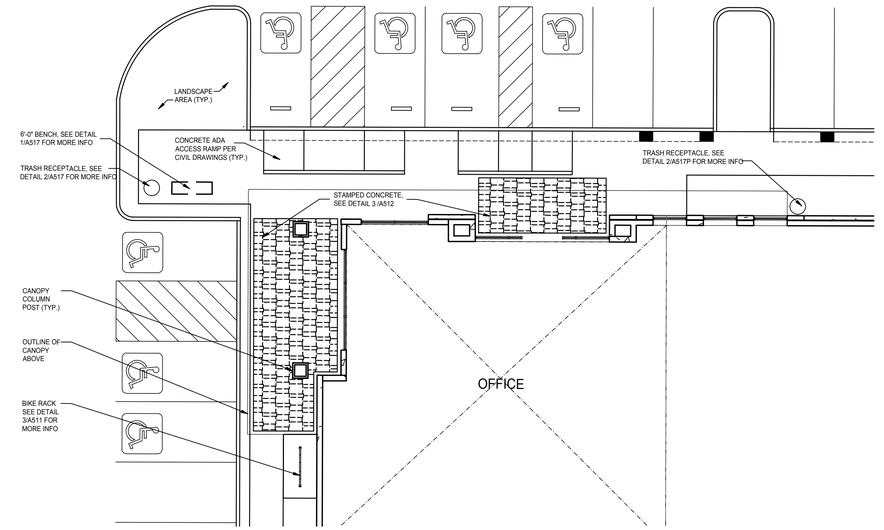


BUILDING 2 NW AND 3 NE ENTRY PLAZA AREA

SCALE: 3/32" = 1'-0"

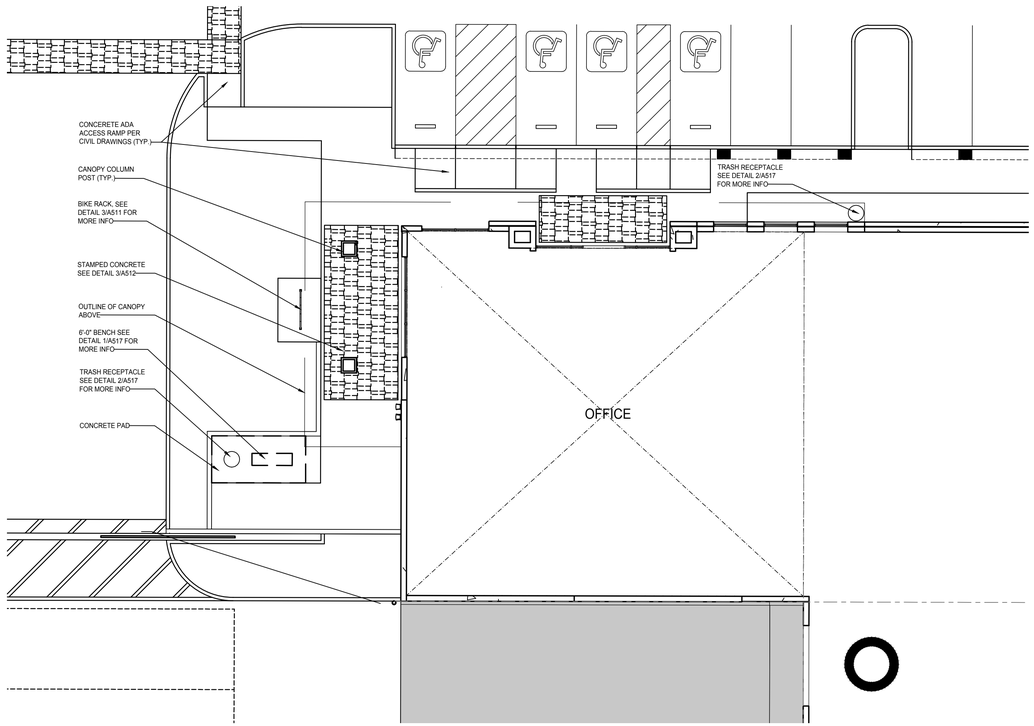
2A



BUILDING 1A NW & 1B SW ENTRY PLAZA AREA

SCALE: 3/32" = 1'-0"

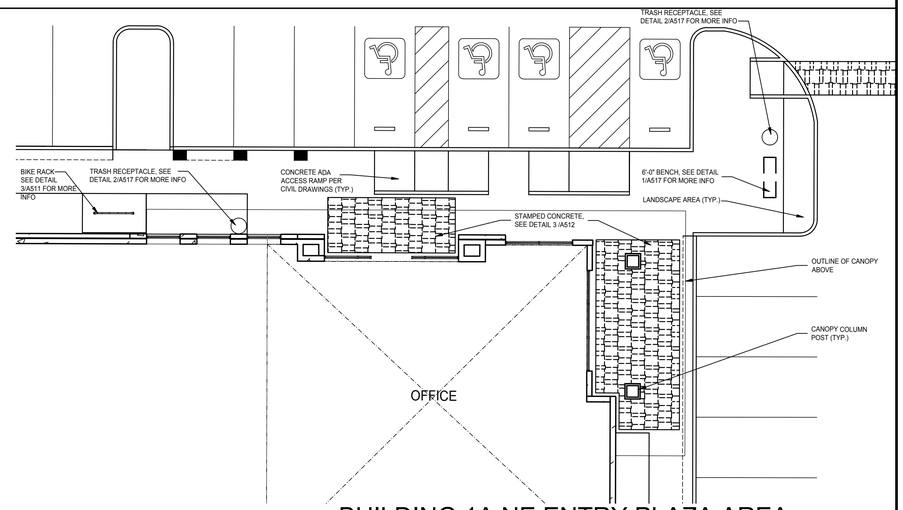
1A



BUILDING 2 NE AND 3 NW ENTRY PLAZA AREA

SCALE: 3/32" = 1'-0"

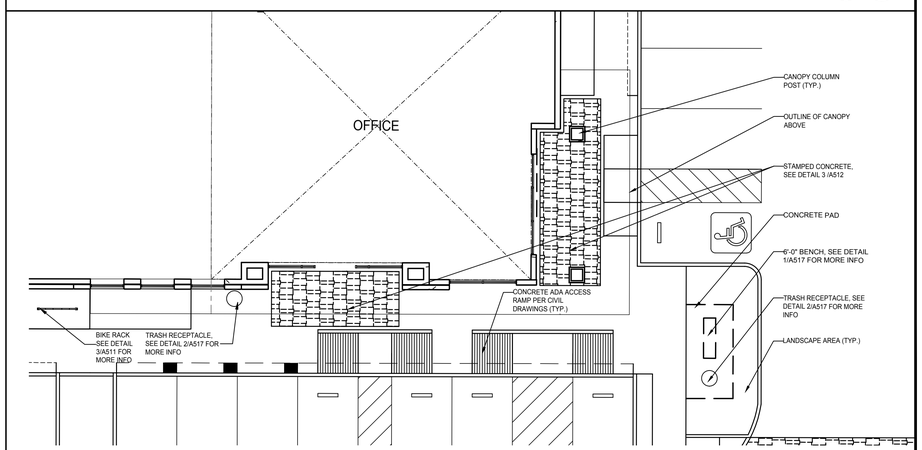
2B



BUILDING 1A NE ENTRY PLAZA AREA

SCALE: 3/32" = 1'-0"

1B



BUILDING 1B SE ENTRY PLAZA AREA

SCALE: 3/32" = 1'-0"

1C

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BUCKEYE 225

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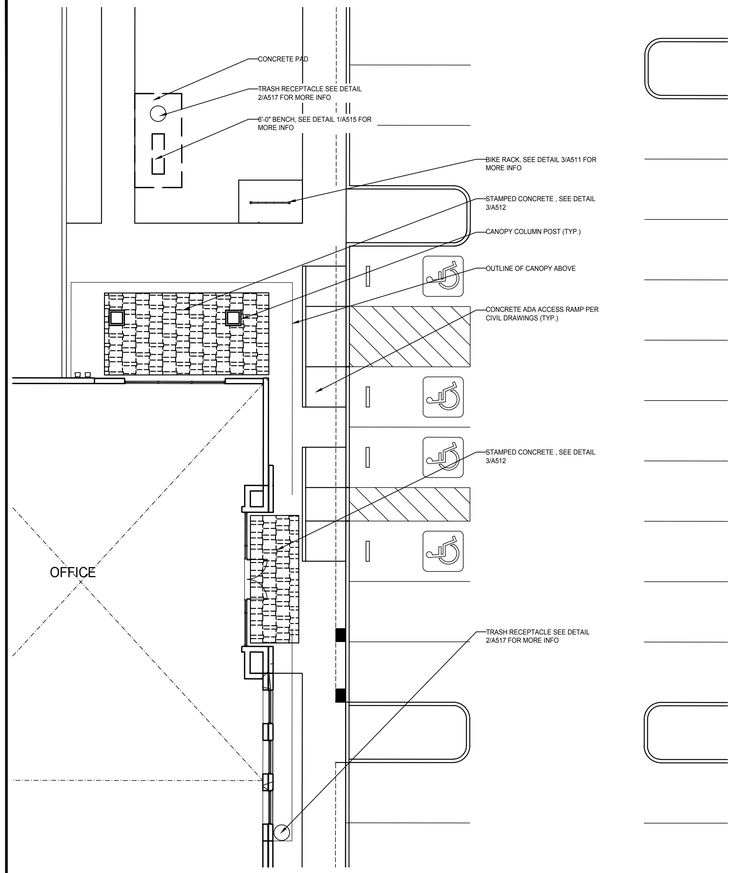
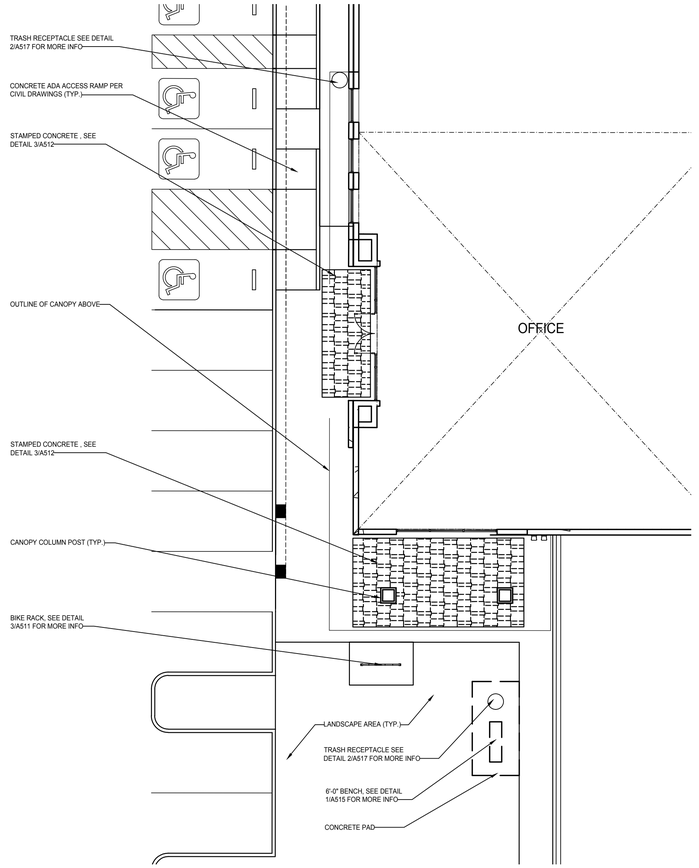


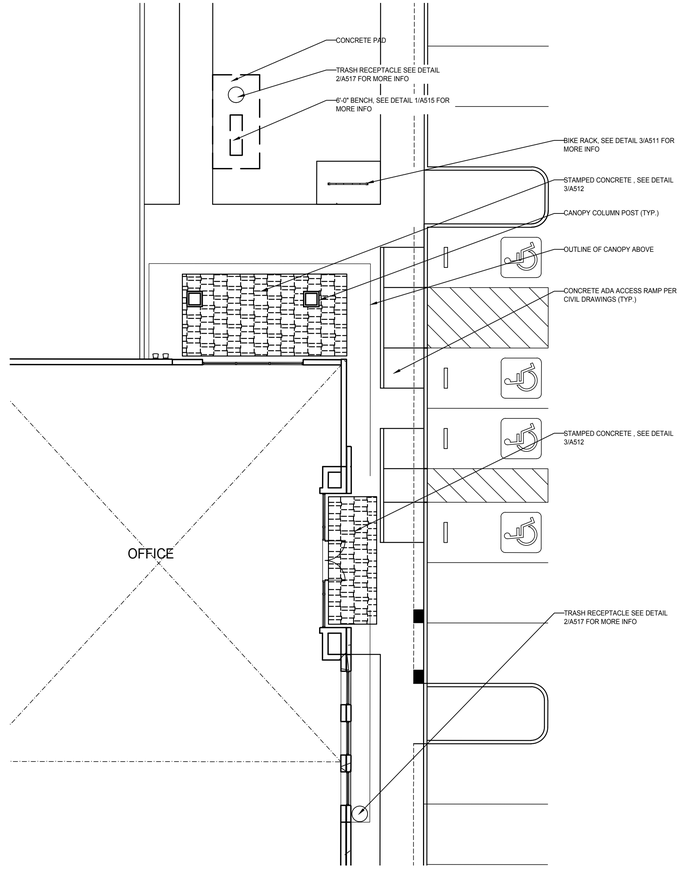
BUILDING 4 - SOUTHEAST ENTRY PLAZA AREA 1C

SCALE: 3/32" = 1'-0"



BUILDING 4 - SOUTHWEST ENTRY PLAZA AREA 1B

SCALE: 3/32" = 1'-0"



BUILDING 4 - NORTH ENTRY PLAZA AREAS 1A

SCALE: 3/32" = 1'-0"

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CERTIFICATE NO.
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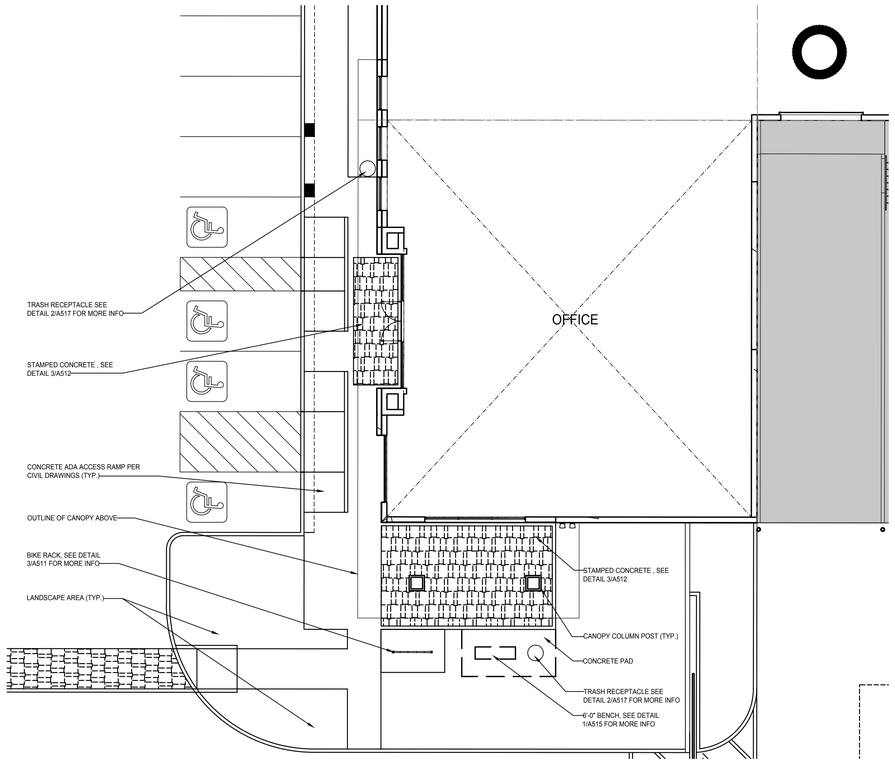
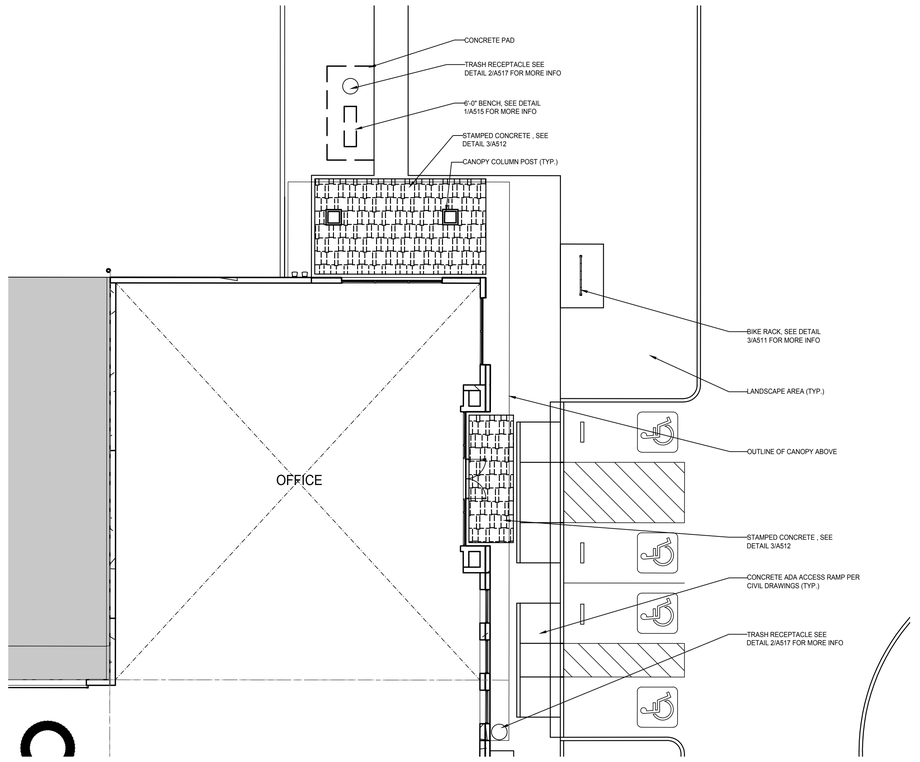


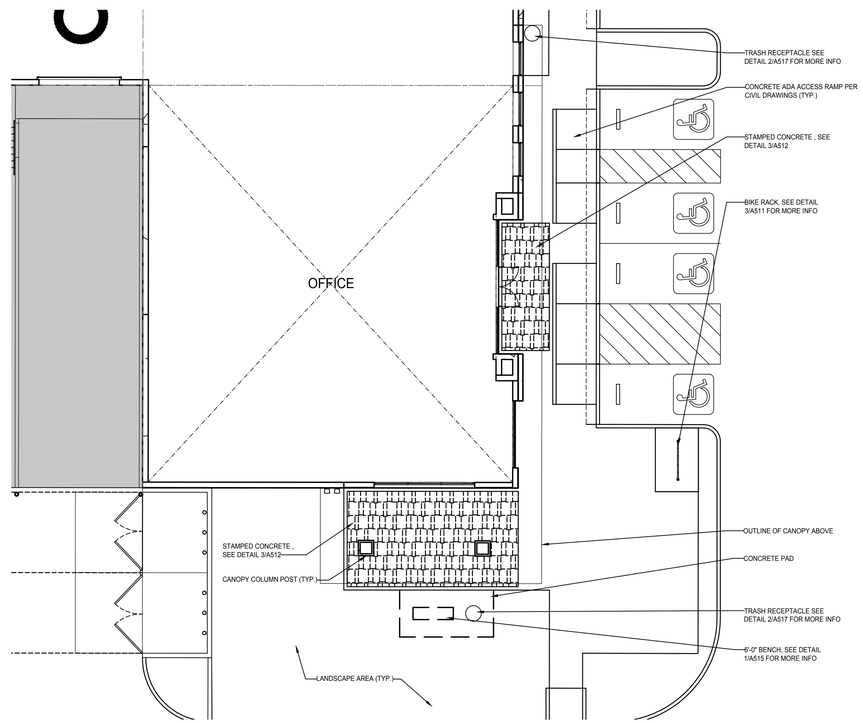
BUILDING 5 - SOUTHWEST ENTRY PLAZA 1C

SCALE: 3/32" = 1'-0"



BUILDING 5 - NORTH ENTRY PLAZA AREAS 1A

SCALE: 3/32" = 1'-0"



BUILDING 5 - SOUTHEAST ENTRY PLAZA AREA 1B

SCALE: 3/32" = 1'-0"

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4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

A565

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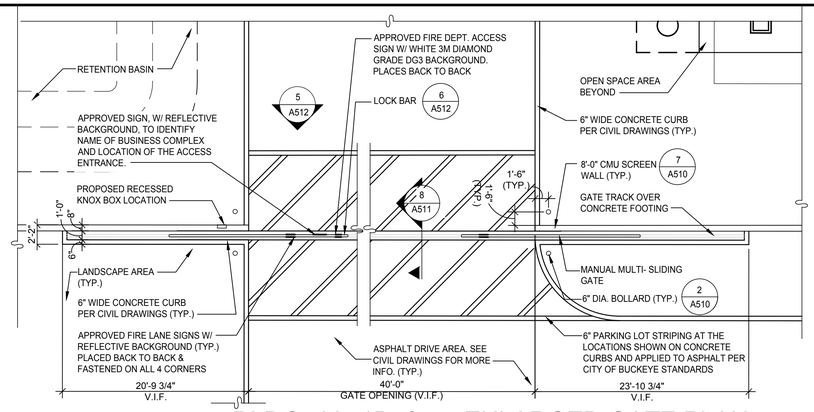
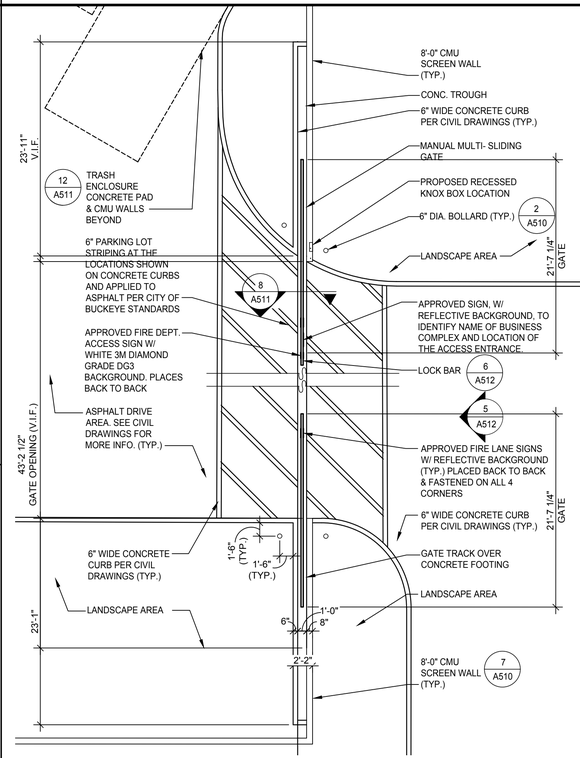
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



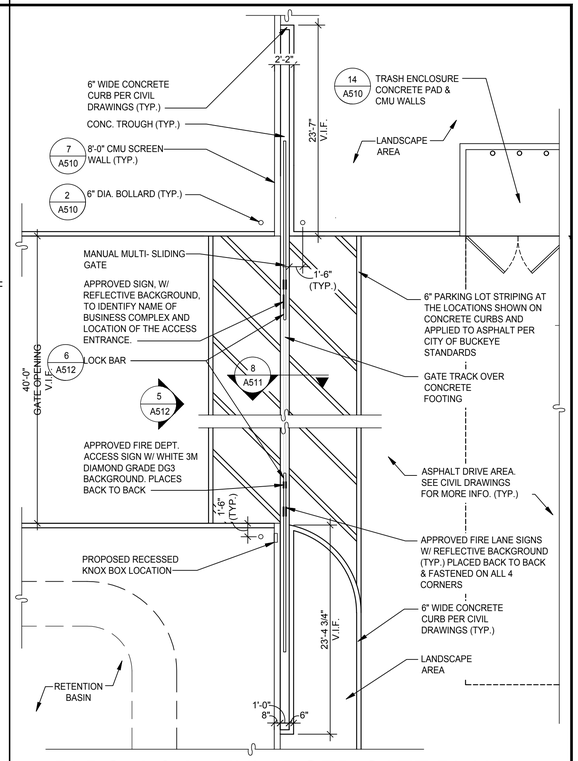
BLDG. 1A, 1B, & 5 - ENLARGED GATE PLAN

SCALE: 1/8" = 1'-0" (9)



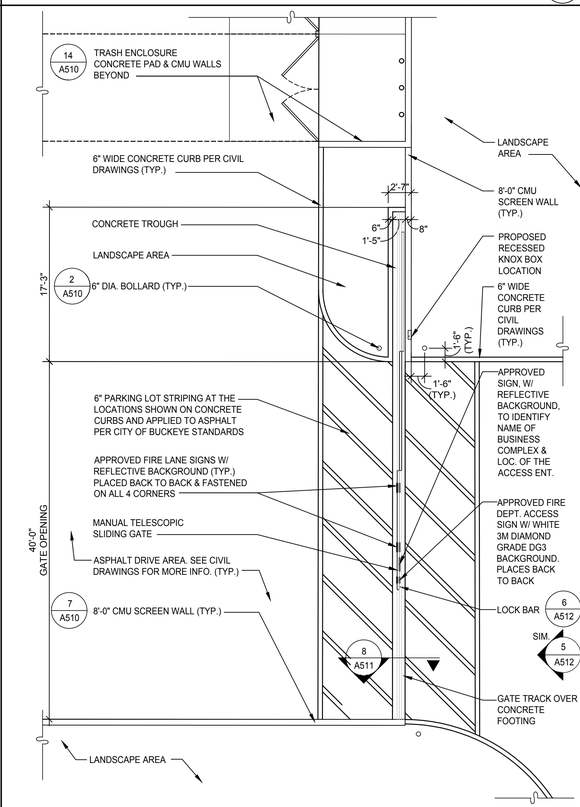
BLDG. 4 - ENLARGED GATE PLAN

SCALE: 1/8" = 1'-0" (6)



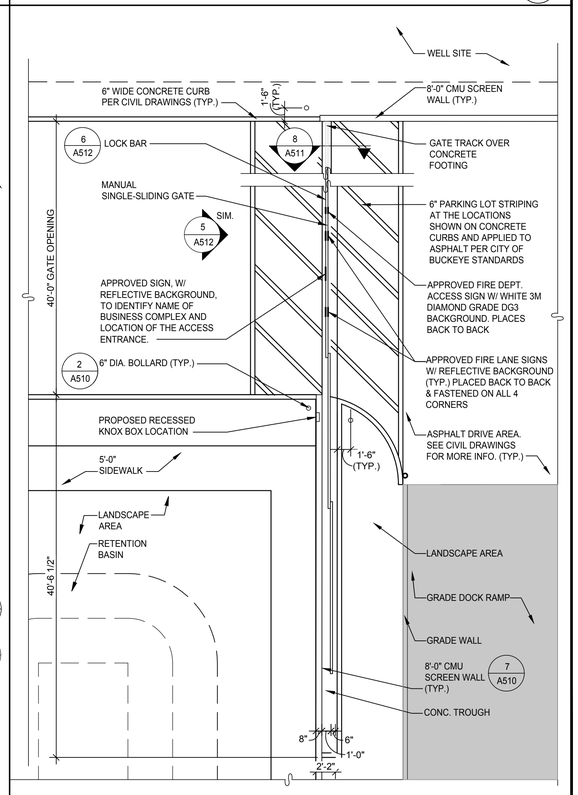
BLDG. 2 & 3 - ENLARGED GATE PLAN

SCALE: 1/8" = 1'-0" (2)



BLDG. 5 - NE&NW ENLARGED GATE PLAN

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



BLDG. 2 - SW ENLARGED GATE PAN

SCALE: 1/8" = 1'-0" (4)

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.907.2288

REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WESTERN AVENUE
BUCKEYE, ARIZONA 85326

ENLARGED GATE VIEWS

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/06/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

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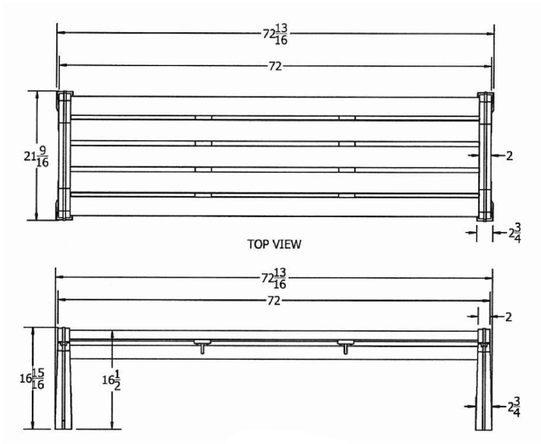

OUTDOOR BENCH
MFR: NATIONAL OUTDOOR FURNITURE
LINE:HERITAGE
FINISH: GRAY

SURFACE MOUNT BACKLESS BENCH

SCALE: 1" = 1'-0" (1)

FLAT LID PAINTED BLACK

STEEL PAINTED BLACK

TRASH RECEPTACLE
MFR: GLOBAL INDUSTRIAL
LINE: OUTDOOR HEAVY DUTY STEEL
FINISH: BLACK

SLATTED TRASH CAN

SCALE: 2" = 1'-0" (2)

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.907.2288

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

OPEN SPACE DETAILS

	DATE	REMARKS
1	06/24/2022	PRE-APPLICATION SUBMITTAL
2	01/06/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	B. BLAKE
DRAWN BY.:	H.H.
JOB NO.:	PHX21-0107-00

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Exhibit G

PRELIMINARY LANDSCAPE PLAN
For
BUCKEYE 225

SCOPE OF WORK:

GENERAL:

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HERIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.

2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
   A. AESTHETIC FINISH GRADING
   B. BOULDER PLACEMENT
   C. INSTALLATION OF TREES, SHRUBS, ACCENTS, GROUNDCOVERS, ANNUALS, AND ANY OTHER NURSERY STOCK
   D. INSTALLATION OF TURF AREAS
   E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
   F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
   G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
   H. FERTILIZERS AND SOIL AMENDMENTS
   I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
   J. GUARANTEES

3. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.

4. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.

5. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.

IRRIGATION:

1. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND AUTOMATIC WATERING SYSTEM FOR ALL PLANT MATERIAL SPECIFIED ON THIS PLAN SET INCLUDING BUT NOT LIMITED TO THE FOLLOWING. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS,ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

   A. BACKFLOW PREVENTER
   B. MAINLINE PIPE
   C. CONTROLLERS
   D. AUTOMATIC CONTROL VALVES
   E. VALVE BOXES
   F. SPRINKLERS, INCLUDING ROTORS, SPRAYS AND MP ROTATORS
   G. ROOT WATERING ZONES
   H. BUBBLERS
   I. EMITTERS
   J. LATERAL PIPE

2. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE ALL TESTING.

3. IRRIGATION MATERIALS SHALL BE FURNISHED AS SPECIFIED ON THE IRRIGATION MATERIAL SCHEDULE UNLESS IT INDICATES "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.

4. MAINTAIN UNINTERRUPTED WATER SERVICE TO EXISTING BUILDING AND/OR PLANTING TO REMAIN DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.

5. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INDLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGUATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.

PLANTING:

1. PLANT MATERIALS SHALL BE FURNISHED IN QUANTITIES AND/OR SPACING AS SHOWN OR NOTED FOR EACH LOCATION AND SHALL BE OF SPECIES, KINDS, SIZES, ETC., AS SYMBOLIZED AND/OR DESCRIBED IN "PLANT MATERIAL SCHEDULE", AS INDICATED ON DRAWINGS. LIST ON DRAWINGS PREPARED ONLY AS CONVENIENCE TO CONTRACTOR AND ITS ACCURACY IS NOT ASSURED. VERIFY ALL SIZES AND QUANTITIES.

2. INERT MATERIALS SHALL BE FURNISHED IN QUANTITIES AND OR SPACING AS SHOWN ON THE "PLANT MATERIAL SCHEDULE", OR NOTES ON THE PLAN SET. INSTALLATION PROCEDURES FOR DECOMPOSED GRANITE MAY VARY BY THE SCALE OF THE PROJECT AND THE SIZE OF SPECIFIC AREAS TO RECEIVE DECOMPOSED GRANITE GROUND COVER. INSTALLED GRANITE SHALL BE DRAGGED OR RAKED TO REMOVE ANY IRREGULARITIES. INSTALLATION SHALL PROVIDE A COMPACTED DEPTH OF DECOMPOSED GRANITE AS SPECIFIED ON THE DRAWINGS. METHODS OF COMPACTING, SUCH AS ROLLING, WATER SETTLING, ETC., SHALL BE APPROVED BY LANDSCAPE ARCHITECT. A LEVEL BOARD NOT LESS THAN 8' FEET IN LENGTH SHALL BE USED TO INSPECT GRADE FOR ACCURACY AND TRUENESS. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS, GRANITE FINISH GRADE SHALL BE 1" BELOW THE TOP OF CURB OR SIDEWALK SURFACES.

2. HYDROSEED MIXTURE SHALL BE APPLIED USING HYDRAULIC SPRAY MULCHING OR SEEDING EQUIPMENT. COVER SHALL BE COMPLETE. THE PROPORTIONS SHALL BE AS SPECIFIED IN THE SEED MIX AND HYDROSEED NOTES.CONTRACTOR SHALL CLEAN UP SIDEWALKS; ETC.., UPON WHICH HYDROMULCH IS OVER SPRAYED.

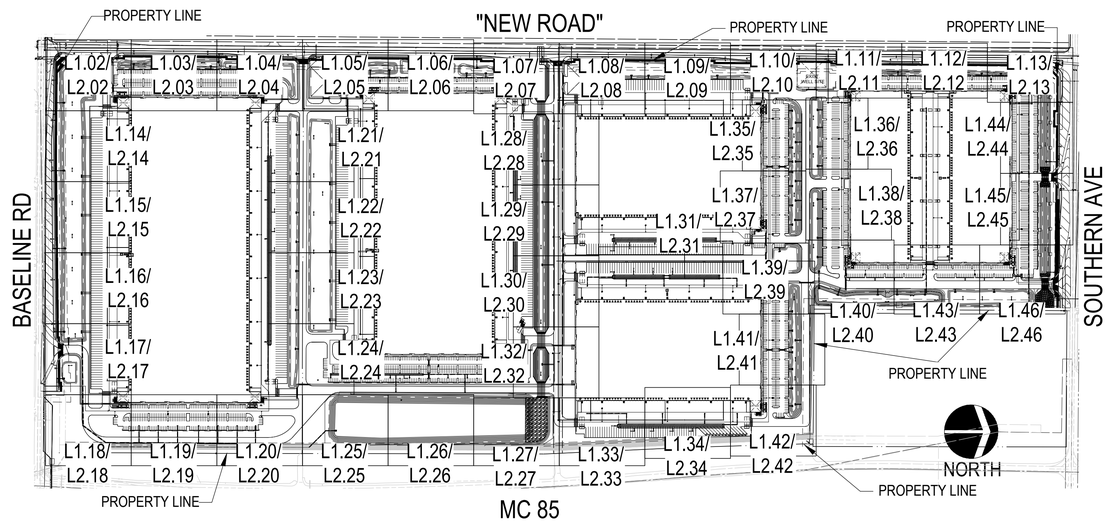
3. LANDSCAPE CONTRACTOR SHALL CONSTRUCT FIRMLY COMPACTED MOUND OF SOIL AROUND EACH TREE AND PLANT TO FORM WATERING BASIN AT EDGE OF AND FOLLOWING SHAPE OF PLANTING PIT AREA. MOUND FOR TREES AND FOR VINES FROM FIVE (5) GALLON OR LARGER CONTAINERS AT LEAST 4" HIGH. MOUNDS FOR ALL OTHER TREES, VINES OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT LEAST 2" HIGH. EXCAVATED EARTH, IF CAPABLE OF RETAINING WATER, MAY BE USED. ANY SETTLEMENT WITHIN BASINS AFTER WATERING REFILLED TO REQUIRED GRADE WITH PREPARED SOIL AND ADDITIONAL NITROGEN STABILIZED SAWDUST WORKED INTO SURFACE AS REQUIRED TO RESTORE MULCHED CONDITION. AT END OF 90 DAY MAINTENANCE PERIOD ALL WATERING BASINS IN LAWN AREAS LEVELED TO FINISH GRADE AND AREA RE-SEEDED OR SODDED TO MATCH EXISTING TURF.

CITY OF BUCKEYE GENERAL NOTES:

1.All lighting, signs, walls, and ramadas and other structures require separate building approval and permits.
2. All plant material is in compliance with the Arizona Department of Water Resources Low Water Use Plant List for the Phoenix Active Management Area.
3. All plant material and specifications are to conform to the Arizona Nurseryman Association current standards.
4. All plant material will be guaranteed for a minimum of 60 days from the date of final approval. Any plant material that has to be replaced under the terms of the guarantee shall be guaranteed for an additional 60 days from the date of replacement.
5. All paving will meet design and construction requirements of the Americans with Disabilities Act (ADA). Sidewalks are to be constructed per MAG standard details.
6. A Maricopa County Dust Control Permit is required for all landscape work in residential, commercial and industrial subdivisions.
7. Prior to acceptance of any backflow device, it must be tested by a state certified tester.
8. All backflow devices shall be recertified yearly.
9. Contractor shall ensure a 24 inch clearance between sidewalks and plant material.
10. Sprinkler contractor must guarantee 100% coverage in all landscape areas.
11. Erosion control shall be required at all inlet/outlet locations.
12. An 18 gage, blue tracer wire shall be installed with 2 inch and larger main lines, 6 inches of which shall be coiled inside the controller.
13. No vegetation shall be planted within drainage easements or tracts which would impede the flow of water over, under or through the drainage easements or tracts.
14. Visibility restrictions: Any object, wall, structure, mound or landscaping over 24" in height (shrubs) is not allowed within sight visibility triangles or easements or sight distance line areas. Tree canopies overhanging in the easement or triangles, or within public right-of-way shall be kept trimmed to a height of no less than 7'. Landscaping within the public right-of-way shall be a maximum height of 2' (shrubs).
15. The homeowner's association, property owners associate, property owner, or property maintenance company shall have the responsibility of maintaining all landscaped areas, including within all adjacent rights-of-way.
16. Indicate method of dust, weed, and debris control on the undeveloped portions of the site.
17. [The City of Buckeye, Global Water, etc.] is the supplier/source of water for the irrigation system and the supply is (potable or non-potable). Add only if system is non-potable: Warning signs will be located at pedestrian entrance/access points and spaced not more than 100 yards apart along frontage. These signs will be at least 6 inches square with black lettering on a white background. They will be labeled "WARNING: RECLAIMED WATER - DO NOT DRINK". Add only if system is non-potable: All valve boxes will be installed with purple covers and all irrigation pipe will be purple in color.

CITY OF BUCKEYE NOTES FOR CONSTRUCTION

1.Substitutions in type and/or deviations in size or quantity from this Landscape & Irrigation Plan shall not be permitted without prior written approval from the City of Buckeye (Contact the designated Planner regarding plant substitutions 623-349-6200.)
2. All existing landscape including trees, shrubs and irrigation systems that are designated to remain in the approved landscape plans, and are damaged or destroyed during construction, will be replaced in kind by the contractor.
3. The City shall be notified 24 hours prior to any construction work and inspections (623-349-6200).
4. All construction shall conform with the latest MAG Standard Details and Specifications and the City's Supplemental Details and Specifications.
5. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the City from requiring correction of errors in plans found to be in violation of any law or ordinance.
6. This approval is valid for a period of one year. Construction permits shall be obtained during this period or the plans shall be resubmitted for review and approval.
7. An approved set of plans shall be available on the job site at all times.
8. Right-of-way improvements shall not be accepted until "As-Built" plans have been submitted and approved by the City (See As-Built requirements).
9. The developer is responsible for the removal or relocation of all obstructions within the right-of-way prior to starting new construction.
10. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
11. The developer is responsible for obtaining or dedicating all required rights-of-way and easements to the City prior to issuance of permits.
12. The contractor shall contact Blue Stake (602-263-1100) at least 48 hours prior to construction.
13. The contractor shall barricade construction sites at all times. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
14. The contractor may request a fire hydrant meter for construction water from the Public Works Department (623-349-6800). This meter should be ordered two working days prior to the start of construction. The unlawful removal of water from a fire hydrant is a violation of the municipal code, punishable by fine and/or imprisonment.
15. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the International Fire Code 2006 (with City amendments) as adopted by the City of Buckeye.
16. Irrigation lines serving landscaping within public right-of-way shall be inspected by the Public Works Department (623-349-6800) before backfilling.
17. Any above-ground mechanical units that are placed adjacent to City right-of-way shall be properly screened in accordance with the Development Code.



PROJECT TEAM

ARCHITECT

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jearley@hunterengineeringpc.com

APPROVAL	
DEVELOPMENT SERVICES DIRECTOR	*DATE:*
CITY ENGINEER (S.V.T. / S.D.L. APROVAL ONLY)	*DATE:*

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

GENERAL NOTES:

4R PLZSP-23-00001 RECEIVED SEPT 12 2024 WD

1. CONTRACTOR SHALL USE THESE NOTES IN ADDITION TO ANY WRITTEN SPECIFICATIONS PREPARED FOR THE PROJECT.

2. LANDSCAPE ARCHITECT WILL ANSWER IN WRITING QUESTIONS, OMISSIONS, OR DISCREPANCIES IN PLANS OR SPECIFICATIONS IF A WRITTEN REQUEST IS SUBMITTED TO THE LANDSCAPE ARCHITECT SEVEN (7) DAYS PRIOR TO THE BID OPENING.

4. LANDSCAPE ARCHITECT WILL NOT GIVE ANY ORAL EXPLANATIONS OF PLANS OR SPECIFICATIONS. ANY INTERPRETATION OR CORRECTION OF THE PROPOSED DOCUMENTS WILL BE MADE ONLY BY ADDENDUM AND WILL BE FURNISHED TO ALL PLAN HOLDERS. RECEIPT OF SUCH ADDENDA WILL BE ACKNOWLEDGED. INTERPRETATION OF THE PLANS AND SPECIFICATIONS WILL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.

5. THE CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT AND SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS AS THEY EXIST, SO THAT HE/SHE MAY FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK

6. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE SAFEKEEPING OF ALL MATERIALS AND EQUIPMENT AND FOR THE PROTECTION ON ALL UNFINISHED WORK UNTIL FINAL ACCEPTANCE BY THE OWNER. IF ANY OF THE WORK IS DAMAGED OR DESTROYED FROM ANY CAUSE, THE CONTRACTOR SHALL REPLACE IT AT HIS OWN EXPENSE. THE CONTRACTOR MUST INDEMNIFY AND SAVE HARMLESS THE OWNER AGAINST ANY CLAIMS FILED FOR NONPAYMENT OF HIS BILLS FOR SUBCONTRACTORS, LABOR AND MATERIALS USED IN CONNECTION WITH THE CONTRACT WORK.

7. CONTRACTOR SHALL FULLY COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE OWNER'S REPRESENTATIVE AND THE OWNER

8. CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROCURE ALL PERMITS, CERTIFICATES, AND LICENSES REQUIRED OF HIM/HER BY LAW FOR THE EXECUTION OF HIS WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL STATE, COUNTY, OR LOCAL LAWS, ORDINANCES, RULES OR REGULATIONS RELATING TO THE PERFORMANCE OF HIS WORK. IF CONTRACTOR ENCOUNTERS A DISCREPANCY BETWEEN THE PLANS AND LOCAL LAWS, ORDINANCES, RULES OR ORDINANCES, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.

8. LANDSCAPE CONTRACTOR SHALL LOCATE ("BLUE STAKE") ALL UTILITIES, ELECTRIC CABLES, CONDUITS, SPRINKLER LINES, HEADS, VALVES AND VALVE CONTROL WIRES AND ALL UTILITY LINES PRIOR TO EXCAVATING OR PLACING OF STAKES. IN EVENT OF CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT AND PROPOSE RELOCATION FOR ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FOR WORK HERE UNDER AND FOR ANY ADJUSTMENTS REQUIRED.

10. CONTRACTOR SHALL FOLLOW ALL MUNICIPAL REQUIREMENTS FOR DUST CONTROL DURING THE CONSTRUCTION PROCESS.

11. CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. THE FAILURE OF THE CONTRACTOR TO OBTAIN, RECEIVE OR EXAMINE ANY ADDENDA TO THE PROPOSED CONTRACT DOCUMENTS, AND TO VISIT THE SITE AND ACQUAINT HIMSELF / HERSELF WITH THE CONDITIONS THERE EXISTING, SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION WITH RESPECT TO THE CONTRACTOR'S WORK.

12. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THAT PORTION OF THE SITE INVOLVED IN THE PROJECT WORK AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION AS REQUIRED BY THE STATE AND LOCAL CODES, ORDINANCES OR LAWS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO WORK THAT IS NOT PROPERLY PROTECTED.

13. THE CONTRACTOR SHALL PROVIDE ENCLOSURES, DITCHES, OR DRAINS TO PROTECT INSTALLATIONS AND IMPROVEMENTS WITHIN THE WORKING AREA SUBJECT TO DAMAGE BY WEATHER CONDITIONS, AND SHALL REPAIR OR REPLACE ANY DAMAGED STRUCTURES OR IMPROVEMENTS.

14. CONTRACTOR SHALL REPLACE AND REPAIR AT THEIR OWN EXPENSE TO THE APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE ANY DAMAGE INCURRED TO EXISTING STRUCTURES OR INSTALLATIONS BY THE CONTRACTOR OR SUB-CONTRACTOR .

15. CONTRACTOR SHALL REPORT ANY OBSTRUCTIONS, IF ENCOUNTERED, TO THE LANDSCAPE ARCHITECT. CLEAN UP OF TRASH, DEBRIS, OR OTHER OBSTRUCTIONS RESULTING FROM WORK PERFORMED BY OTHER TRADES IS NOT THE RESPONSIBILITY OF THE LANDSCAPE / IRRIGATION CONTRACTOR.

16. THE LANDSCAPE ARCHITECT, THE GENERAL CONTRACTOR OR THE OWNER SHALL MAKE PERIODIC SITE VISITS TO REVIEW QUALITY AND COMPLIANCE OF WORK WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT 24 HOURS NOTICE FOR A REQUIRED INSPECTION.

17. THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERVISOR ON SITE DURING CONSTRUCTION AT ALL TIMES. THE LANDSCAPE ARCHITECT SHALL NOT PROVIDE SUPERINTENDENCY.

18. INSPECTION OF WORK FOR COMPLIANCE WITH CITY AND COUNTY CODES AND STANDARDS SHALL BE BY THE CITY AND COUNTY INSPECTORS.

19. THE CONTRACTOR, EACH WEEK OR AS REQUIRED, SHALL REMOVE DEBRIS, WASTE, RUBBISH OR UNUSED CONSTRUCTION MATERIALS FROM THE PROJECT AREAS RESULTING FROM WORK UNDER THIS CONTRACT. ANY CONSTRUCTION OR STORAGE YARDS SHALL BE MAINTAINED IN AN ORDERLY APPEARANCE AND LOCATED AS DIRECTED BY THE OWNER OR GENERAL CONTRACTOR.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPETENT WORKERS. ALL WORK SHALL BE UNDERTAKEN AND FINISHED IN QUALITY WORKMANSHIP. ANY WORK THAT DOES NOT SHOW QUALITY WORKMANSHIP BY SKILLED WORKERS, IN THE OPINION OF THE LANDSCAPE ARCHITECT SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND AT THE CONTRACTOR'S EXPENSE.

21. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAINAGE FLOWS PROVIDED ON THE CIVIL ENGINEERING PLANS, AND ARE RESPONSIBLE FOR NOT IMPEDING THESE FLOWS WITH THEIR WORK.

22. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.

23. CONTRACTOR SHALL NOT MAKE ANY DESIGN MODIFICATIONS WITHOUT PRIOR WRITTEN APROVAL BY LANDSCAPE ARCHITECT.

24. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS. REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. LANDSCAPE ARCHITECT UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORSEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

25. CONTRACTOR SHALL BECOME FAMILIAR WITH CIVIL ENGINEERING AND/OR ARCHITECTURAL CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE PROJECT TO ASSURE THAT THERE ARE NO OVERLAPS OR GAPS IN OVERALL PROJECT SCOPE. IF OVERLAPS OR GAPS ARE DISCOVERED, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.

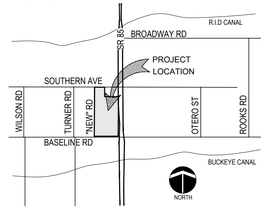
DISCLAIMER:

ANY INFORMATION NOT SPECIFIC TO THE PRACTICE OF LANDSCAPE ARCHITECTURE (SUCH AS BUT NOT LIMITED TO CIVIL ENGINEERING, STRUCTURAL ENGINEERING, SURVEY DATA) HAS BEEN PROVIDED FOR REFERENCE ONLY AND/OR AT THE SPECIFIC REQUIREMENT OF MUNICIPAL CODE, CHECKLISTS OR REDLINES. CONTRACTOR SHALL ONLY CONSTRUCT HARDSCAPE, PLANTING AND IRRIGATION PER THE LAYOUTS, NOTES AND DETAILS INCLUDED WITHIN THIS PLAN SET. STUDIO DPA ASSUMES NO LIABILITY FOR ITEMS SHOWN HEREIN THAT ARE NOT SPECIFIC TO LANDSCAPE ARCHITECURAL PRACTICE AS DEFINED IN 32-101 (B) 24 OF THE ARIZONA REVISED STATUTES.

SHEET INDEX

SHEET #	*SHEET NAME*
L0.01	*COVER SHEET*
L1.01	*PLANTING COVER SHEET*
L1.02-L1.46	*PLANTING PLANS*
L1.47	*PLANTING DETAILS*

VICINITY MAP



Current Zoning Light Industrial District (I-1)

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN
BUCKEYE 225
PREPARED FOR: WARE MALCOMB
NWC OF SR85 & BASELINE ROAD B
UCKEYE, AZ 85326

DATE: REVISION: 1 2 3 4 5 6 7 8 9

COVER SHEET

SHEET 01 OF 47

L0.01

APPLICATION CASE # PLZSP-23-0000 127

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.
3. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
4. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS PLAN SET AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THE PROJECT.
5. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
6. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL REQUIRED SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS. PROJECTS LOCATED OUTSIDE OF ARIZONA SHALL MEET NURSERY SPECIFICATIONS AVAILABLE IN THAT STATE/ MUNICIPALITY.
7. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
8. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS.
9. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
10. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
11. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE. DO NOT APPLY PRE-EMERGENT IN HYDROSEED AREAS.
12. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
13. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE, OR AS SPECIFIED BY MUNICIPALITY.
14. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH (AKA D.G.) SHALL BE INSTALLED/ EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY UP TO AND ALONG ALONG PROPERTY LINES, BUILDINGS CONCRETE FLATWORK, CURBS AND ETC.
15. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
16. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
17. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANT PIT.
18. THE EDGE OF ALL TREE PLANT PITS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS OR WALLS. THE EDGE OF ALL SHRUB PLANT PITS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS OR WALLS.
19. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
20. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
21. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
22. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
23. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
24. WATER TEST ALL TREE PLANT PITS PRIOR TO PLANTING. IF TREE PLANT PITS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
25. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL SHRUBS, ACCENTS, AND GROUNDCOVER FOR 90 DAYS, AND ALL TREES FOR ONE YEAR.

LANDSCAPE CALCULATIONS:

NET SITE AREA	*9,496,314sf*
TOTAL LANDSCAPE AREA	*2,402,372.11sf*
REQUIRED LANDSCAPE AREA: 10% OF NET SITE	*949,631.4sf*
USABLE OPEN SPACE (PLAZA):	*81.566sf (refer to architectures plaza plans for more info.)*

SITE ENHANCEMENT LANDSCAPING REQUIREMENTS- INDUSTRIAL

REQUIREMENT	*REQUIRED*	*PROVIDED*
MIN % TO BE LANDSCAPED- 10%	*949,631.4sf*	*2,402,372.11sf (25.29% of net site)*
MINIMUM 40% TREES	*1,739 trees*	*1,739 trees*
10 GALLONS TOTAL FOR EACH 75 SF	*50,713 gal*	*50,713gal*
60% OTHER PLANTINGS	*126,783 gal*	*126,783 gal*

MINIMUM PLANT SPECIFICATIONS REQUIREMENTS

REQUIREMENT	*REQUIRED*	*PROVIDED*
60% TREES SHALL BE 24" BOX +	*1,043 trees*	*1,043 trees*
35% TREES SHALL BE 36" BOX +	*609 trees*	*609 trees*
5% TREES SHALL BE 48" BOX +	*87 trees*	*87 trees*
		TOTAL: 1,739 trees

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In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*	2,675,000 sf		

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J. DAUGHERTY
08.20.24
Registered
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

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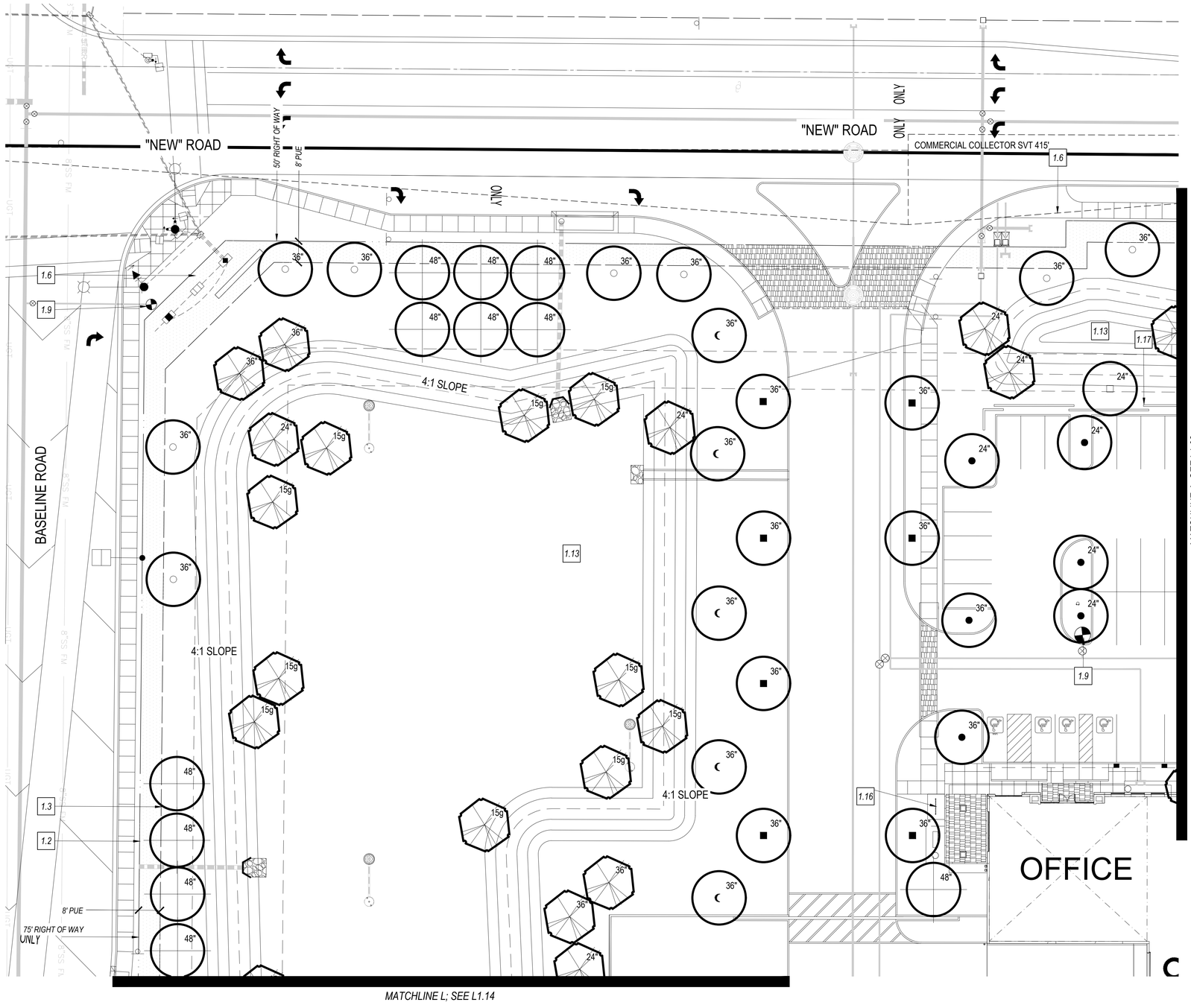
PLANTING COVER

SHEET 02 OF 47

L1.01

APPLICATION CASE # PLZSP-23-0000 128

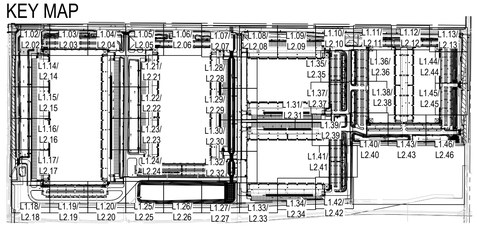


KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT 38386 TIM J. DAUGHERTY 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 03 OF 47

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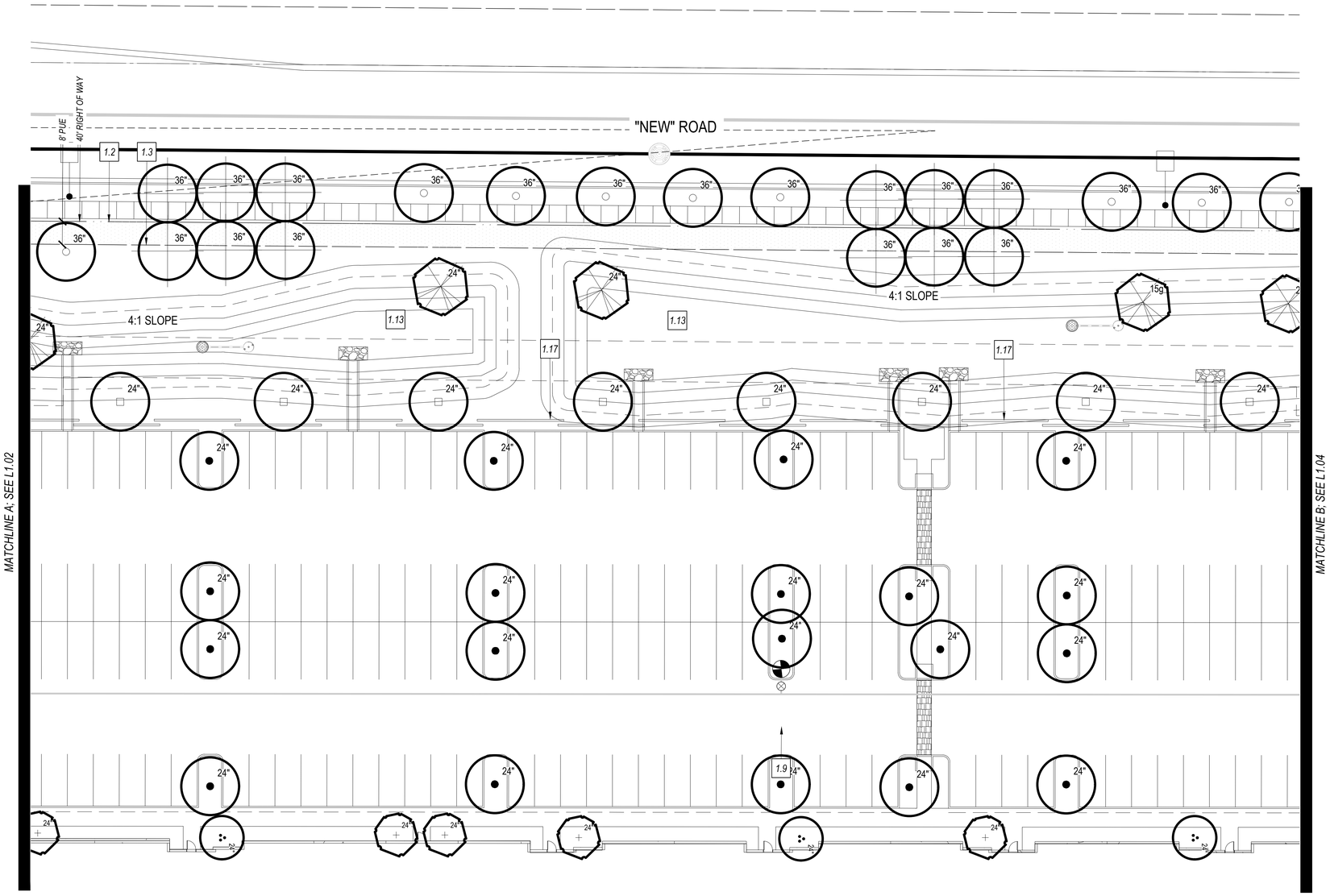
APPLICATION CASE # PLZSP-23-0000



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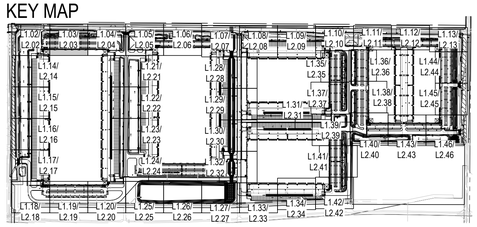

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	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

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REGISTERED LANDSCAPE ARCHITECT · CERTIFICATE NO. · 38386 · TIM J. DAUGHERTY · 08.20.24 · REGISTERED · ARIZONA · U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

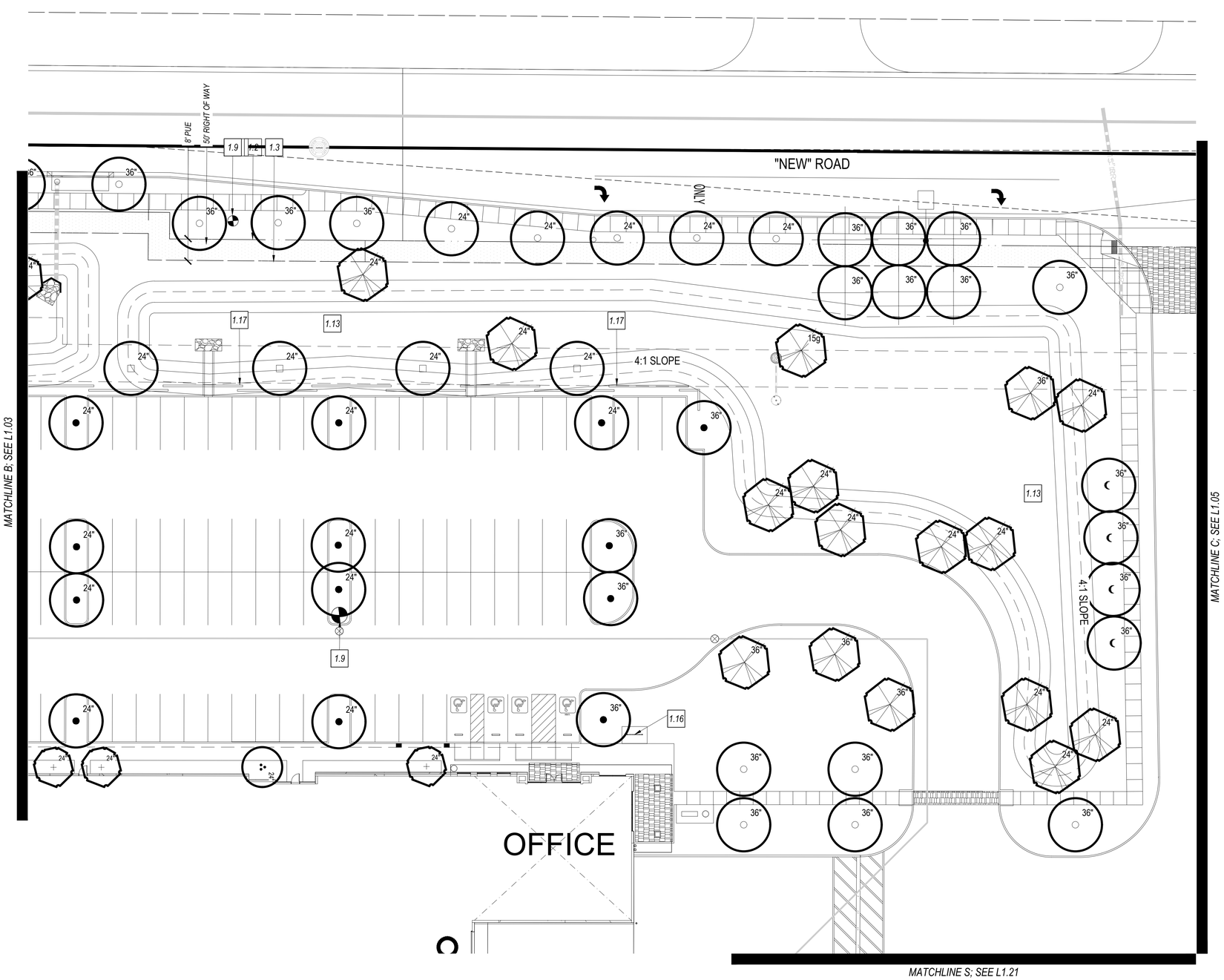
DATE: REVISION: A A1 A2 A3 A4 A5 A6 A7 A8 A9

PLANTING SHEET

SHEET 04 OF 47

L1.03

APPLICATION CASE # PLZSP-23-0000 130

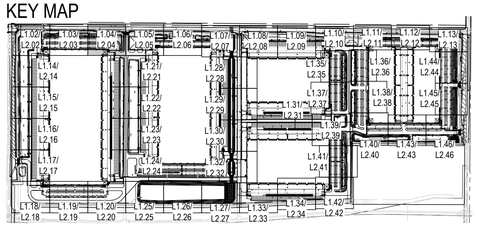


KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

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DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

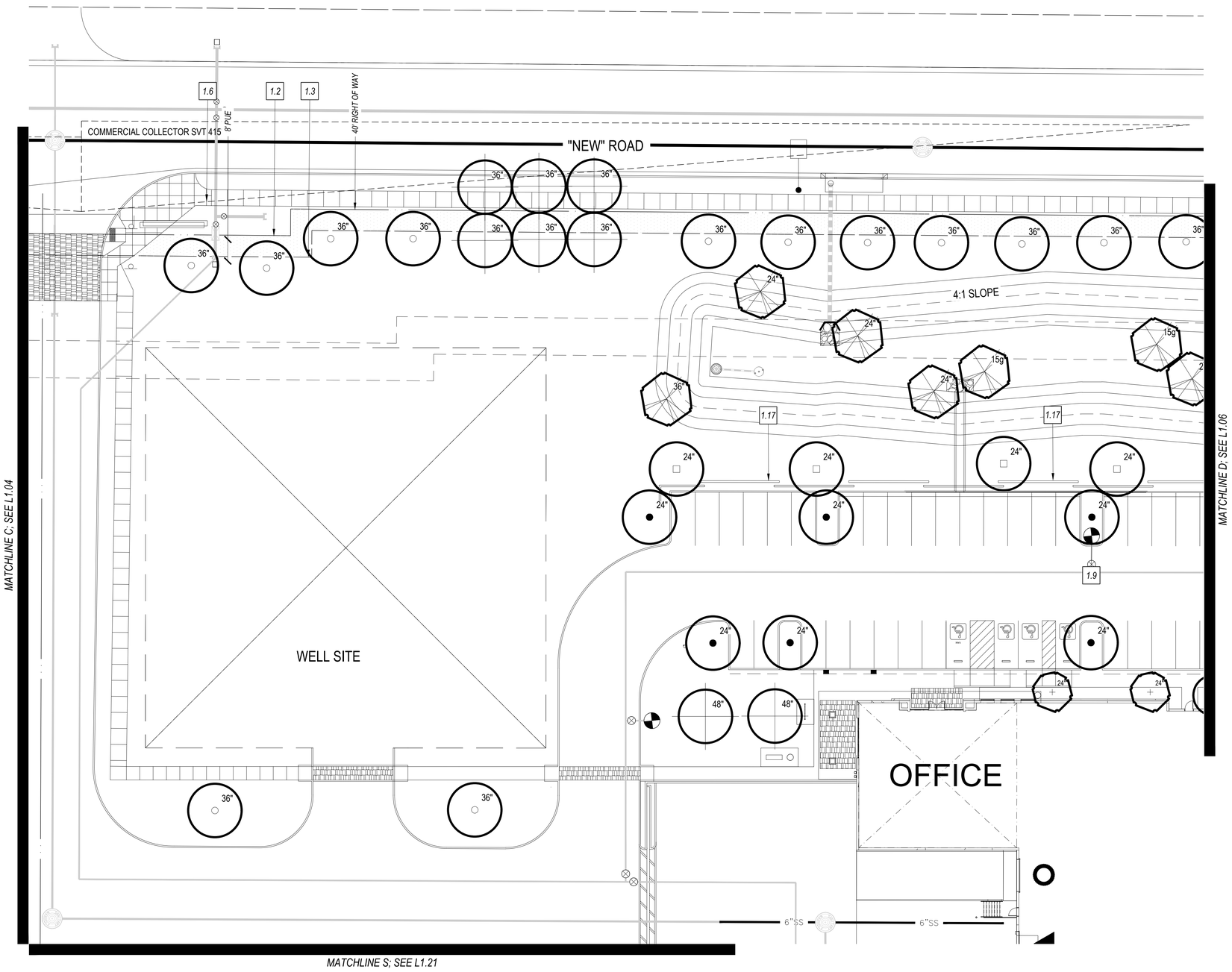
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 05 OF 47

L1.04

APPLICATION CASE # PLZSP-23-0000131



KEYNOTES

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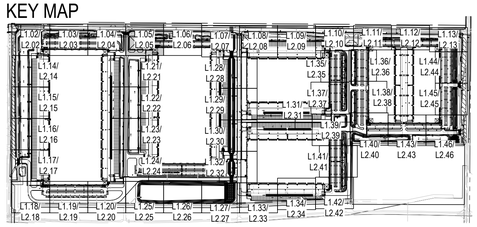
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
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	Tecoma stans hybrid	5 gallon		
	Orange Bells			
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	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
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VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

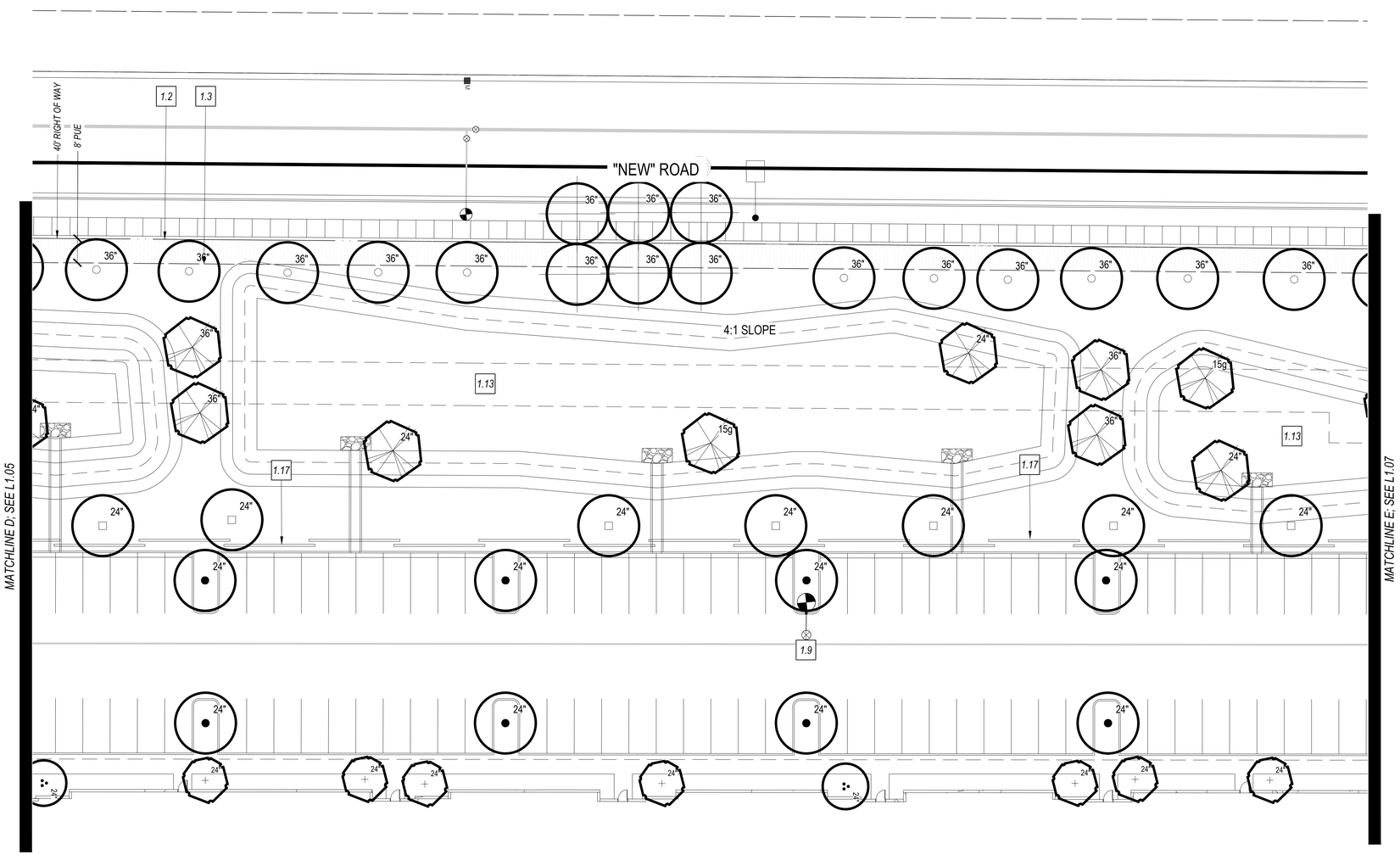
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 06 OF 47

L1.05

APPLICATION CASE # PLZSP-23-0000 132



KEYNOTES

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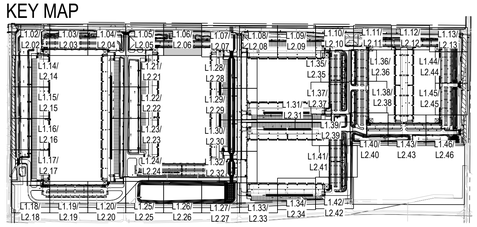
KEY MAP



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DATE: 08.20.24

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BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

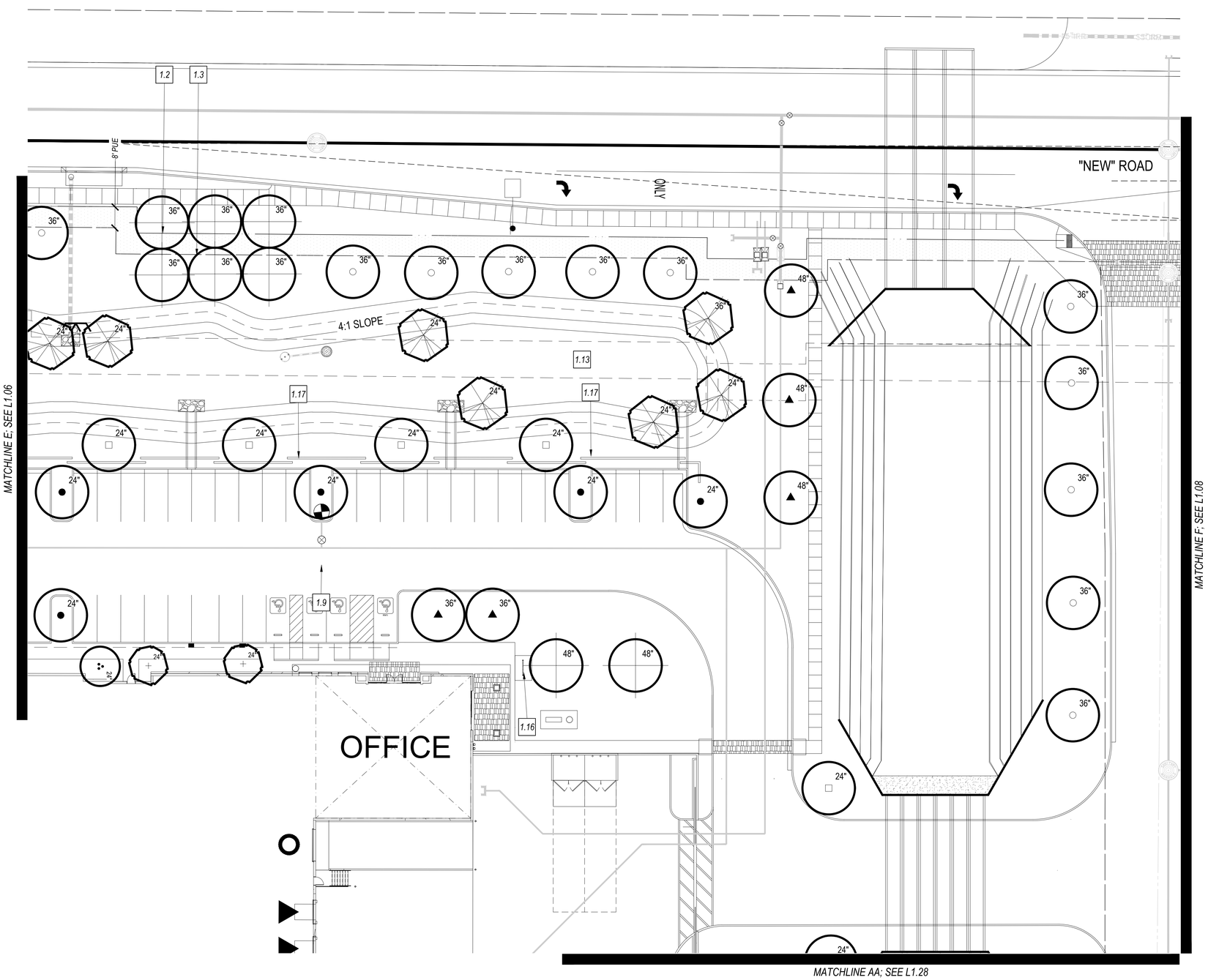
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 07 OF 47

L1.06

APPLICATION CASE # PLZSP-23-0000133



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1.3	*PUBLIC UTILITY EASEMENT*	*1.17*	*CMU SCREEN WALL*
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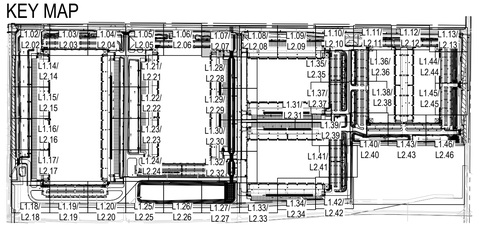
KEY MAP



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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 38386 TIM J. DAUGHERTY Date Signed 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

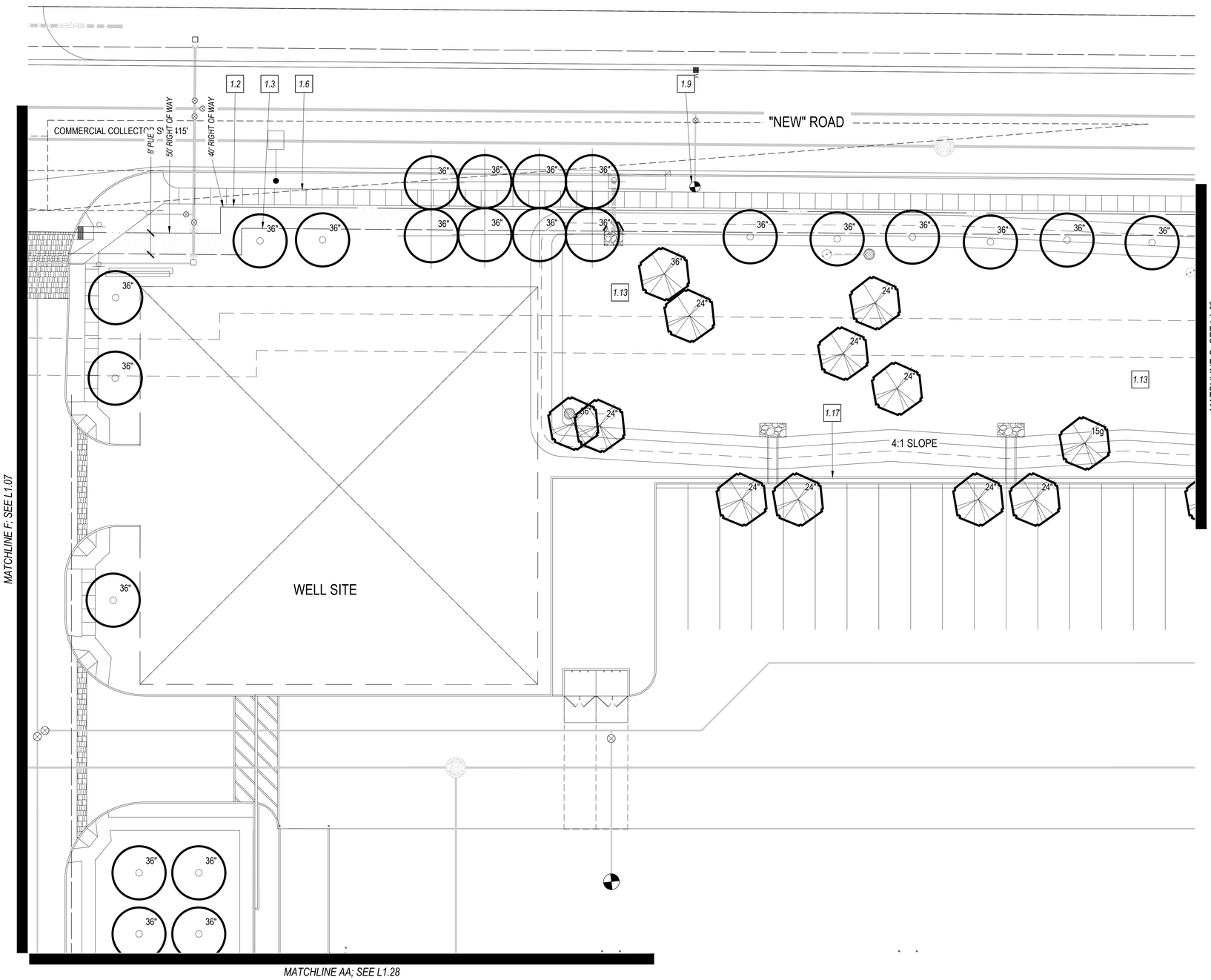
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 08 OF 47

L1.07

APPLICATION CASE # PLZSP-23-0000134

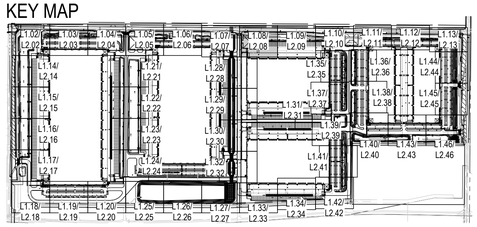


KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

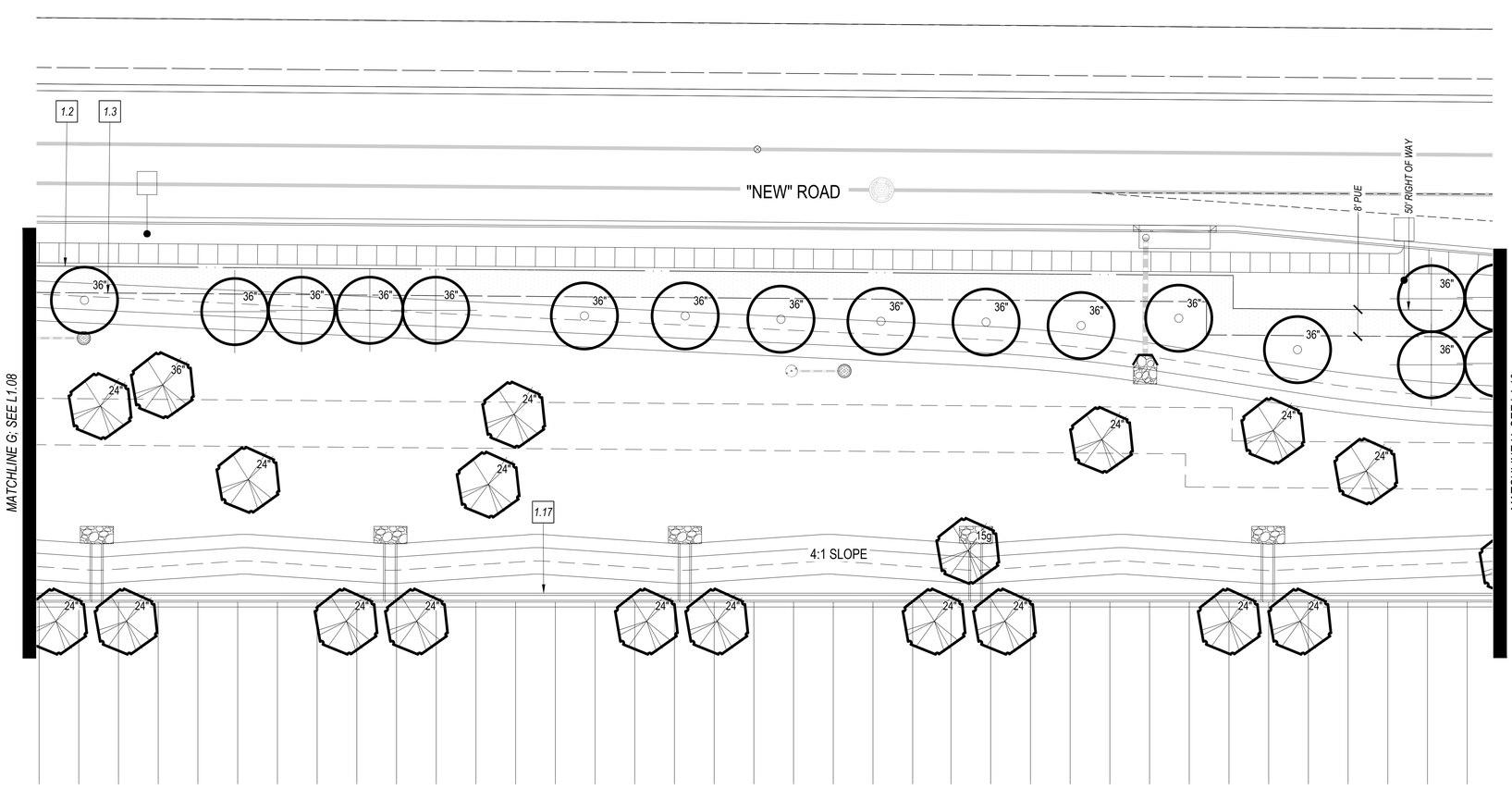
A B C D E F G H I J K

PLANTING SHEET

SHEET 09 OF 47

L1.08

APPLICATION CASE # PLZSP-23-0000



PLANT MATERIAL SCHEDULE

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	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
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	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
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	Nerium Oleander 'Petite Red'	5 gallon		
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	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
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	Aloe 'Blue Elf'	1 gallon		
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	Morning Glory			
VINES:				
	Ficus pumila	1 gallon		00
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

KEYNOTES

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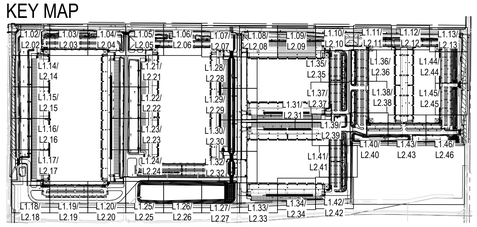

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38386
TIM J. DAUGHERTY
08.20.24
Date Signed
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PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

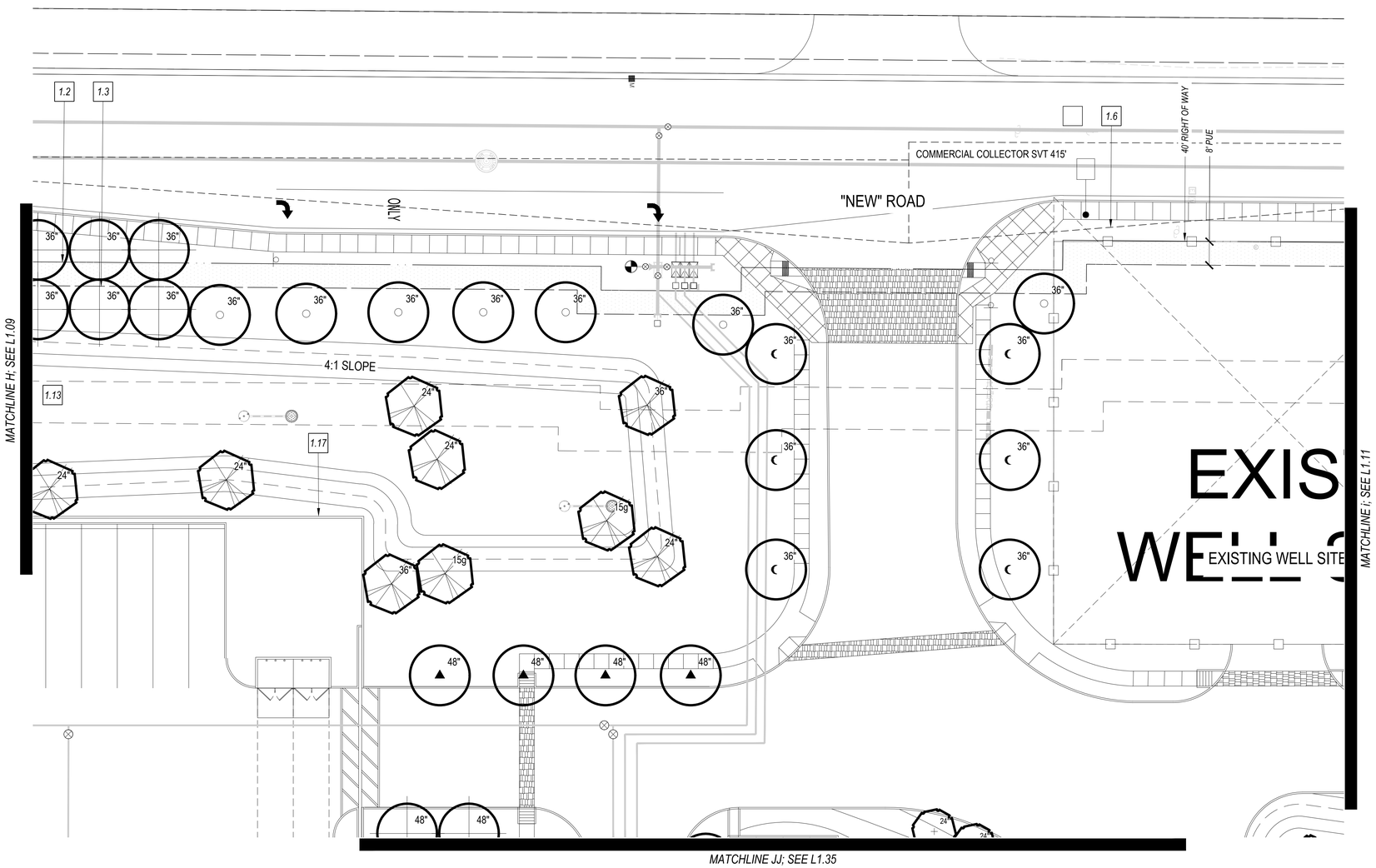
A | A1 | A2 | A3 | A4 | A5 | A6 | A7 | A8 | A9

PLANTING SHEET

SHEET 10 OF 47

L1.09

APPLICATION CASE # PLZSP-23-0000 136



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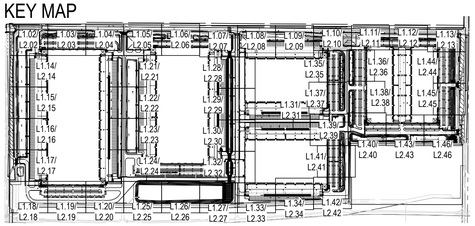

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ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT · CERTIFICATE NO. · 38386 · TIM J. DAUGHERTY · Date Signed 08.20.24 · ARIZONA · U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

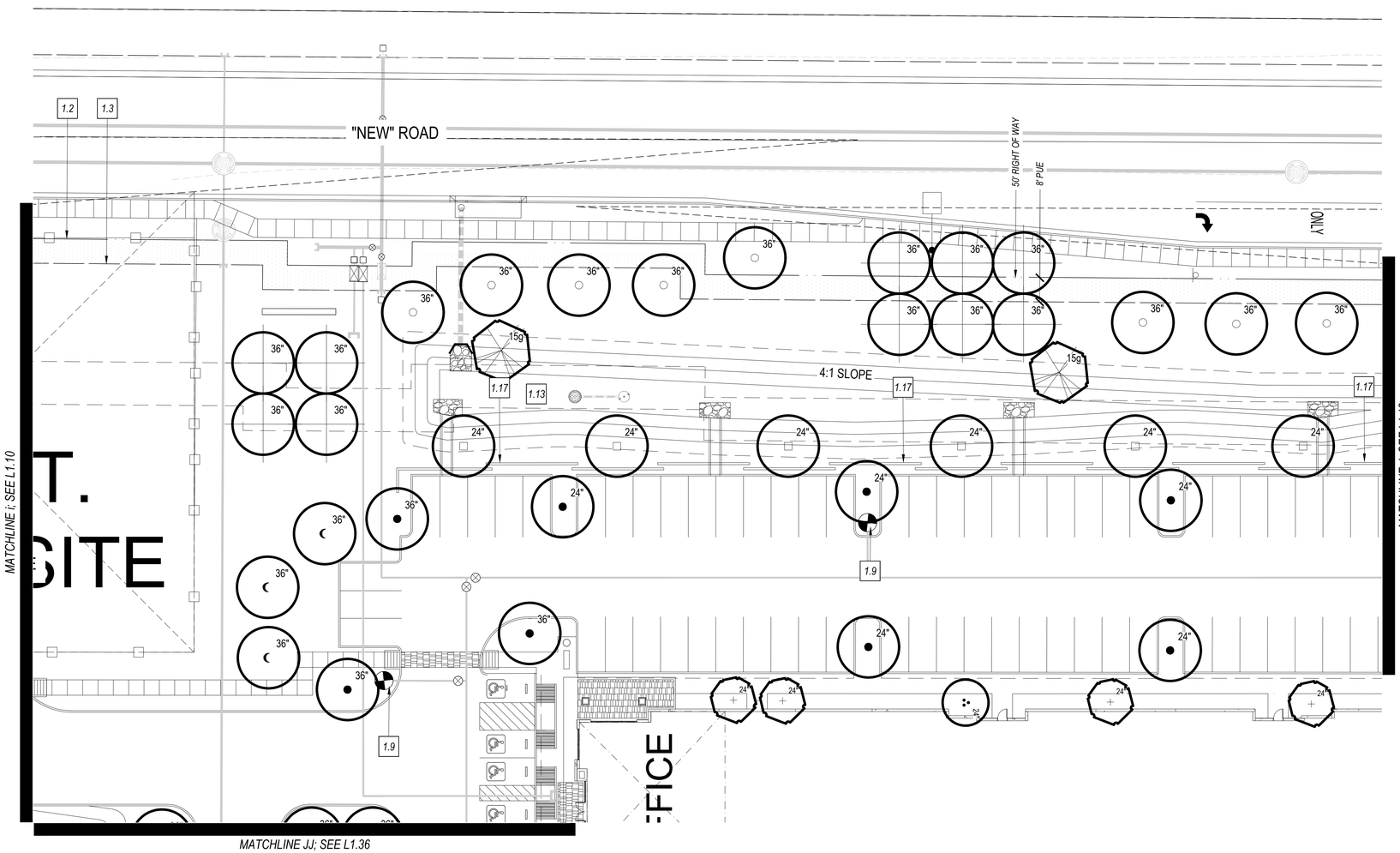
DATE: REVISION: A B C D E F G H I

PLANTING SHEET

SHEET 11 OF 47

L1.10

APPLICATION CASE # PLZSP-23-0000137



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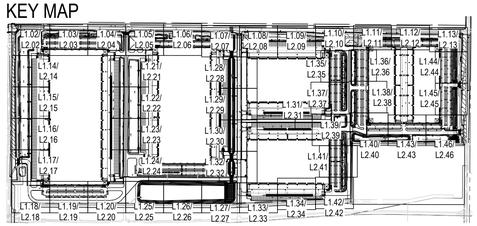
KEY MAP



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ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*		2,675,000 sf	
DG				

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TIM J.
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Date Signed
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ARIZONA U.S.A.

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PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

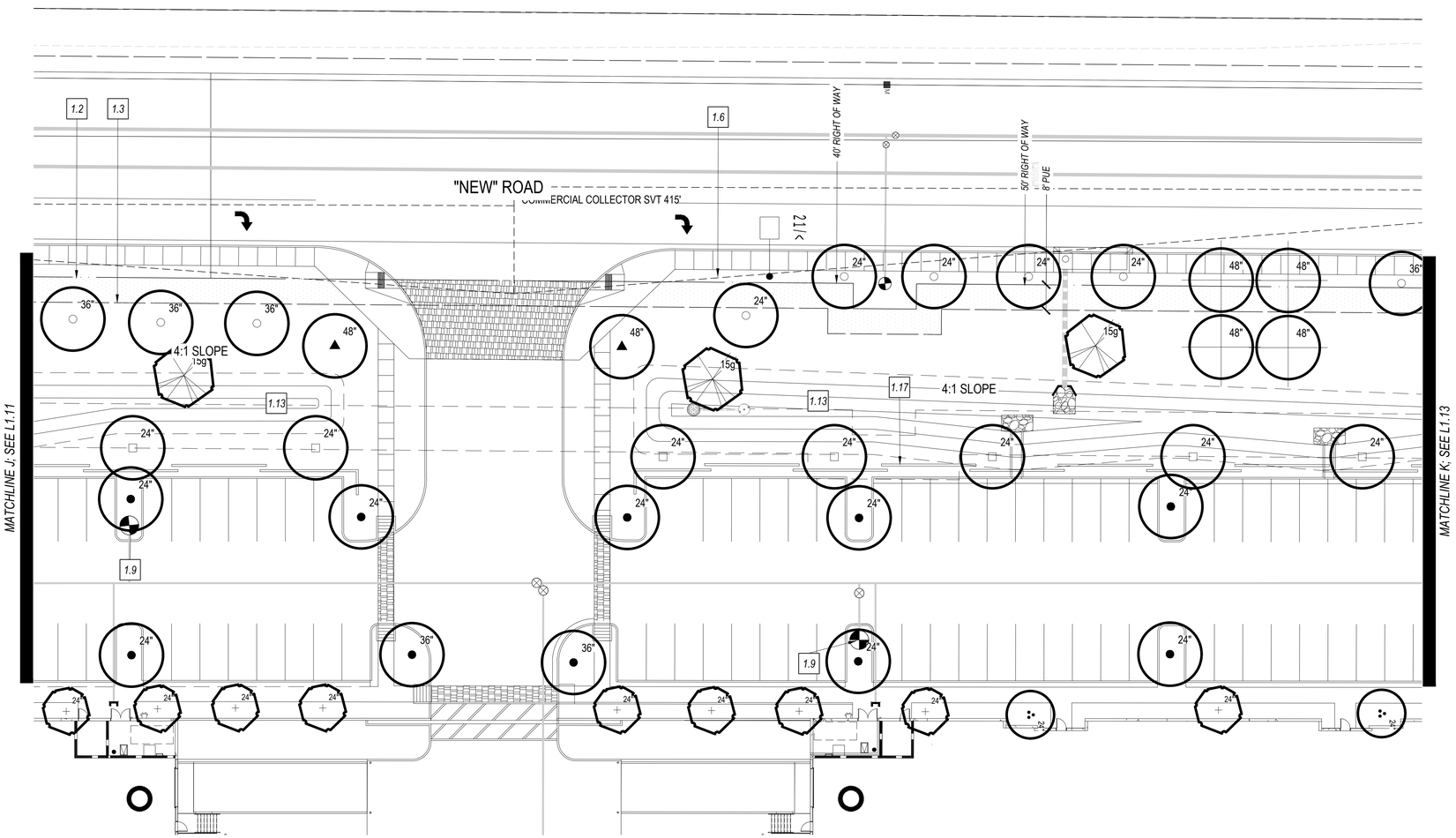
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 12 OF 47

L1.11

APPLICATION CASE # PLZSP-23-0000138



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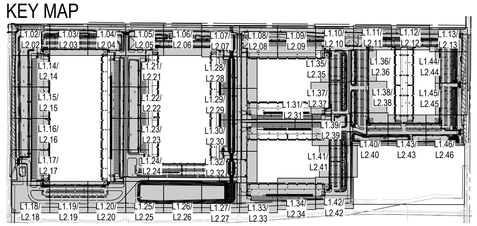

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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

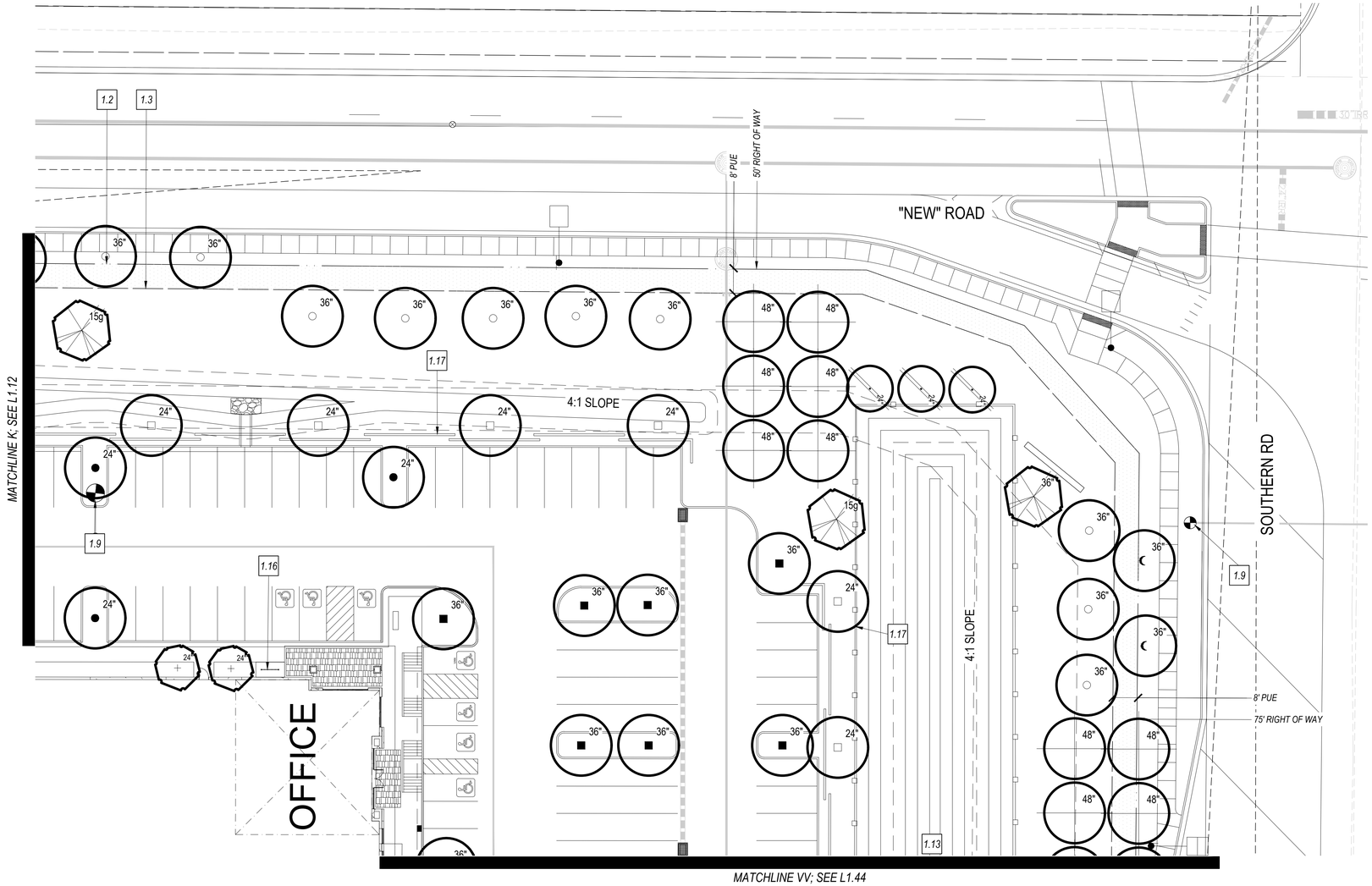
DATE: REVISION: A B C D E F G H I

PLANTING SHEET

SHEET 13 OF 47

L1.12

APPLICATION CASE # PLZSP-23-0000139

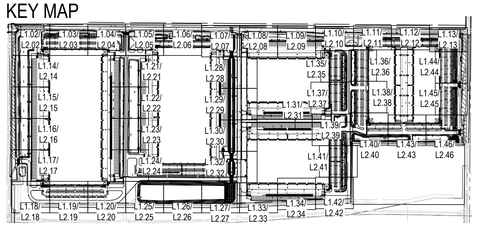


KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
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	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
P	*Opuntia santa-rita*	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
1	*Tecoma capensis*	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:	*Ficus pumila*	1 gallon	00	
	Creeping Fig			
ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"*			
DG	*2" Deep in all Landscape Areas*	2,675,000 sf		

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

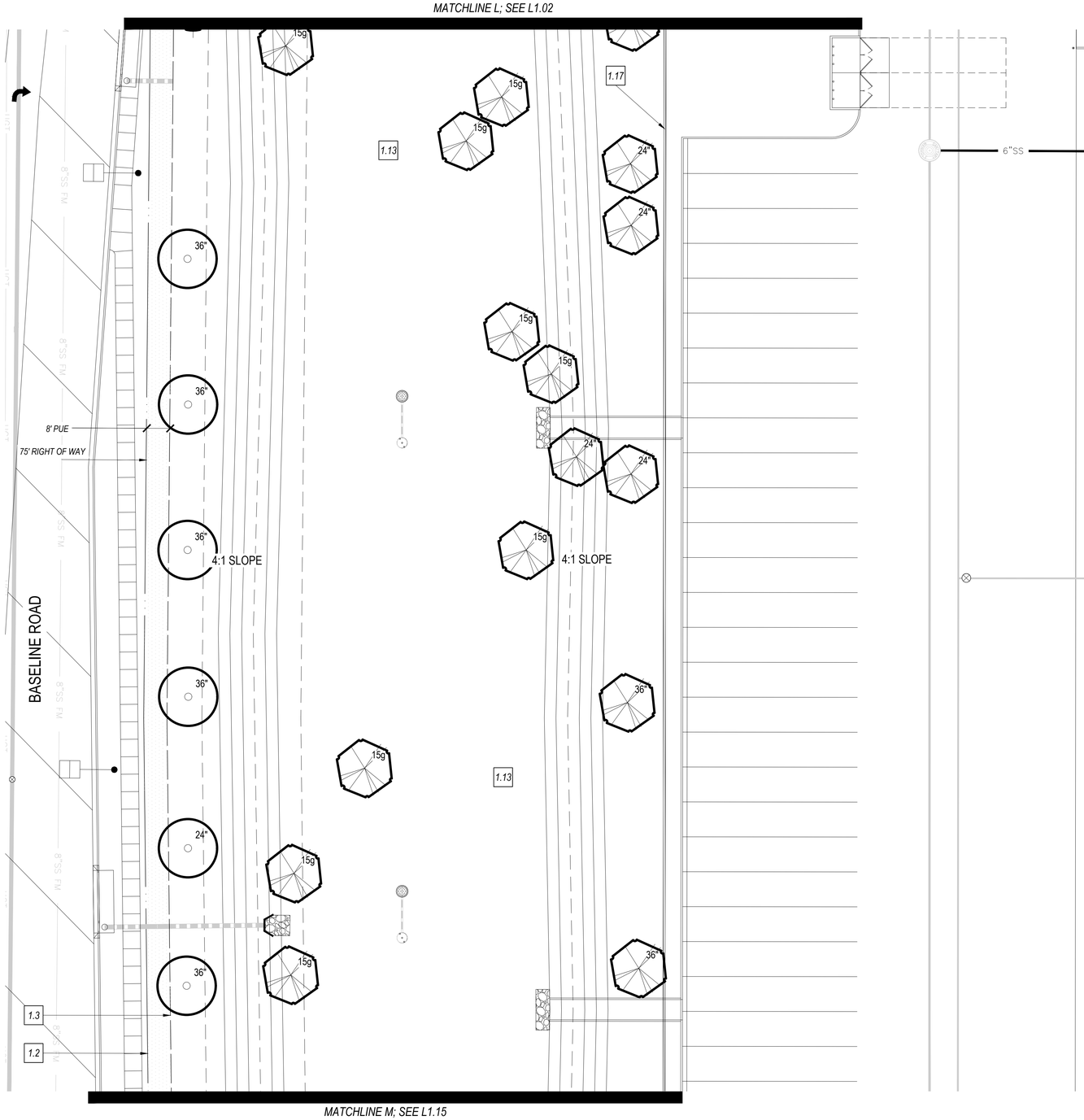
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 14 OF 47

L1.13

APPLICATION CASE # PLZSP-23-0000140



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
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	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:	*Ficus pumila*	1 gallon	00	
	Creeping Fig			
ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
DG	*2" Deep in all Landscape Areas*			

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1 PROPERTY LINE
1.2 RIGHT OF WAY
1.3 PUBLIC UTILITY EASEMENT
1.4 SIDEWALK
1.5 CURB
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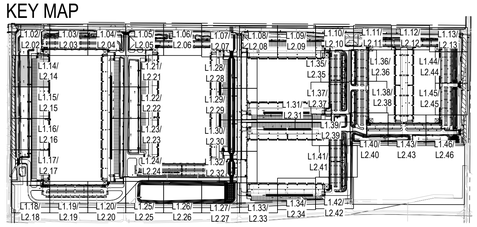
1.12 RIP RAP
1.13 RETENTION BASIN
1.14 DRYWELL
1.15 "R.I.D" ROAD
1.16 BIKE RACK
1.17 CMU SCREEN WALL

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

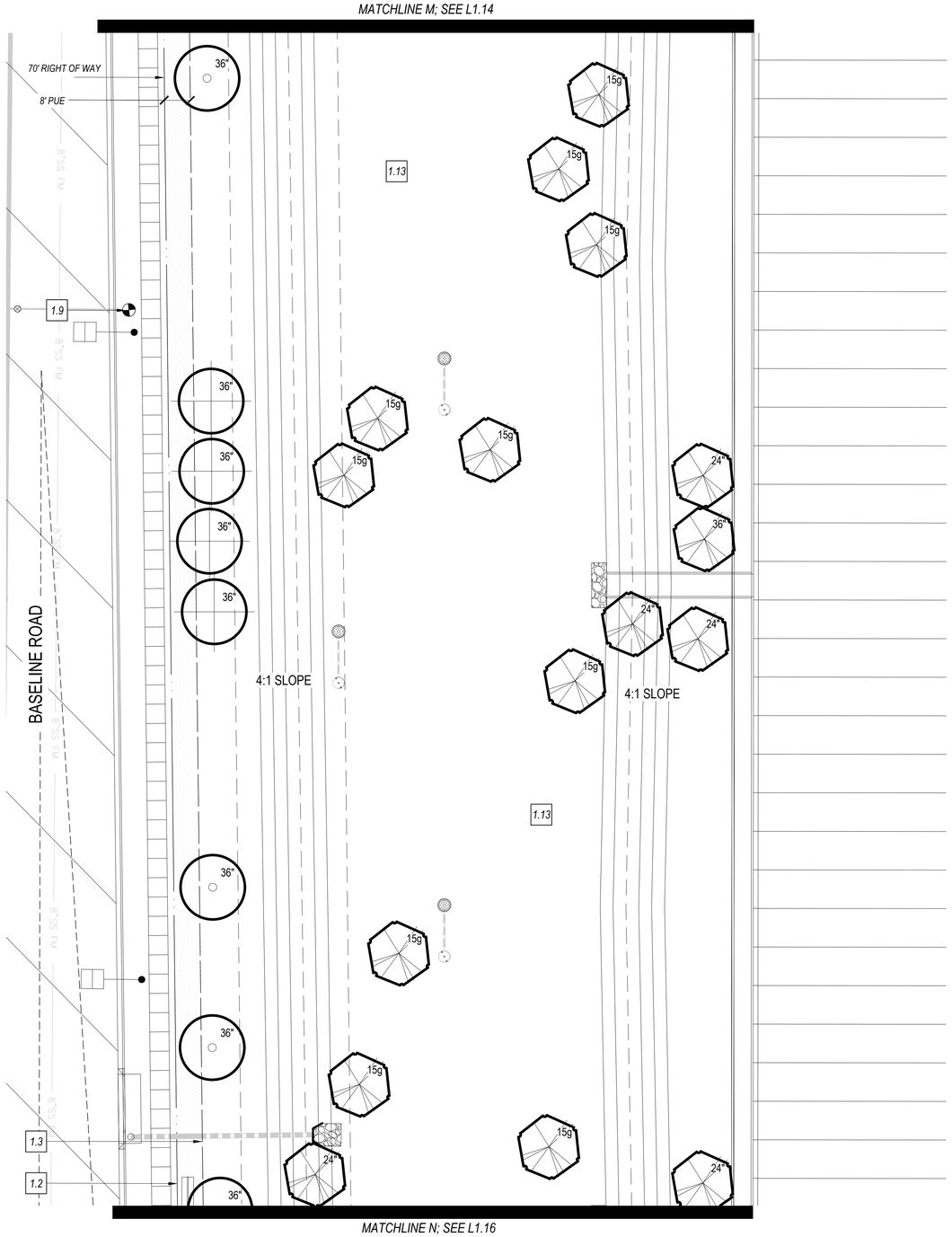
1 2 3 4 5 6 7 8 9

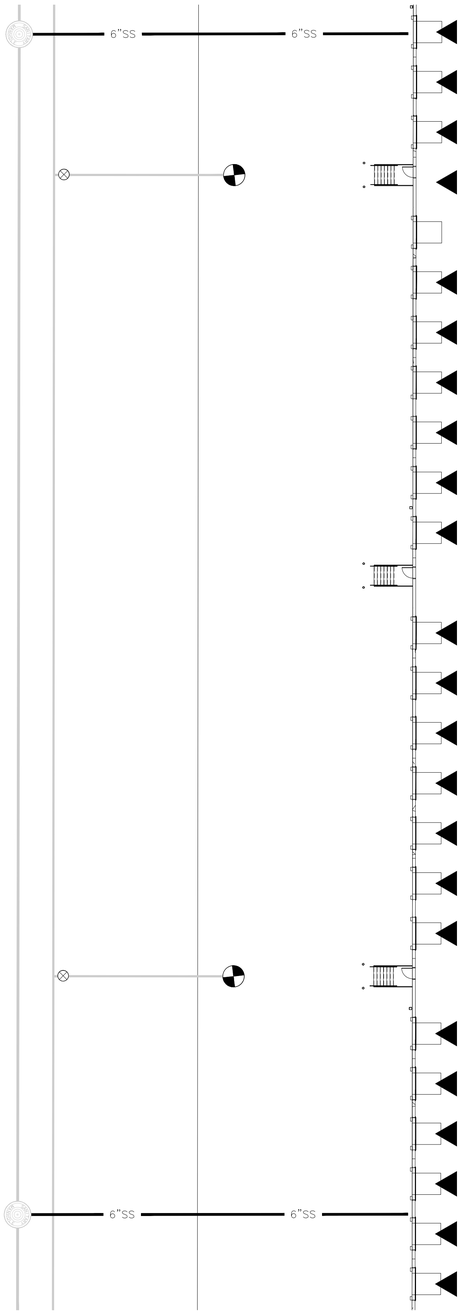
PLANTING SHEET

SHEET 15 OF 47

L1.14

APPLICATION CASE # PLZSP-23-0000 141





PLANT MATERIAL SCHEDULE

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	Chaste tree			
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ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
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KEYNOTES

1.0 SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS

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1.2	RIGHT OF WAY	1.16	BIKE RACK
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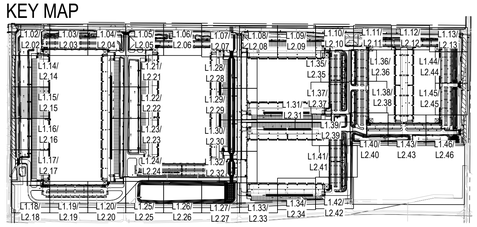
KEY MAP



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CERTIFICATE NO.
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TIM J.
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PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

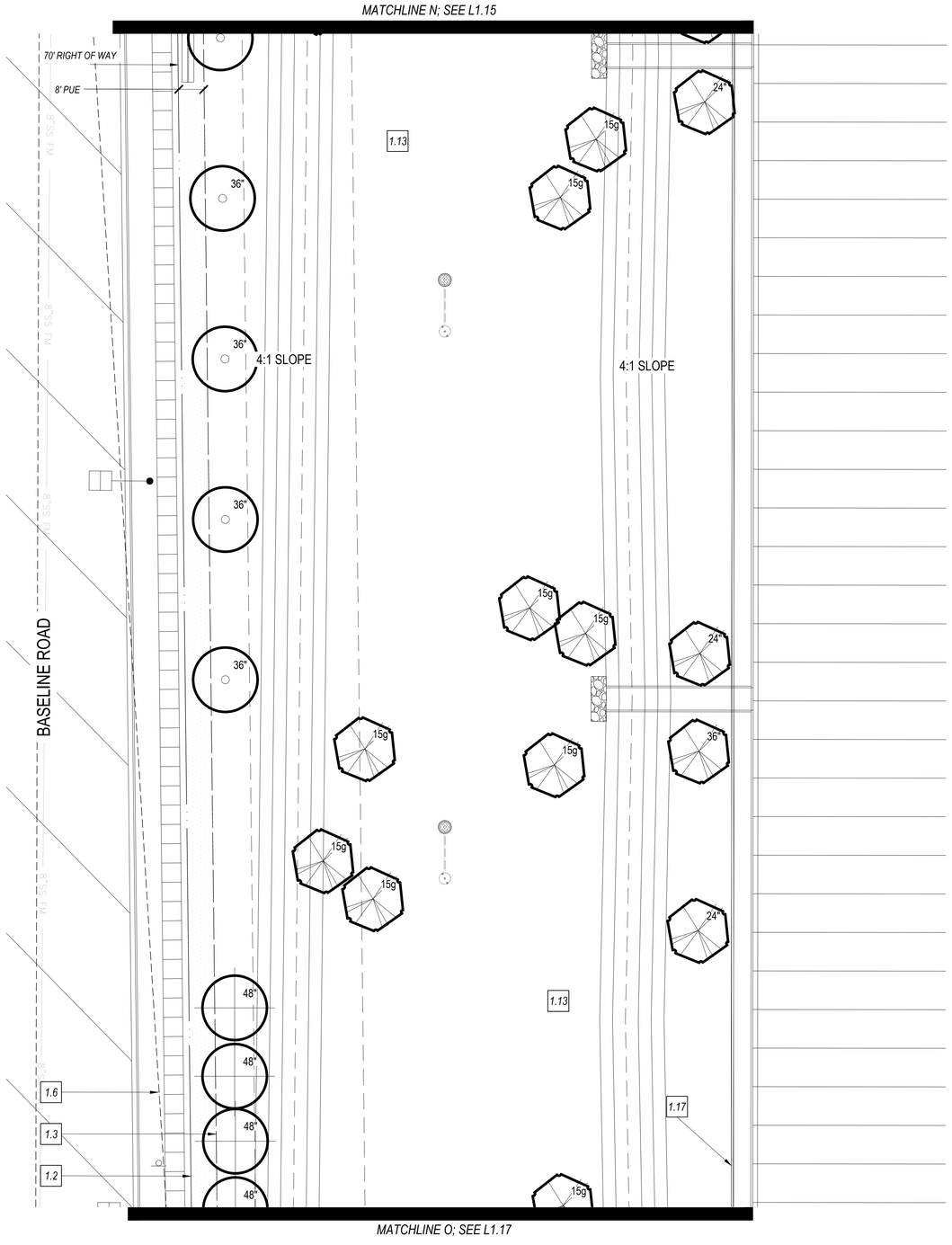
DATE: REVISION: 1 2 3 4 5 6A 7 8 9

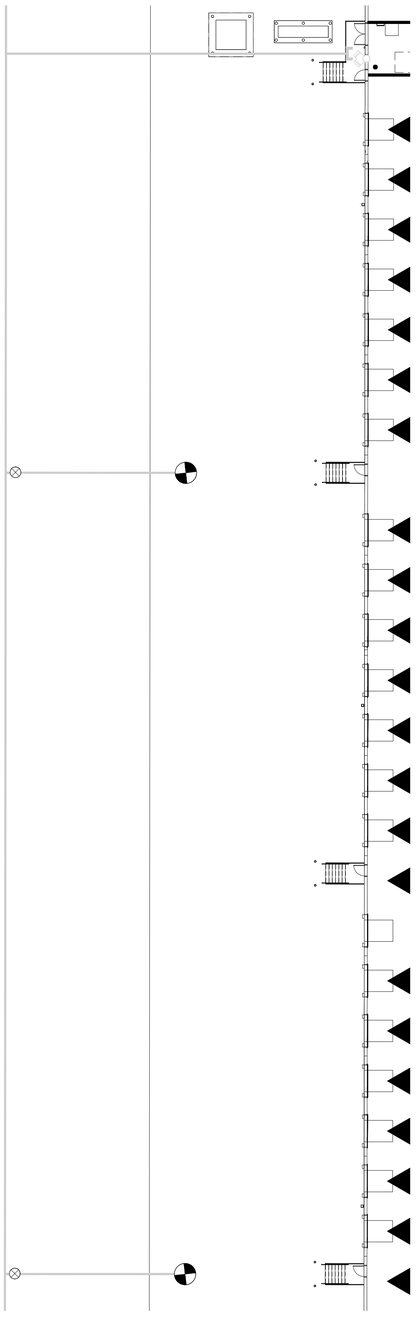
PLANTING SHEET

SHEET 16 OF 47

L1.15

APPLICATION CASE # PLZSP-23-0000142





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	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

KEYNOTES

1.0 SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
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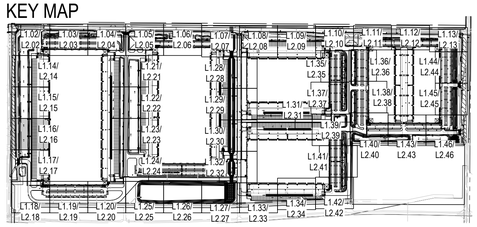
KEY MAP



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480.577.5818 | 602.568.6606
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J. DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

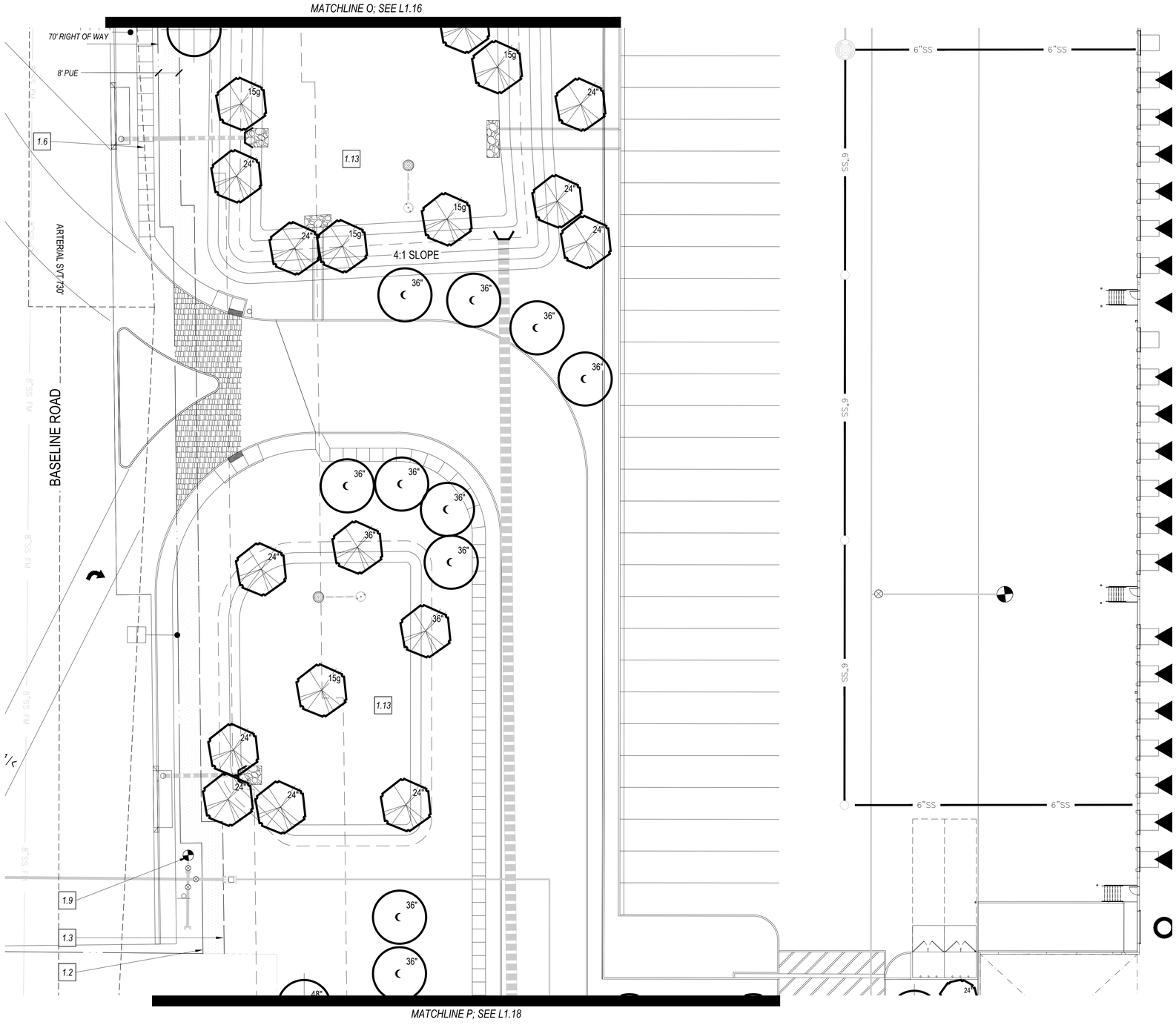
A B C D E F G H I J K

PLANTING SHEET

SHEET 17 OF 47

L1.16

APPLICATION CASE # PLZSP-23-0000



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
	Opuntia santa-rita Prickly Pear	5 gallon		
SHRUBS				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
	Tecoma capensis Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
	Simmondsia chinensis Jojoba	5 gallon		
	Nerium Oleander 'Petite Red' Petite Red Oleander	5 gallon		
	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
	Larrea tridentata Creosote	5 gallon		
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*	2,675,000 sf		

KEYNOTES

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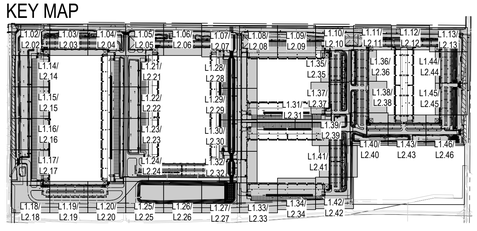

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

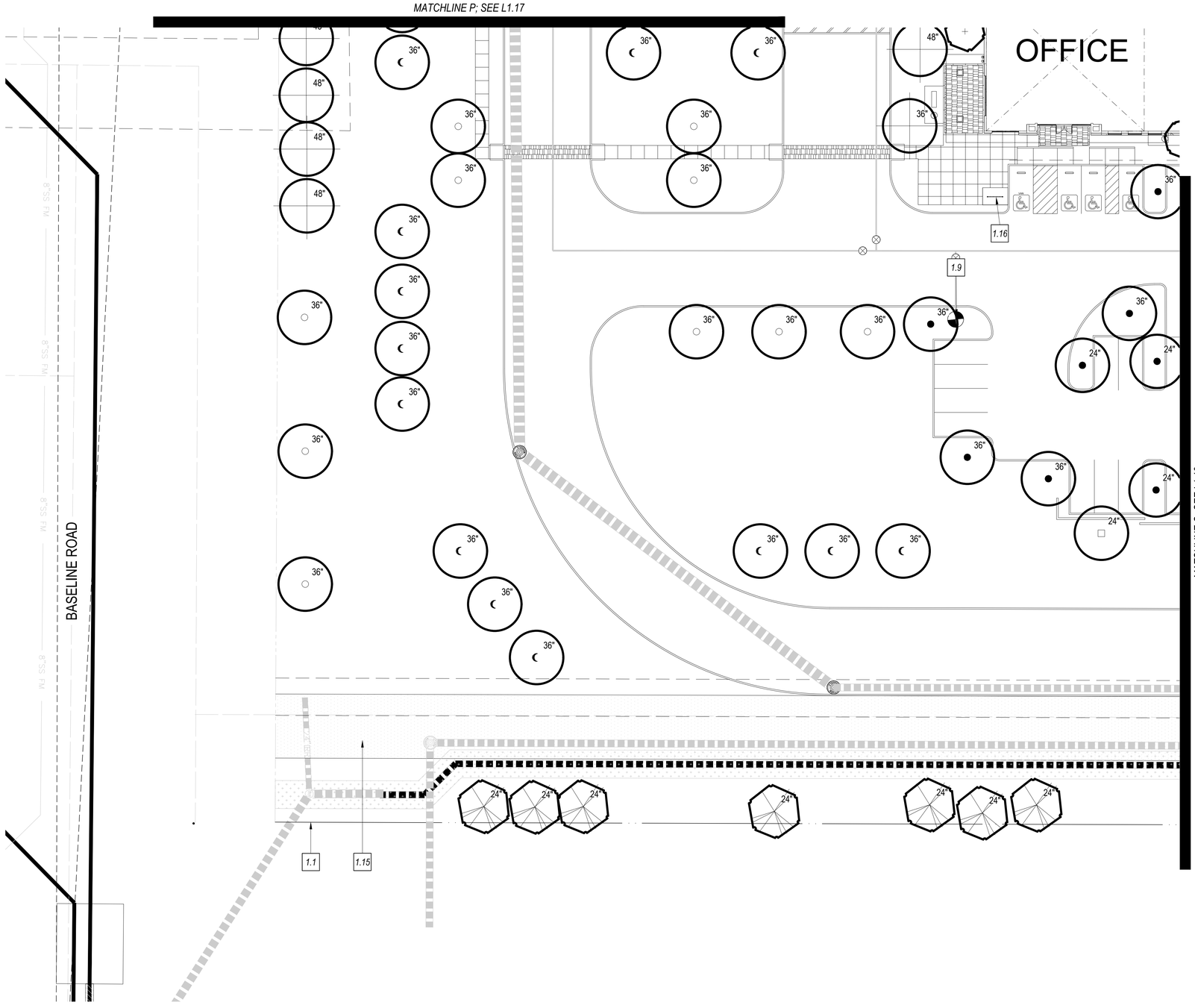
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 18 OF 47

L1.17

APPLICATION CASE # PLZSP-23-0000 144



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
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	Baja Ruellia			
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	Cape Honeysuckle			
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	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
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	Orange Bells			
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VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*			
	2" Deep in all Landscape Areas	2,675,000 sf		

KEYNOTES

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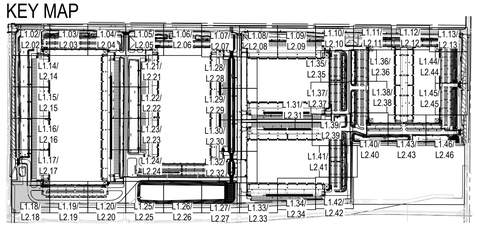
KEY MAP



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REGISTERED LANDSCAPE ARCHITECT 38386 TIM J. DAUGHERTY 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

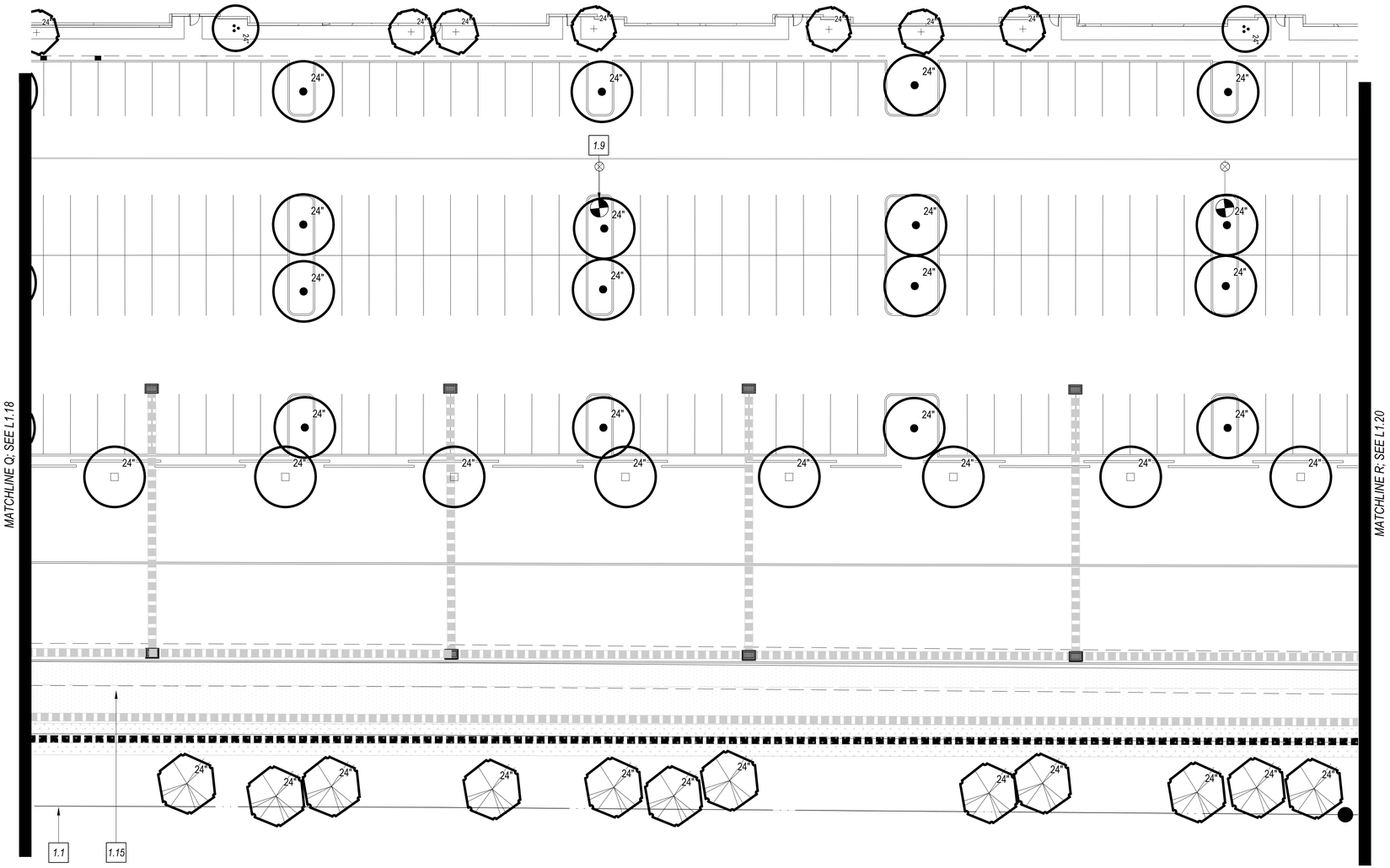
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 19 OF 47

L1.18

APPLICATION CASE # PLZSP-23-0000



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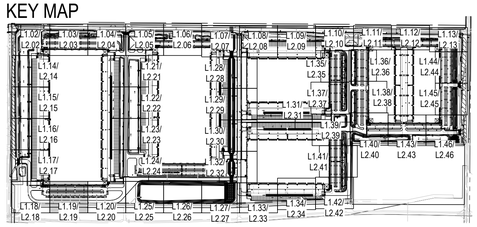

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PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

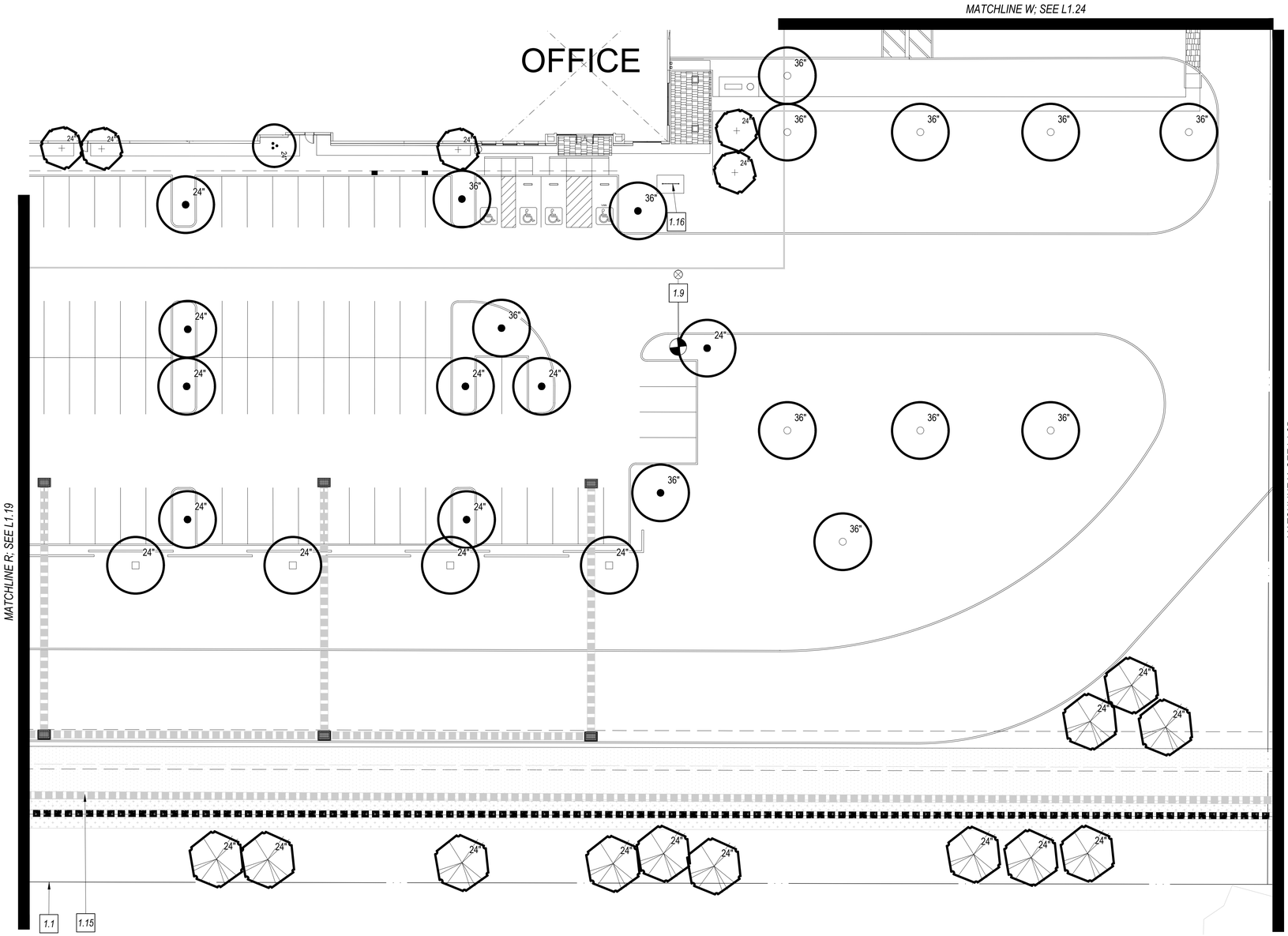
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 20 OF 47

L1.19

APPLICATION CASE # PLZSP-23-0000 146



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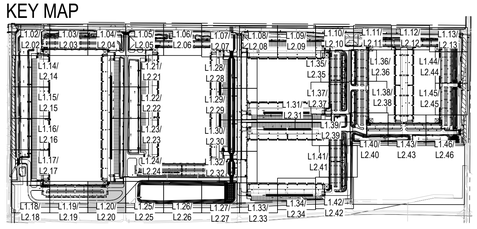

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	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*	2,675,000 sf		

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 38386 TIM J. DAUGHERTY Date Signed 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

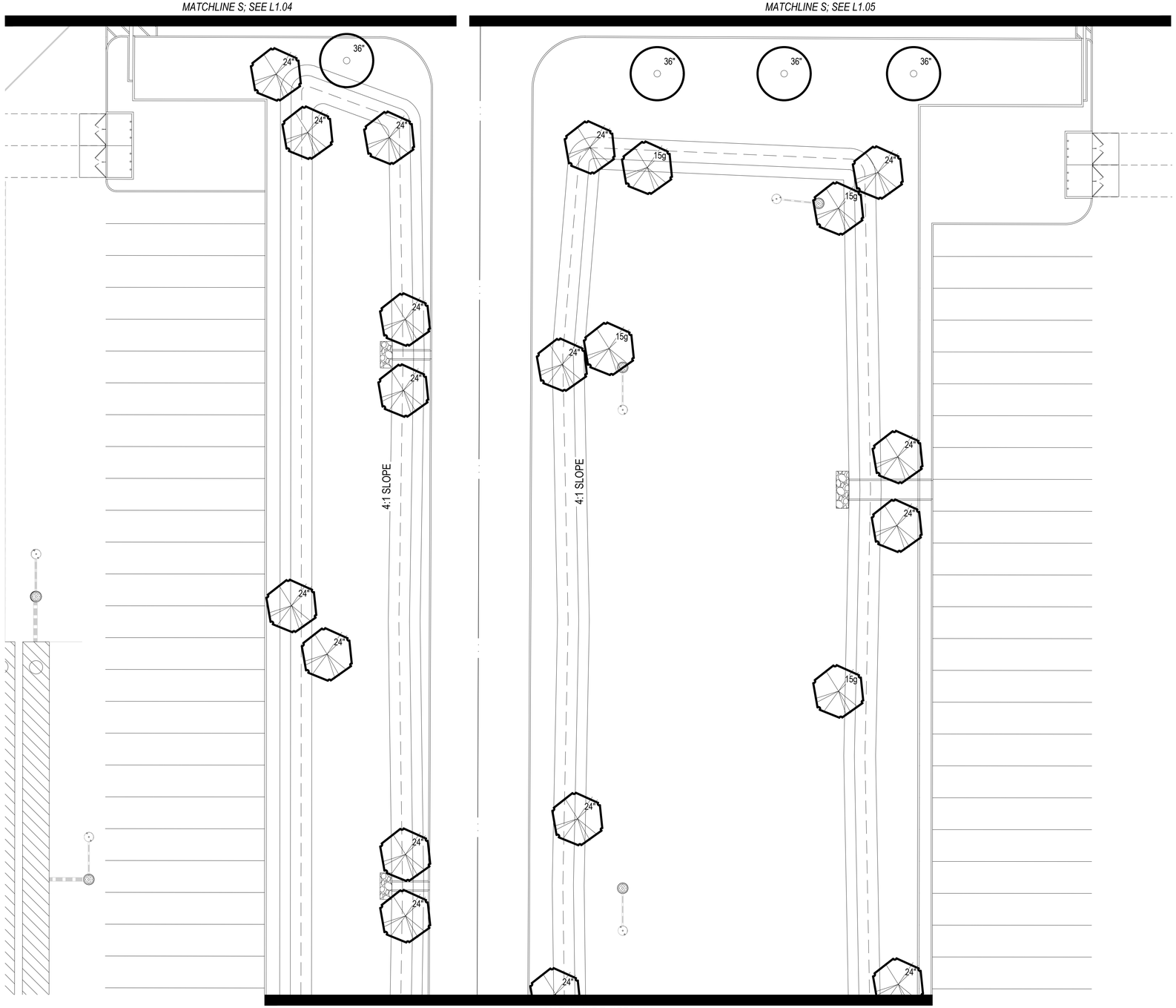
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 21 OF 47

L1.20

APPLICATION CASE # PLZSP-23-0000 147



PLANT MATERIAL SCHEDULE

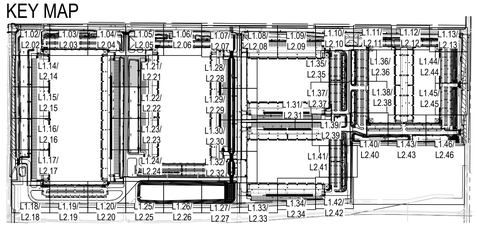
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
	Opuntia santa-rita Prickly Pear	5 gallon		
SHRUBS				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
	Tecoma capensis Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
	Simmondsia chinensis Jojoba	5 gallon		
	Nerium Oleander 'Petite Red' Petite Red Oleander	5 gallon		
	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
	Larrea tridentata Creosote	5 gallon		
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*		2,675,000 sf	

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	*PROPERTY LINE*	*1.15*	*"R.I.D" ROAD*
1.2	*RIGHT OF WAY*	*1.16*	*BIKE RACK*
1.3	*PUBLIC UTILITY EASEMENT*	*1.17*	*CMU SCREEN WALL*
1.4	*SIDEWALK*		
1.5	*CURB*		
1.6	*SIGHT TRIANGLE*		
1.7	*SEWER LINE*		
1.8	*WATER LINE*		
1.9	*FIRE HYDRANT*		
1.10	*STORM DRAIN LINE*		
1.11	*HEADWALL*		
1.12	*RIP RAP*		
1.13	*RETENTION BASIN*		
1.14	*DRYWELL*		

KEY MAP



0 10 20 40 NORTH

Call at least two full working days before you begin excavation.
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN
BUCKEYE 225
PREPARED FOR: WARE MALCOMB
NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

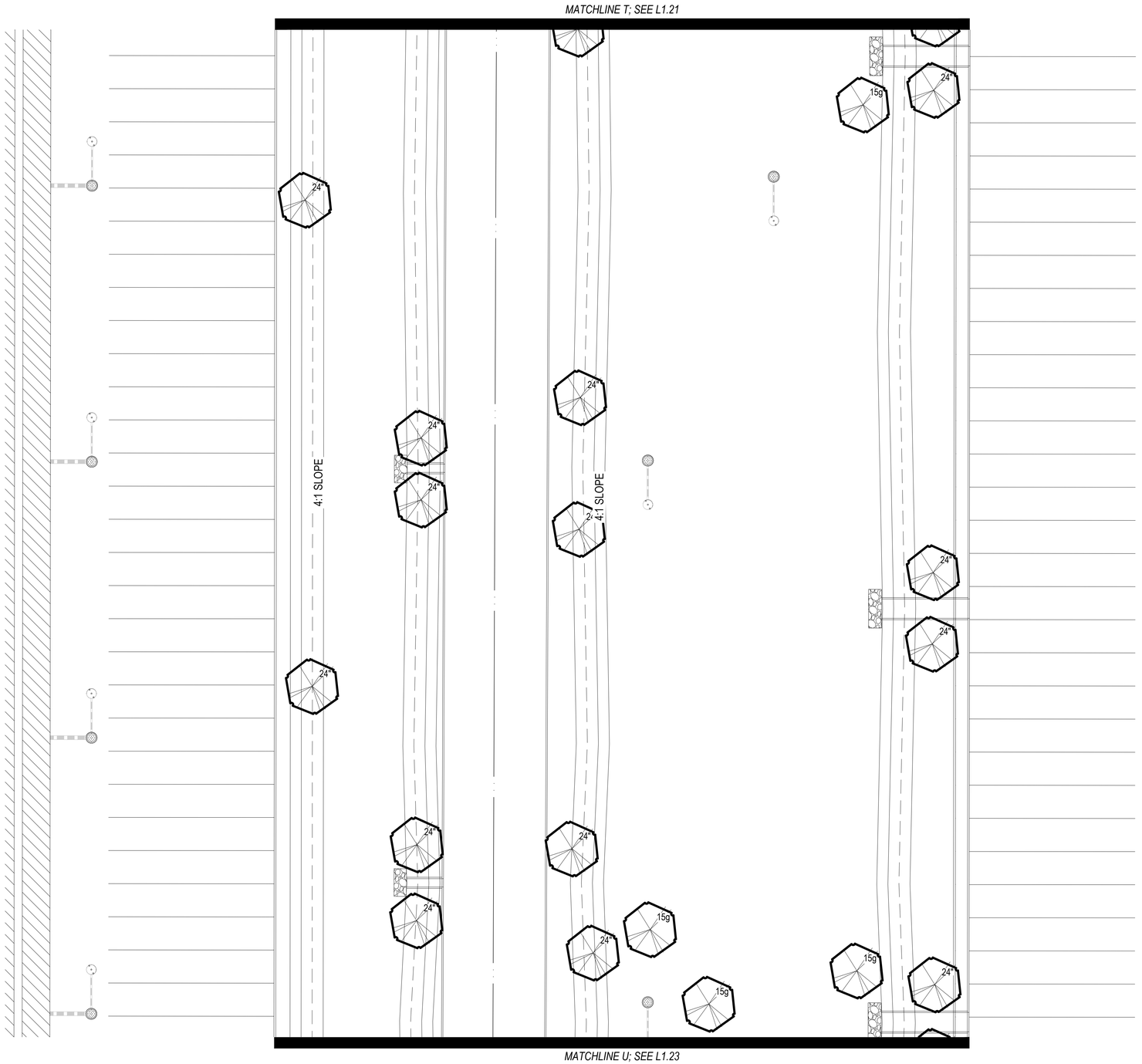
DATE: REVISION:
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 22 OF 47

L1.21

APPLICATION CASE # PLZSP-23-0000148



KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
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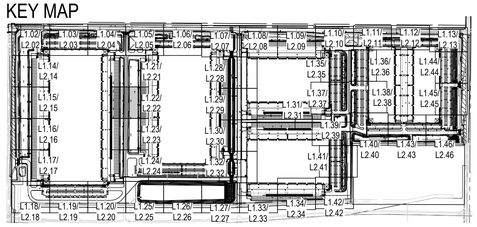
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

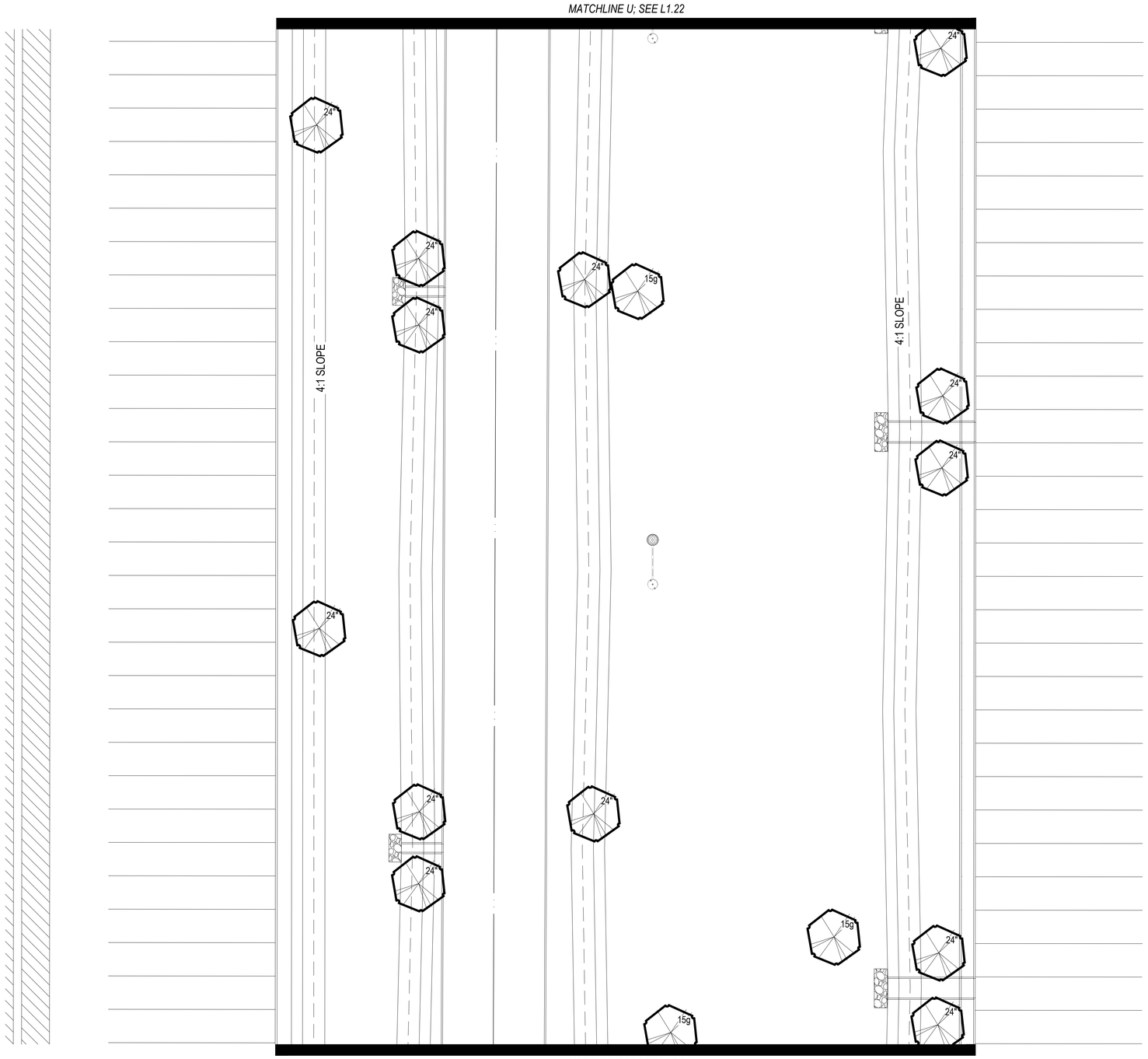
DATE: REVISION:
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 23 OF 47

L1.22

APPLICATION CASE # PLZSP-23-0000149

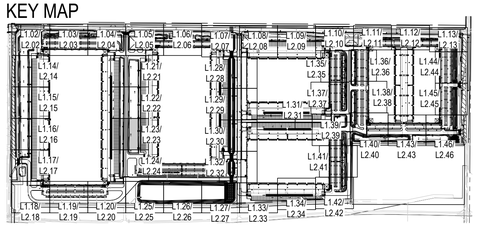


KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



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Call at least two full working days before you begin excavation.
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In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
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	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
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	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
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	Blue Elf Aloe			
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VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J. DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

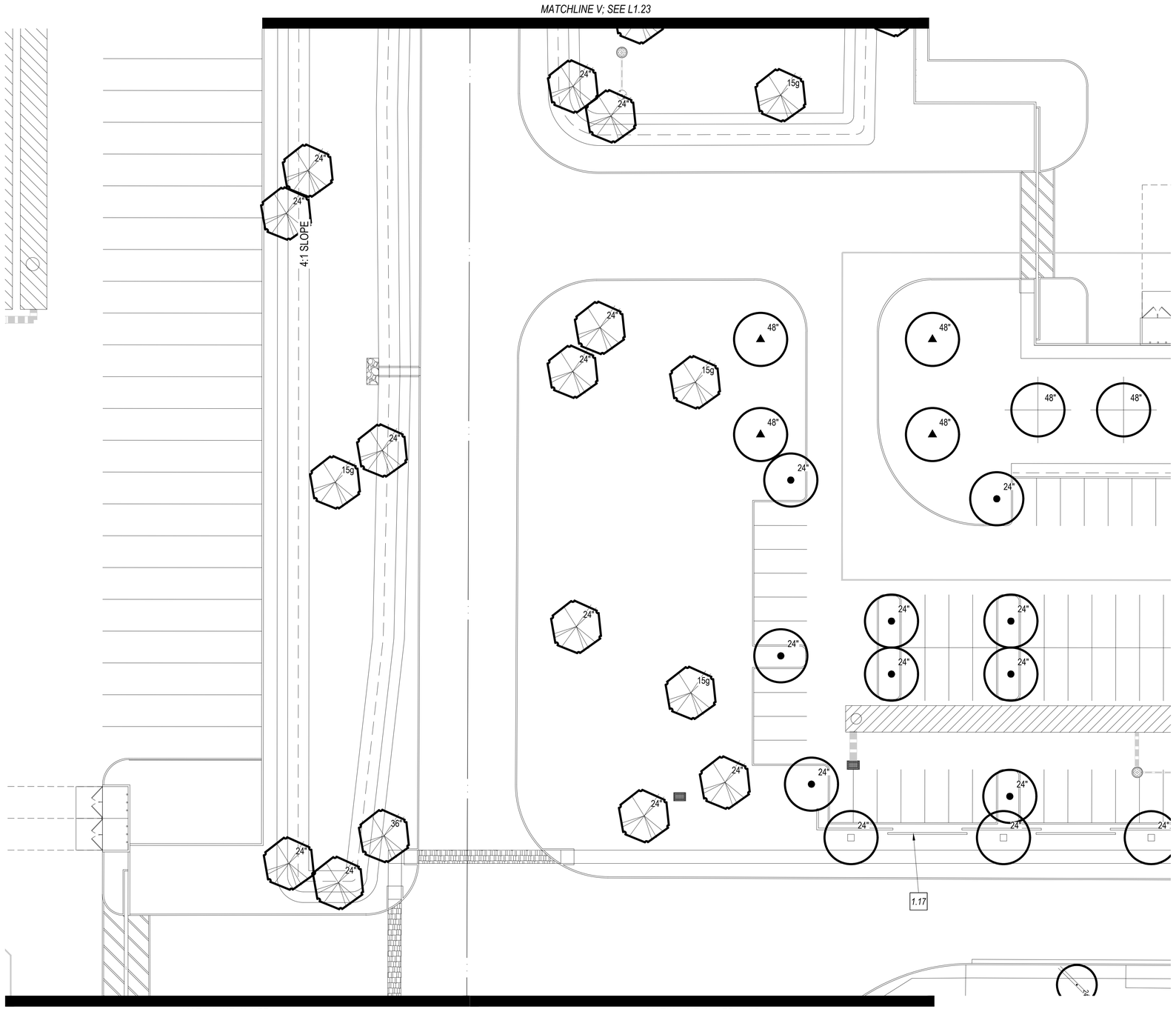
DATE: REVISION:
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 24 OF 47

L1.23

APPLICATION CASE # PLZSP-23-0000150



KEYNOTES

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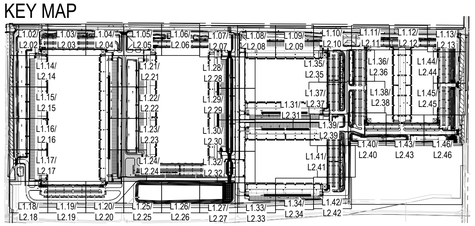

0 10 20 40 NORTH

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In Maricopa County: (602) 263-1100

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	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT 38386 TIM J. DAUGHERTY 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN
BUCKEYE 225
PREPARED FOR: WARE MALCOMB
NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

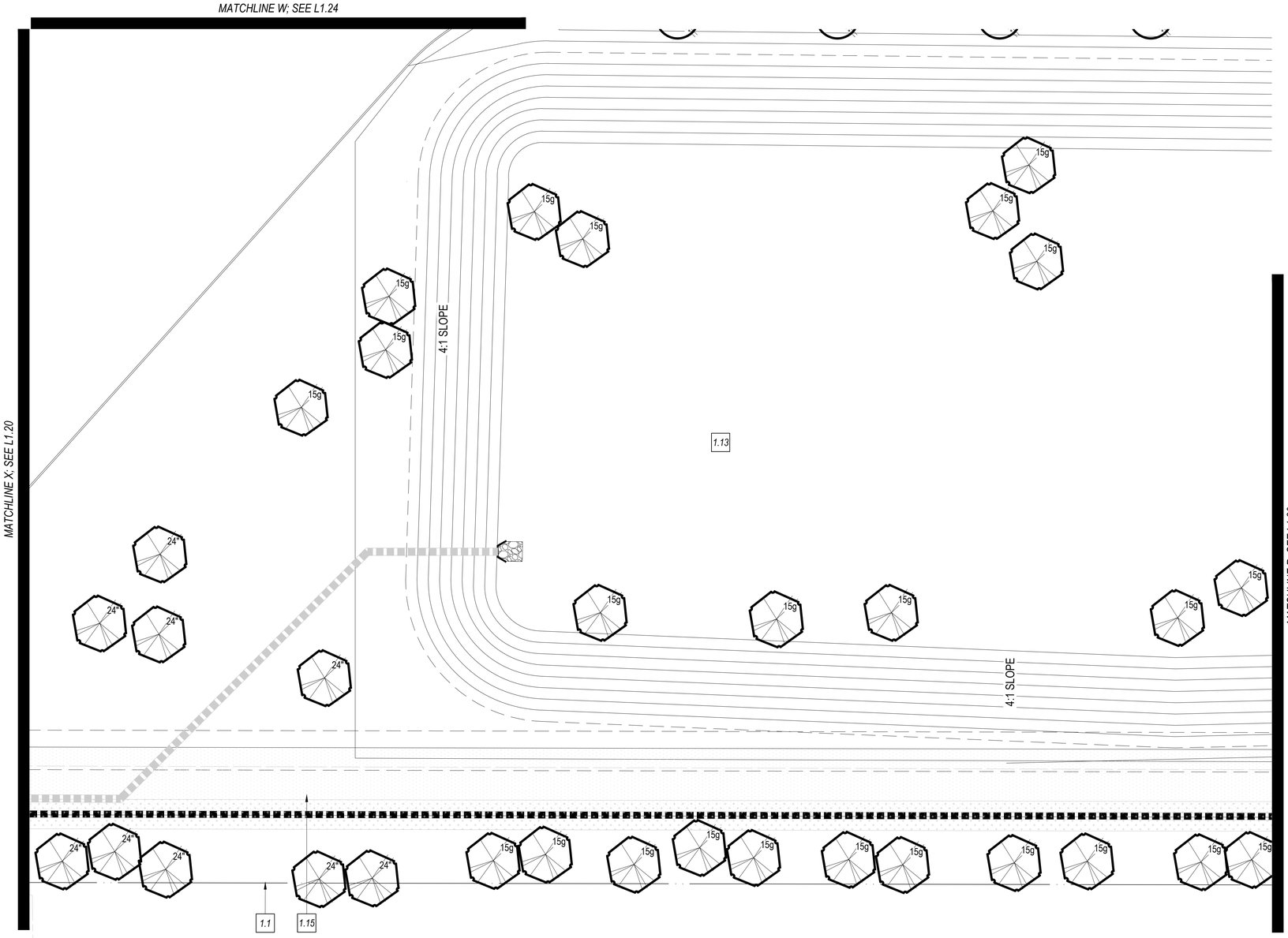
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 25 OF 47

L1.24

APPLICATION CASE # PLZSP-23-0000151



PLANT MATERIAL SCHEDULE

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TREES:				
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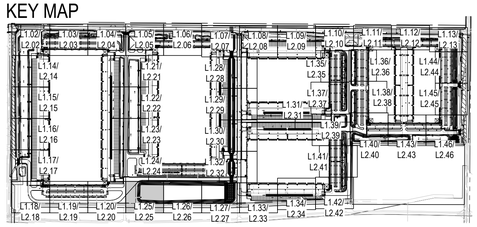
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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www.studioDPA.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
Date Signed 08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

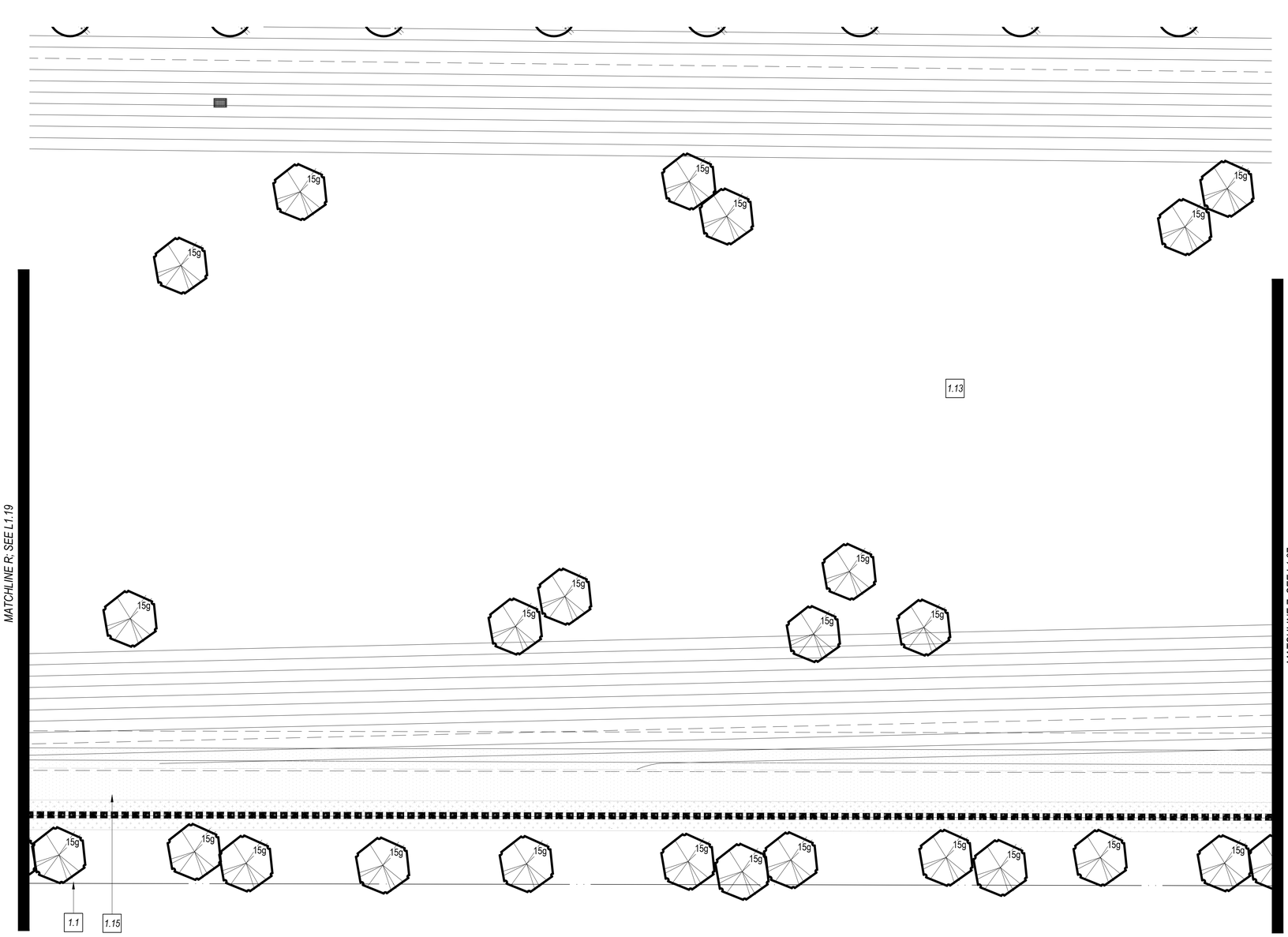
A B C D E F G H I J K L

PLANTING SHEET

SHEET 26 OF 47

L1.25

APPLICATION CASE # PLZSP-23-0000 152



PLANT MATERIAL SCHEDULE

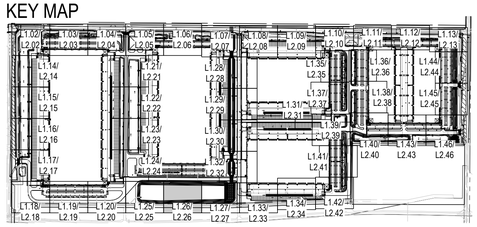
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
	Opuntia santa-rita Prickly Pear	5 gallon		
SHRUBS				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
	Tecoma capensis Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
	Simmondsia chinensis Jojoba	5 gallon		
	Nerium Oleander 'Petite Red' Petite Red Oleander	5 gallon		
	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
	Larrea tridentata Creosote	5 gallon		
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*	2,675,000 sf		

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	*PROPERTY LINE*	*1.15*	*"R.I.D" ROAD*
1.2	*RIGHT OF WAY*	*1.16*	*BIKE RACK*
1.3	*PUBLIC UTILITY EASEMENT*	*1.17*	*CMU SCREEN WALL*
1.4	*SIDEWALK*		
1.5	*CURB*		
1.6	*SIGHT TRIANGLE*		
1.7	*SEWER LINE*		
1.8	*WATER LINE*		
1.9	*FIRE HYDRANT*		
1.10	*STORM DRAIN LINE*		
1.11	*HEADWALL*		
1.12	*RIP RAP*		
1.13	*RETENTION BASIN*		
1.14	*DRYWELL*		

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

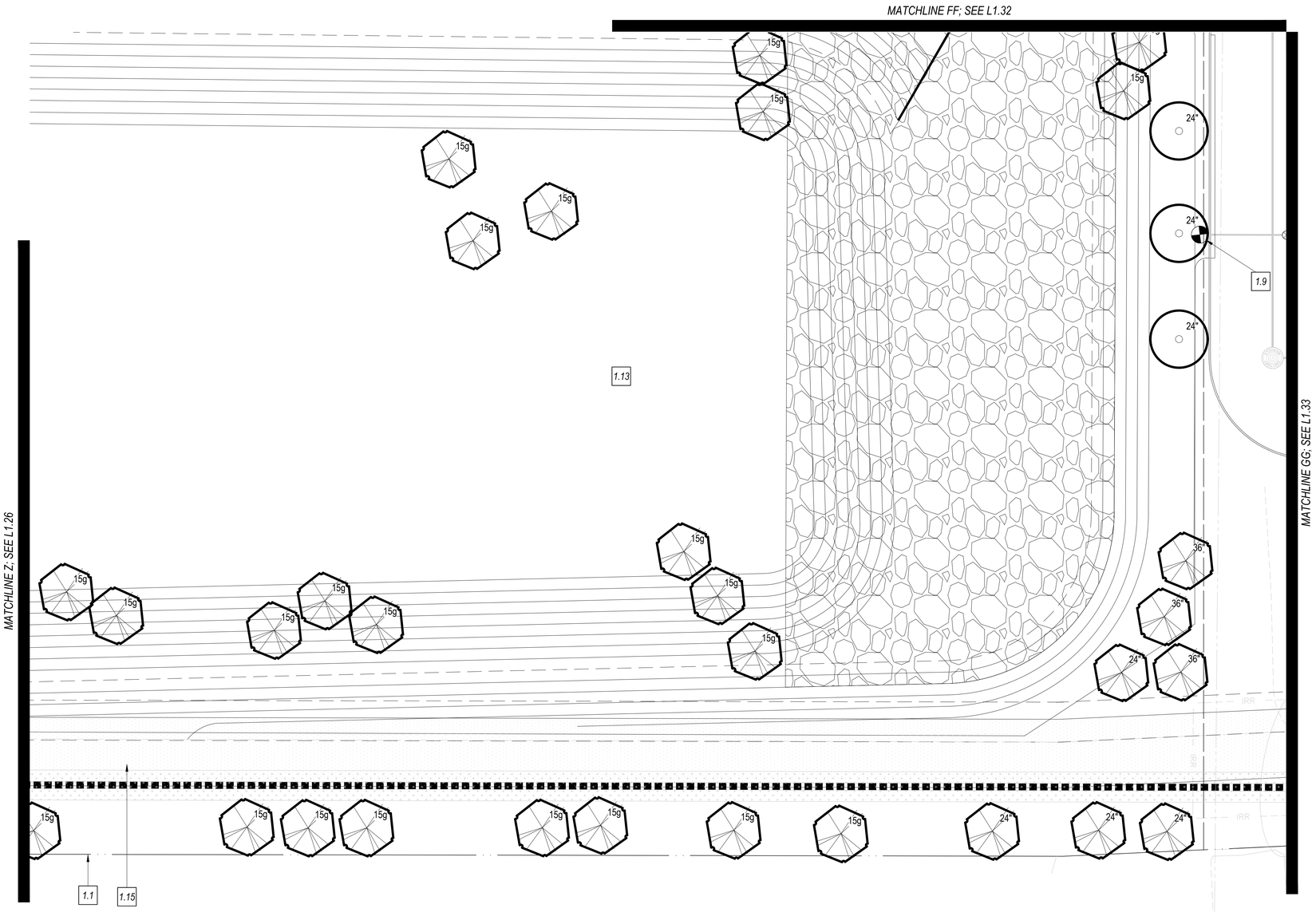
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 27 OF 47

L1.26

APPLICATION CASE # PLZSP-23-0000153



PLANT MATERIAL SCHEDULE

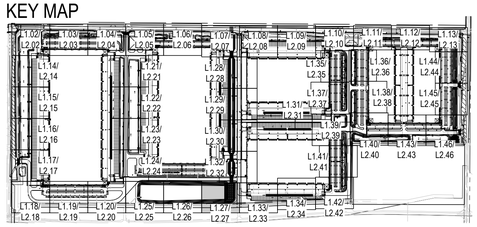
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
	Opuntia santa-rita Prickly Pear	5 gallon		
SHRUBS				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
	Tecoma capensis Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
	Simmondsia chinensis Jojoba	5 gallon		
	Nerium Oleander 'Petite Red' Petite Red Oleander	5 gallon		
	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
	Larrea tridentata Creosote	5 gallon		
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*	2,675,000 sf		

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 38386 TIM J. DAUGHERTY Date Signed 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

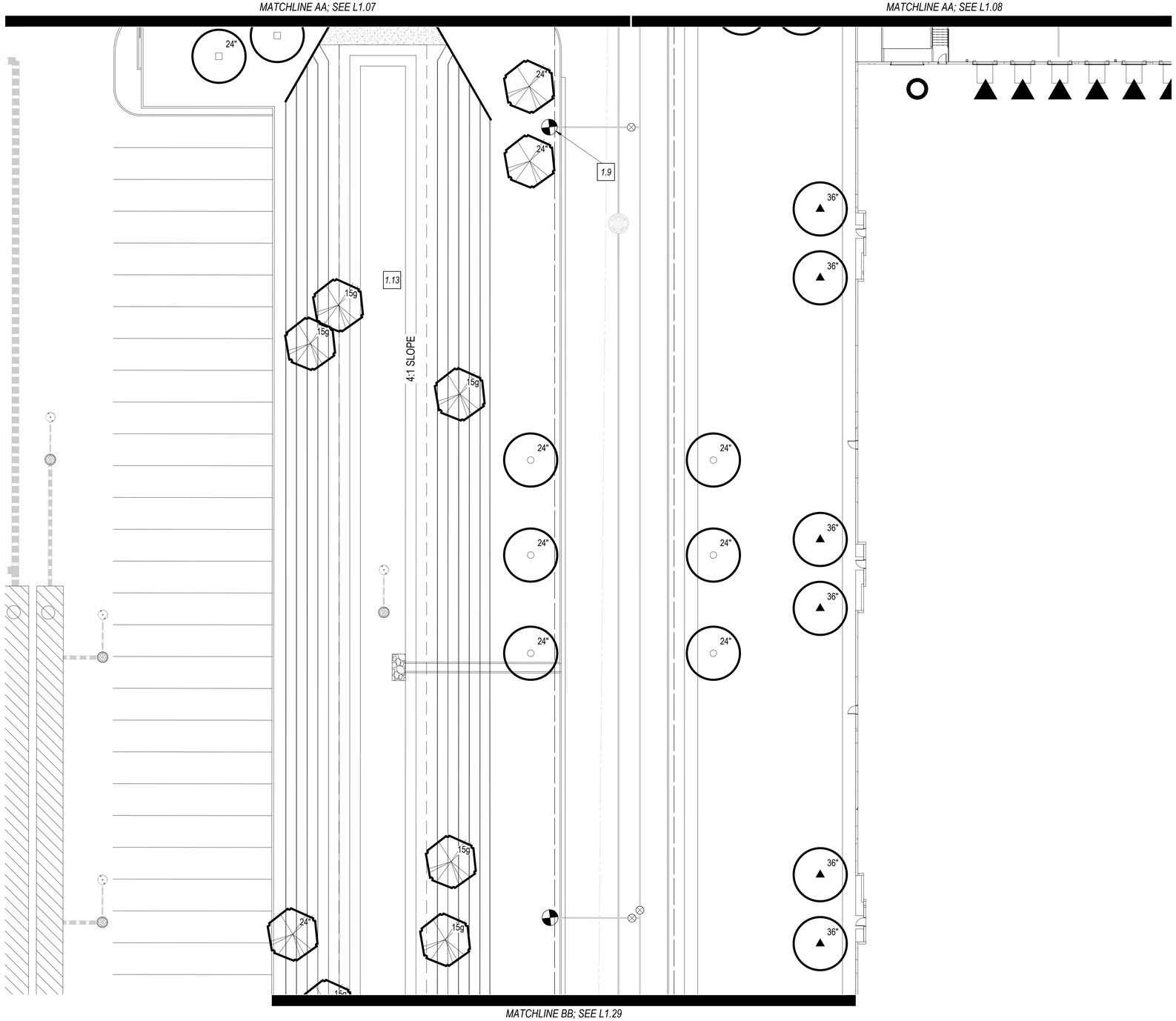
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 28 OF 47

L1.27

APPLICATION CASE # PLZSP-23-0000 154



KEYNOTES

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1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
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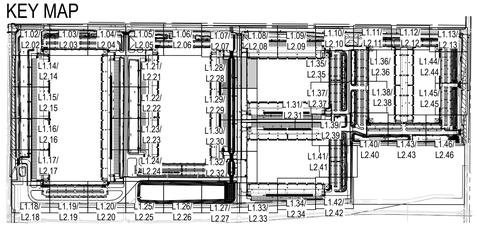
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



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In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT · CERTIFICATE NO. · 38386 · TIM J. DAUGHERTY · Date Signed 08.20.24 · ARIZONA · U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

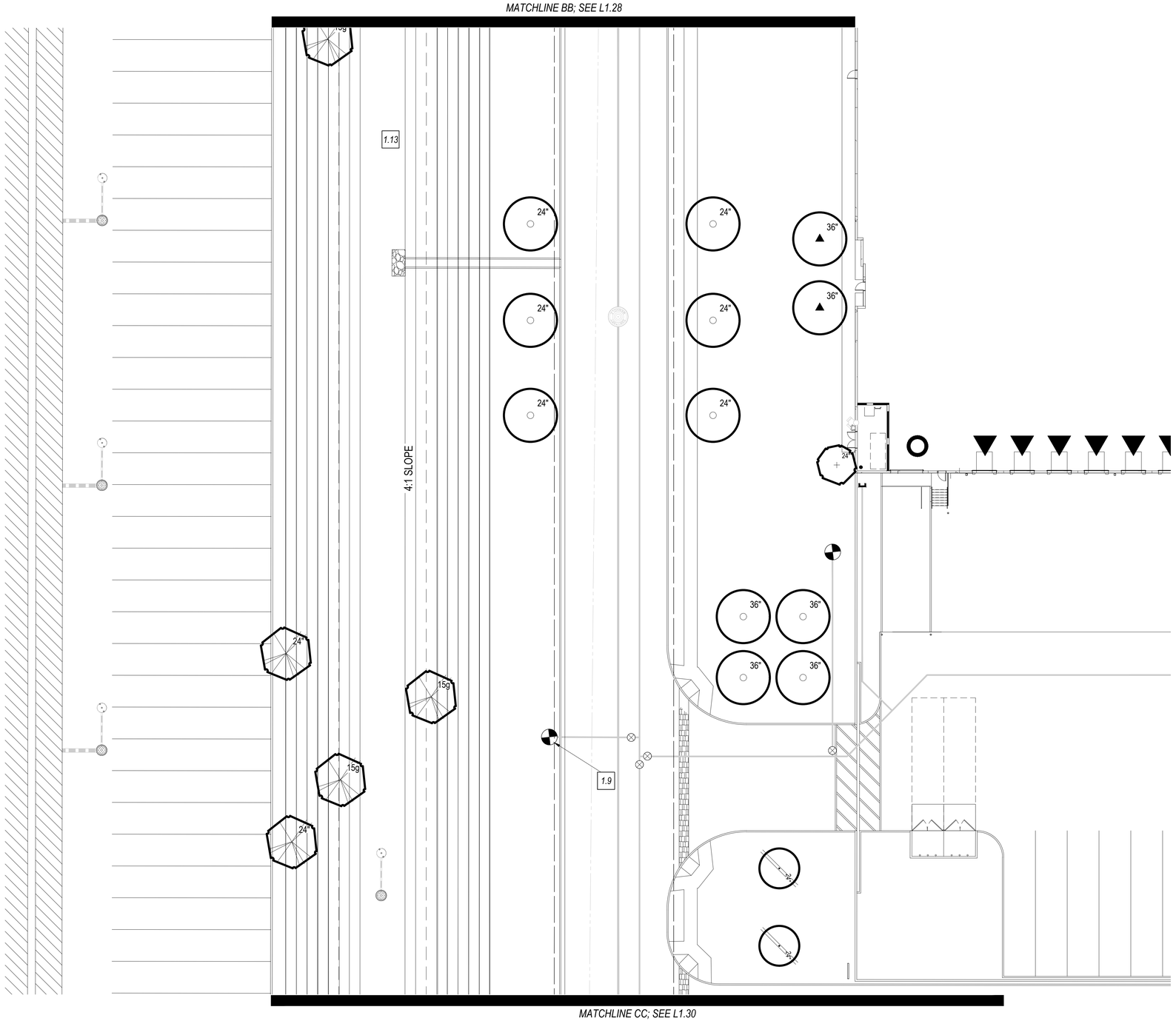
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 29 OF 47

L1.28

APPLICATION CASE # PLZSP-23-0000155



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
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	Caesalpinia mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
	Opuntia santa-rita Prickly Pear	5 gallon		
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	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
	Tecoma capensis Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
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	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
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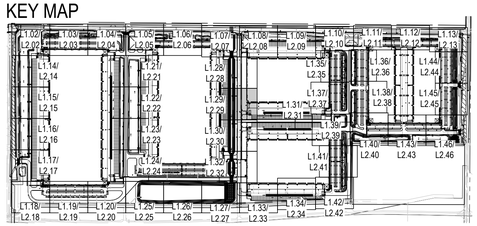
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*		2,675,000 sf	

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	*PROPERTY LINE*	*1.15*	*"R.I.D" ROAD*
1.2	*RIGHT OF WAY*	*1.16*	*BIKE RACK*
1.3	*PUBLIC UTILITY EASEMENT*	*1.17*	*CMU SCREEN WALL*
1.4	*SIDEWALK*		
1.5	*CURB*		
1.6	*SIGHT TRIANGLE*		
1.7	*SEWER LINE*		
1.8	*WATER LINE*		
1.9	*FIRE HYDRANT*		
1.10	*STORM DRAIN LINE*		
1.11	*HEADWALL*		
1.12	*RIP RAP*		
1.13	*RETENTION BASIN*		
1.14	*DRYWELL*		

KEY MAP



0 10 20 40 NORTH

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

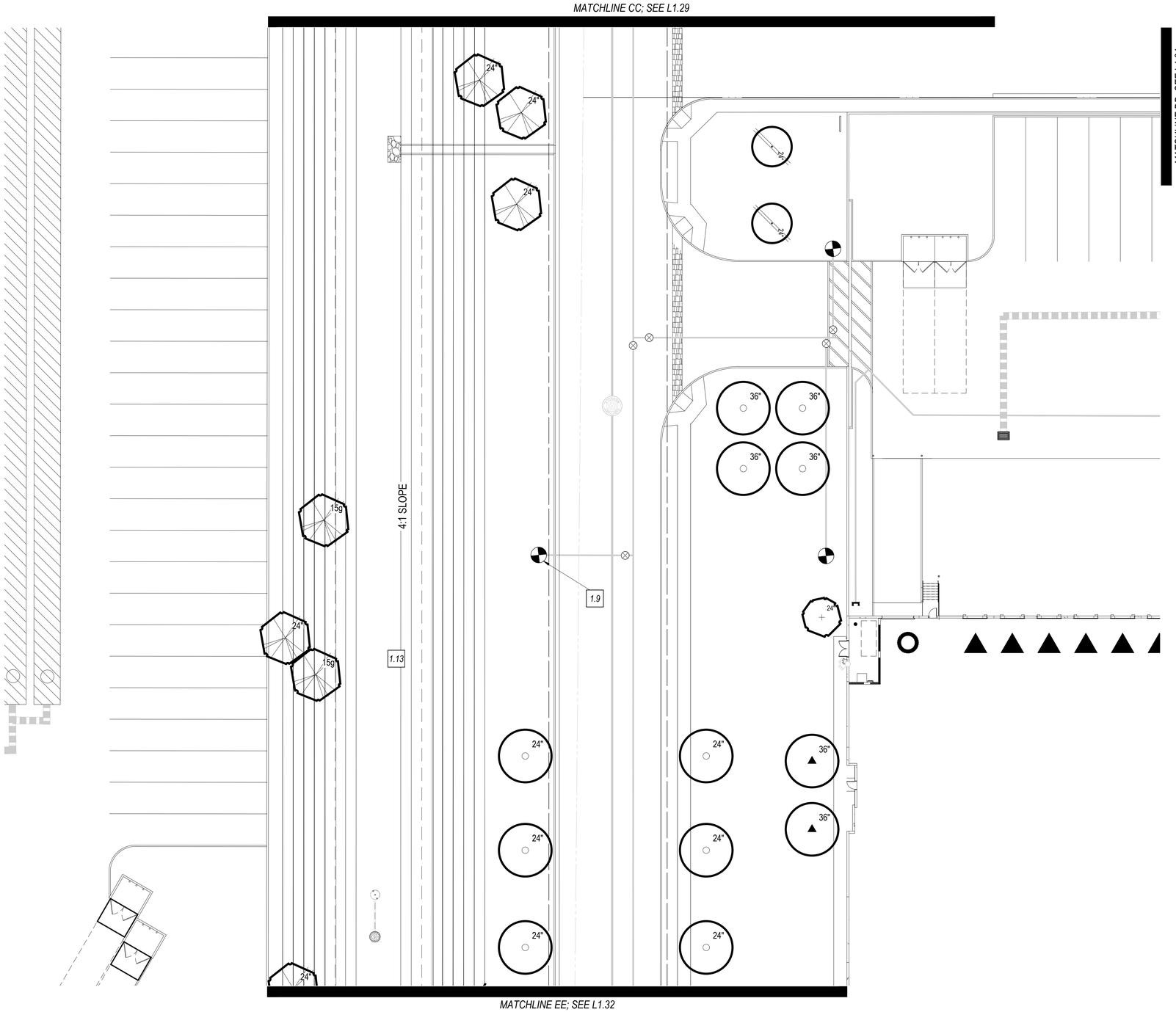
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 30 OF 47

L1.29

APPLICATION CASE # PLZSP-23-0000 156



PLANT MATERIAL SCHEDULE

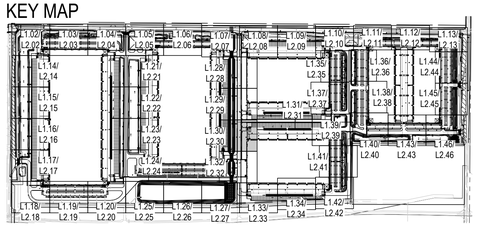
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
P	*Opuntia santa-rita* Prickly Pear	5 gallon		
SHRUBS				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
1	*Tecoma capensis* Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
	Simmondsia chinensis Jojoba	5 gallon		
	Nerium Oleander 'Petite Red' Petite Red Oleander	5 gallon		
	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
	Larrea tridentata Creosote	5 gallon		
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*	2,675,000 sf		

KEYNOTES

1.0 SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS

- *1.1 PROPERTY LINE*
- *1.2 RIGHT OF WAY*
- *1.3 PUBLIC UTILITY EASEMENT*
- *1.4 SIDEWALK*
- *1.5 CURB*
- *1.6 SIGHT TRIANGLE*
- *1.7 SEWER LINE*
- *1.8 WATER LINE*
- *1.9 FIRE HYDRANT*
- *1.10 STORM DRAIN LINE*
- *1.11 HEADWALL*
- *1.12 RIP RAP*
- *1.13 RETENTION BASIN*
- *1.14 DRYWELL*
- *1.15 "R.I.D" ROAD*
- *1.16 BIKE RACK*
- *1.17 CMU SCREEN WALL*

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT · CERTIFICATE NO. · 38386 · TIM J. DAUGHERTY · 08.20.24 · Date Signed · ARIZONA · U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

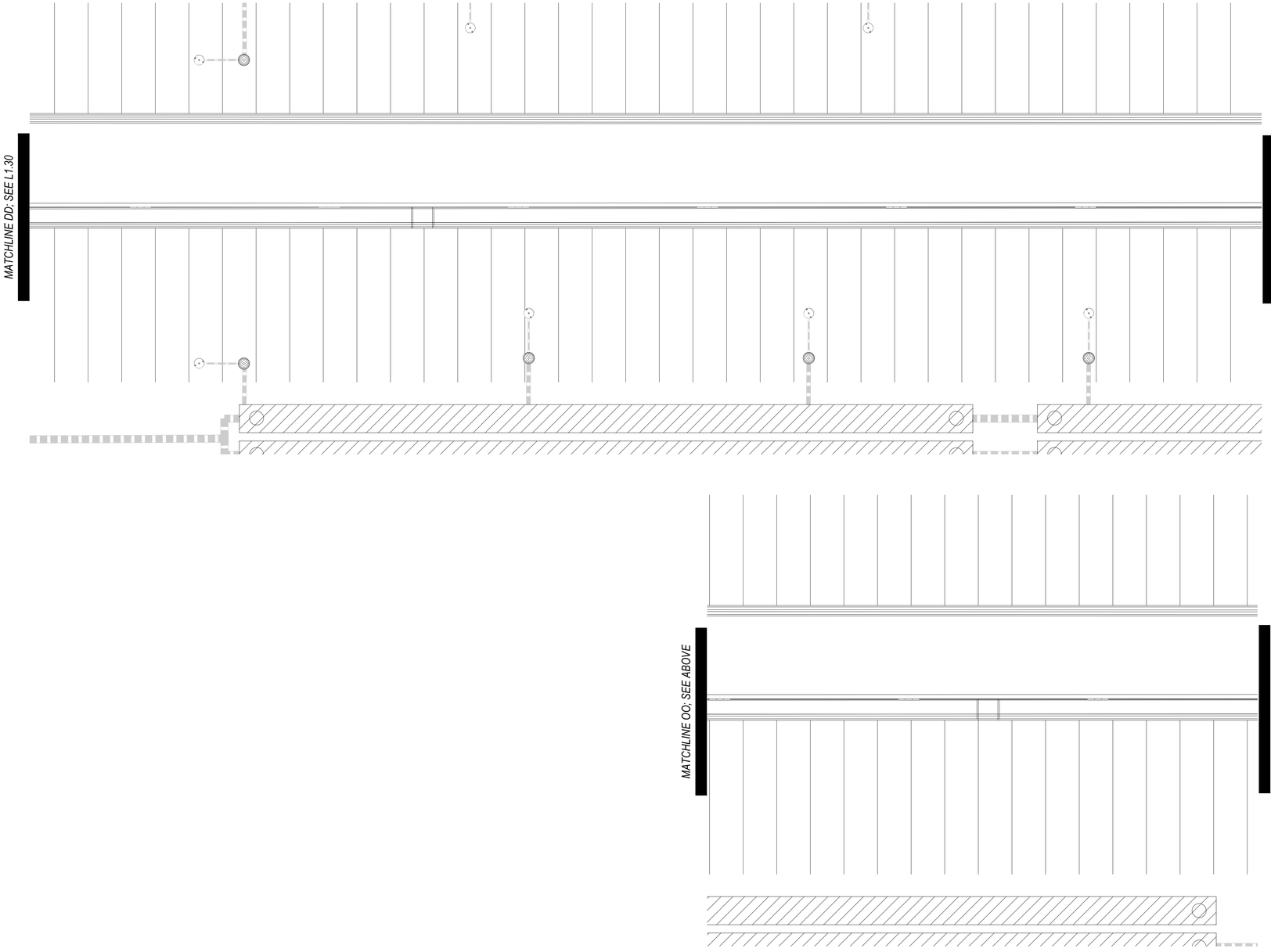
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 31 OF 47

L1.30

APPLICATION CASE # PLZSP-23-0000 157



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
24" 36"	*Parkinsonia praecox*	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
36"	*Chitalpa tashkentensis*	36" box	93	STANDARD
	Chitalpa			
36" 48"	*Pistachia chinensis 'Red Push'*	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
15G 24" 36"	*Prosopis chilensis*	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
24" 36" 48"	*Quercus virginiana*	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
36"	*Ebenopsis ebano*	36" box	43	STANDARD
	Texas Ebony			
24" 36"	*Ulmus parvifolia*	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
24"	*Olneya tesota*	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
24" 24" 24"	*Caesalpina mexicana*	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
P	*Opuntia santa-rita*	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
T	*Tecoma capensis*	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:	*Ficus pumila*	1 gallon	00	
	Creeping Fig			
ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
DG	*2" Deep in all Landscape Areas*			

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
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1.11	HEADWALL		
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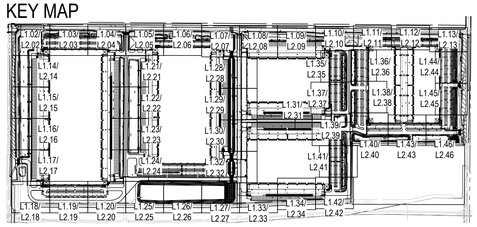
1.14	DRYWELL		

KEY MAP



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CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

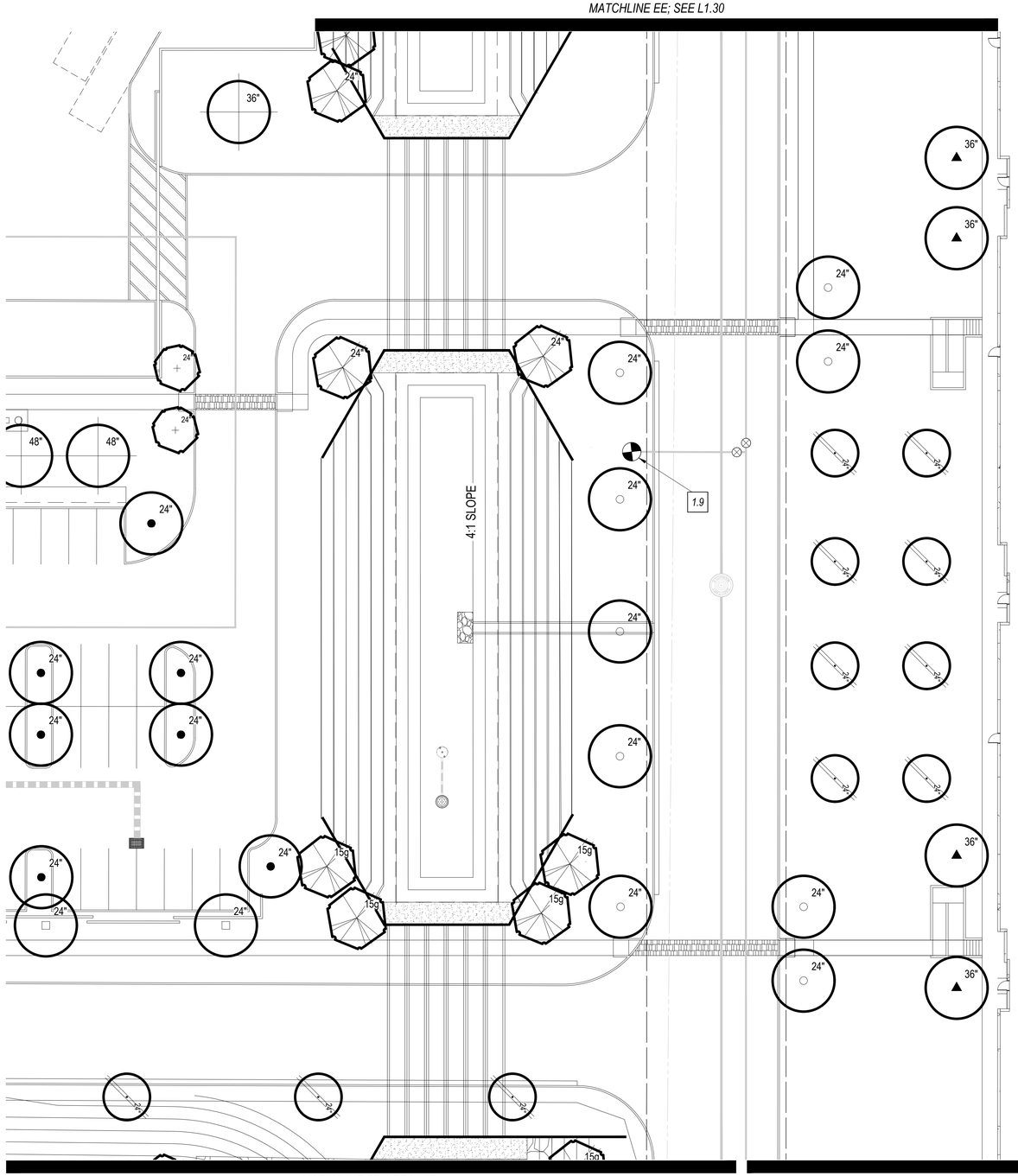
DATE: REVISION: 1 2 3 4 5 6A 7 8 9

PLANTING SHEET

SHEET 32 OF 47

L1.31

APPLICATION CASE # PLZSP-23-0000 158



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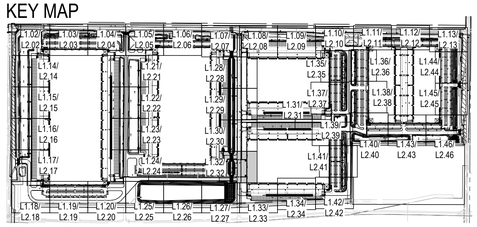

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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:	*COMMON NAME*			
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
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	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
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DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

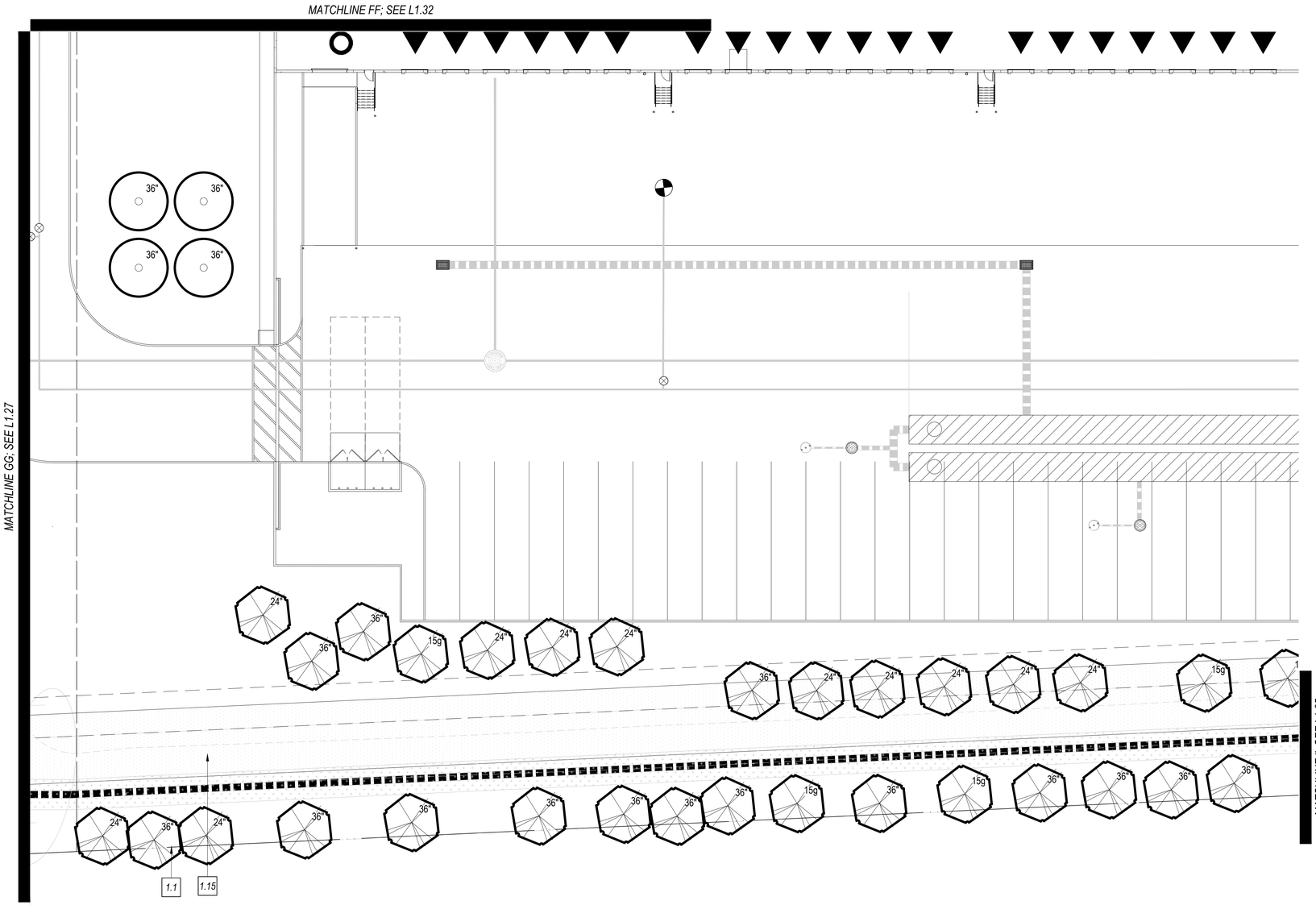
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 33 OF 47

L1.32

APPLICATION CASE # PLZSP-23-0000 159



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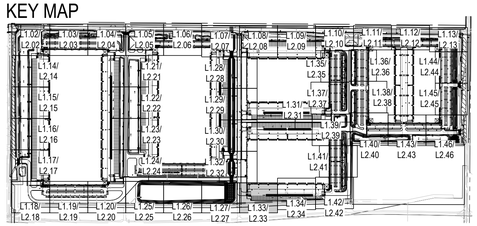

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	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
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	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT · CERTIFICATE NO. · 38386 · TIM J. DAUGHERTY · 08.20.24 · Date Signed · ARIZONA · U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

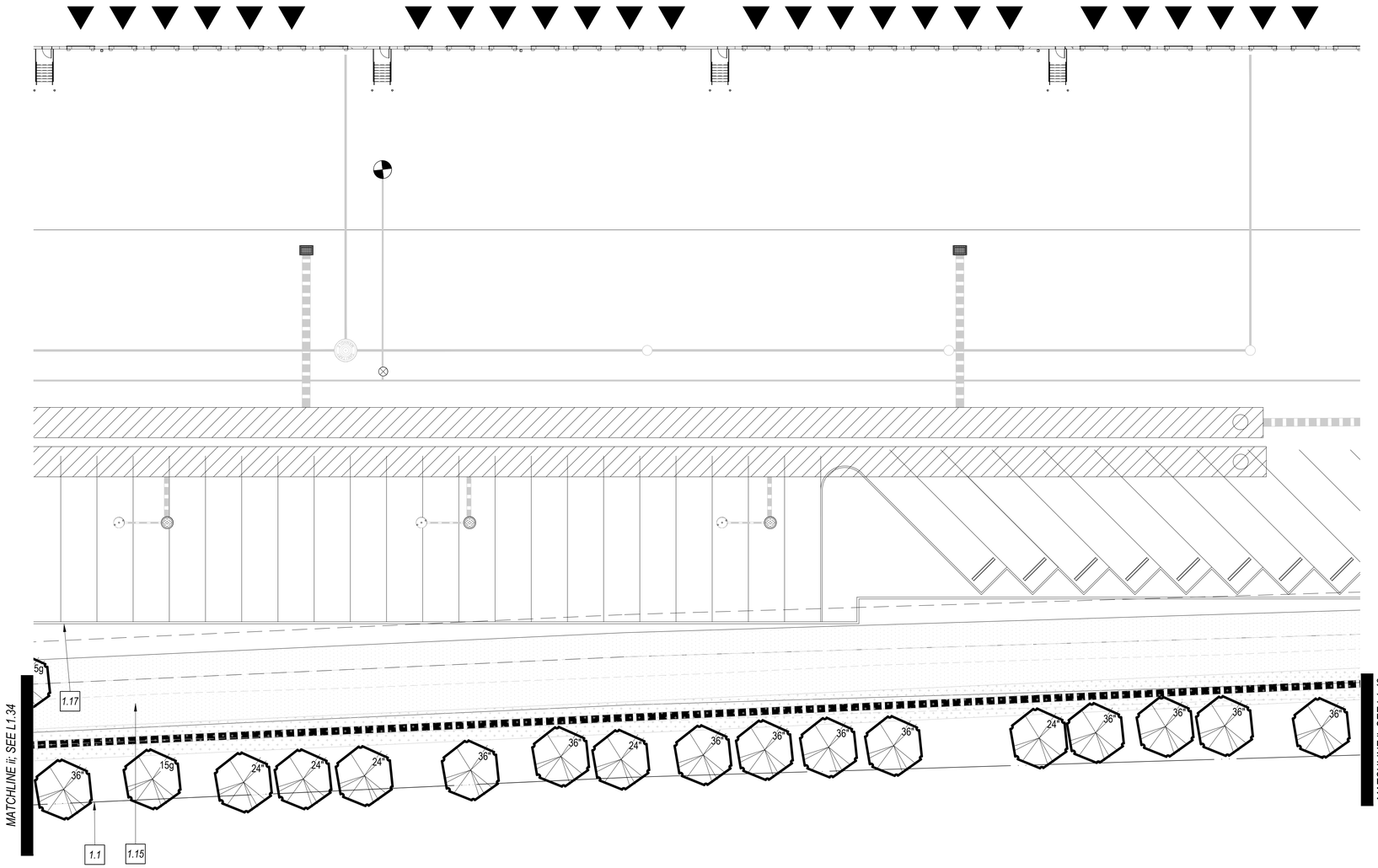
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 34 OF 47

L1.33

APPLICATION CASE # PLZSP-23-0000160

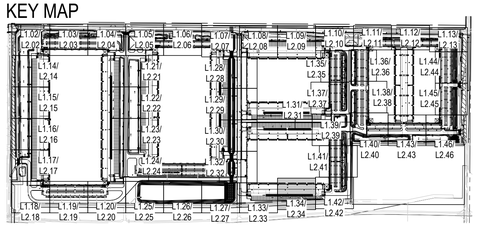


KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN
BUCKEYE 225
PREPARED FOR: WARE MALCOMB
NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

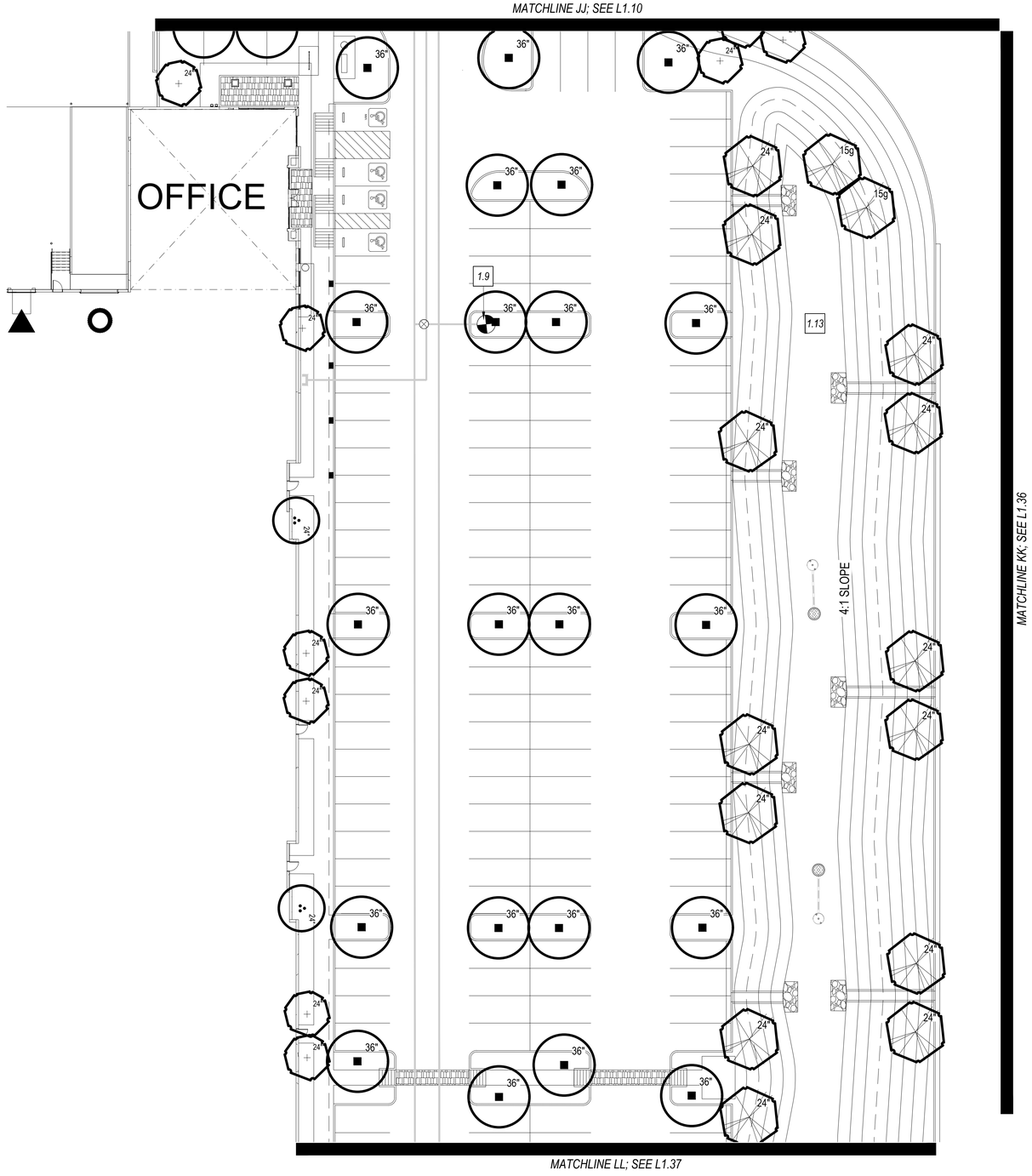
DATE: REVISION:
A 2.20.24
B 4.5.24
C 5.6.24
D 6.10.24
E 7.8.24
F 8.20.24
G 9.20.24

PLANTING SHEET

SHEET 35 OF 47

L1.34

APPLICATION CASE # PLZSP-23-0000161



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
	2" Deep in all Landscape Areas			

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
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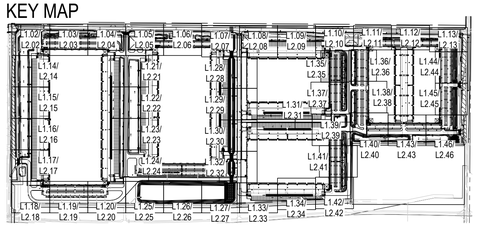
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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REGISTERED LANDSCAPE ARCHITECT 38386 TIM J. DAUGHERTY Date Signed 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

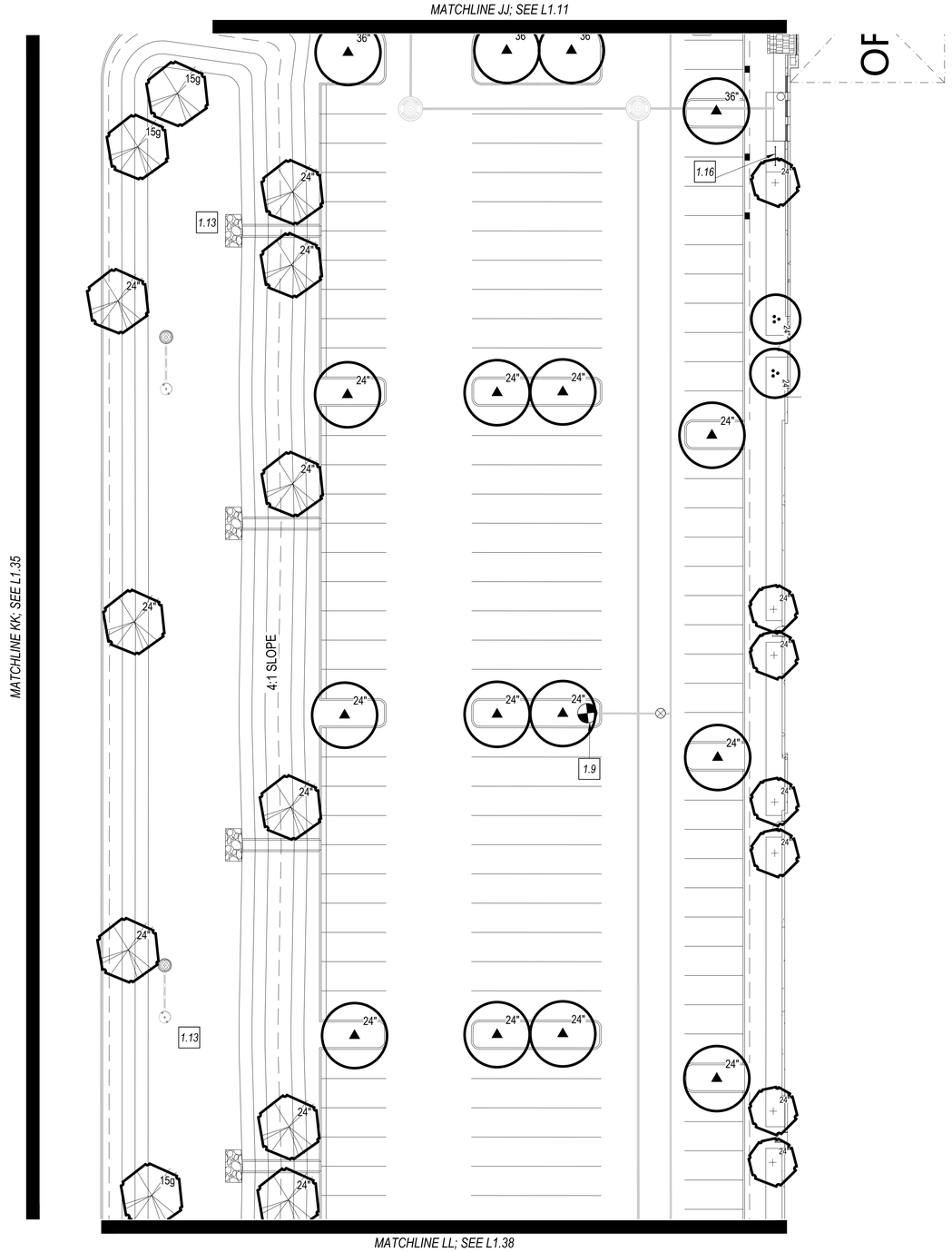
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 36 OF 47

L1.35

APPLICATION CASE # PLZSP-23-0000162



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
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	Chaste tree			
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	Deer Grass			
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	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
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	Creosote			
GROUNDCOVERS:				
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	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:	*Ficus pumila*	1 gallon	00	
	Creeping Fig			
ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"*		2,675,000 sf	
DG	*2" Deep in all Landscape Areas*			

KEYNOTES

1.0 SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS

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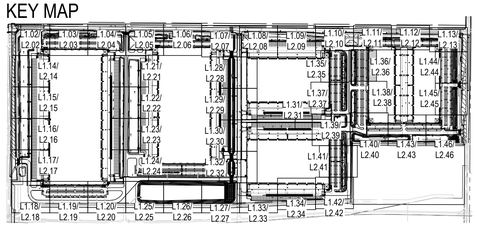
KEY MAP



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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 38386
TIM J. DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

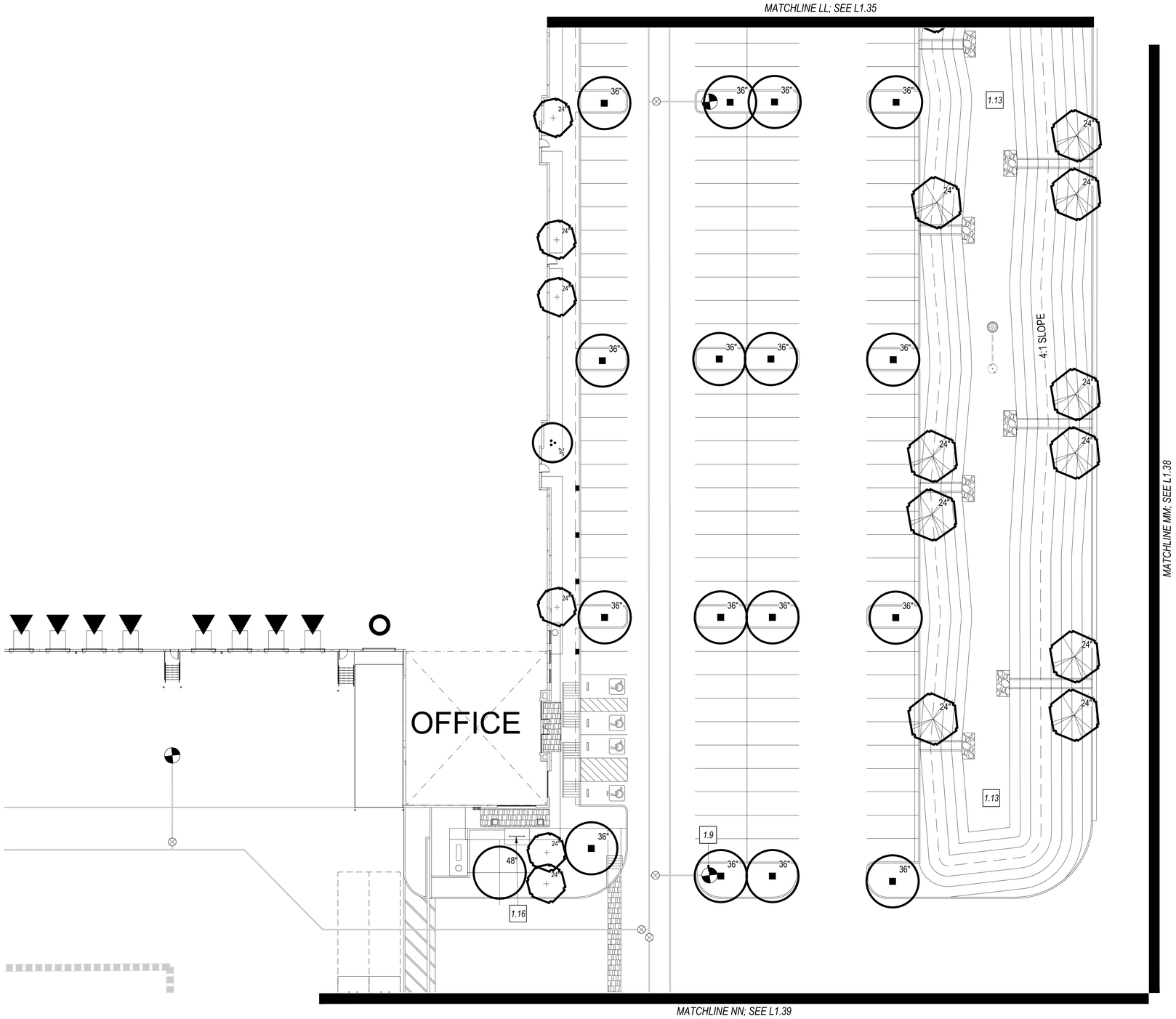
DATE: REVISION:
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 37 OF 47

L1.36

APPLICATION CASE # PLZSP-23-0000 163



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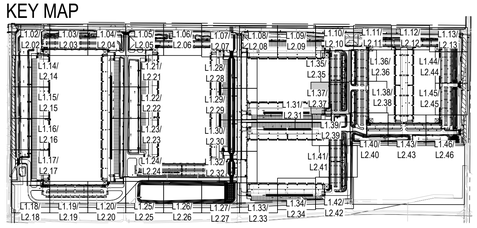

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TIM J.
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ARIZONA U.S.A.

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PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

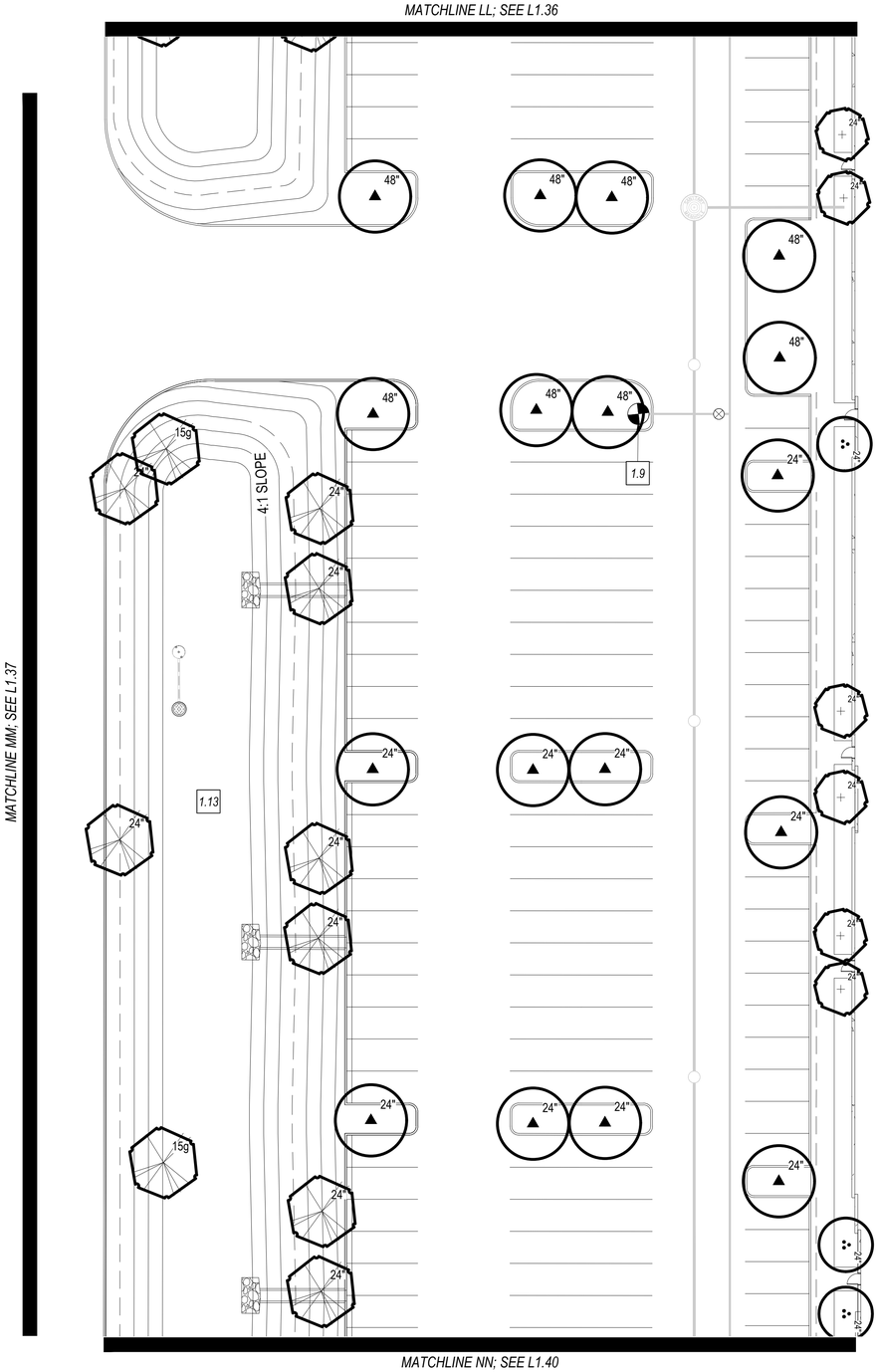
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 38 OF 47

L1.37

APPLICATION CASE # PLZSP-23-0000 164



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon		00
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

KEYNOTES

1.0 SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
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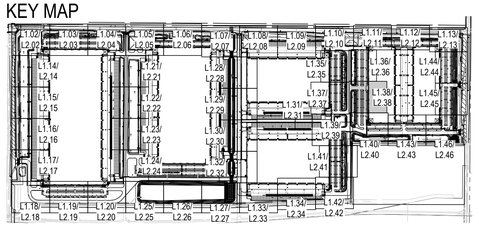
1.8	WATER LINE		
1.9	FIRE HYDRANT		
1.10	STORM DRAIN LINE		
1.11	HEADWALL		
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

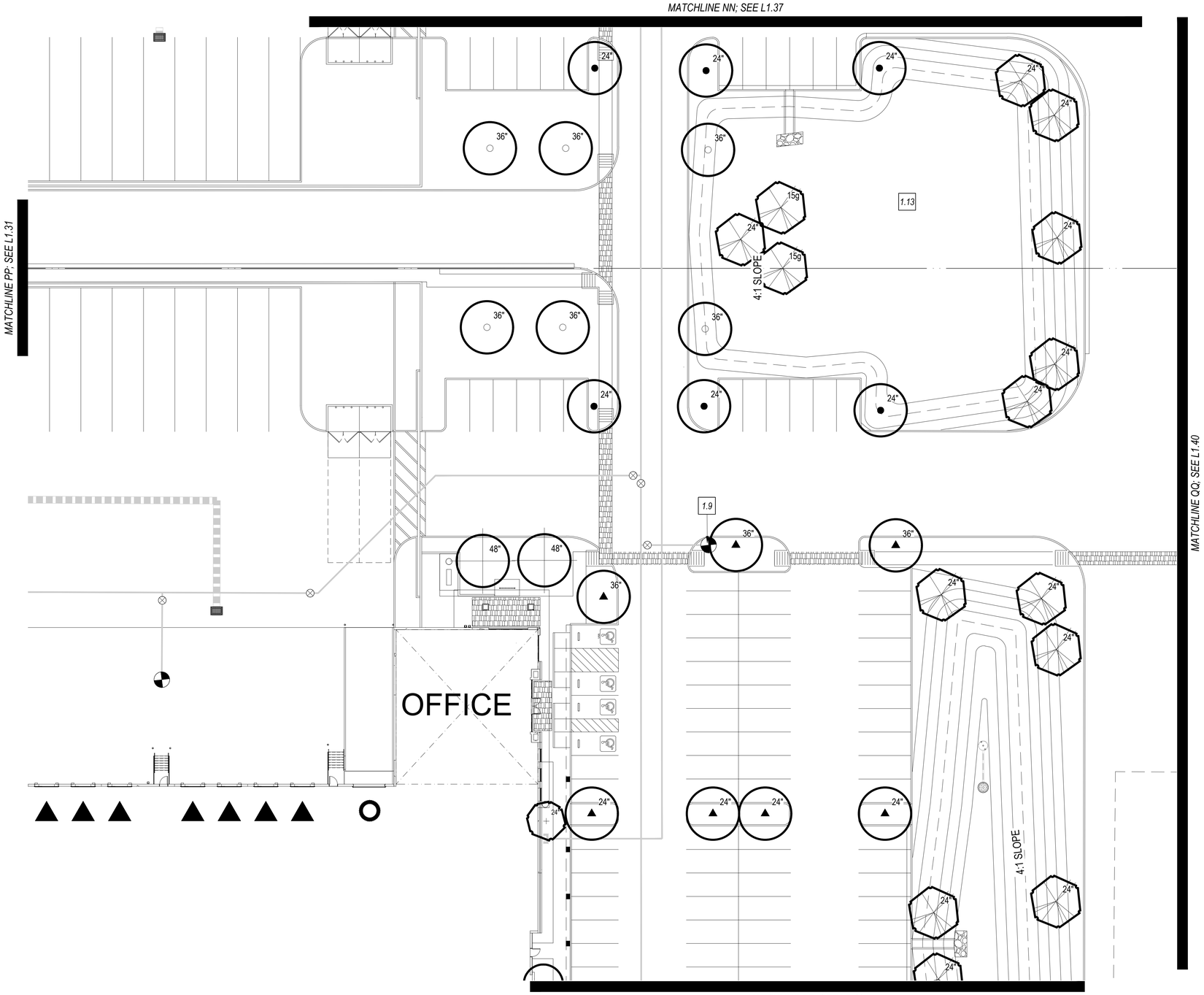
A B C D E F G H I J K

PLANTING SHEET

SHEET 39 OF 47

L1.38

APPLICATION CASE # PLZSP-23-0000 165



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox Palo Brea	24" box 36" box	82 189	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	36" box	93	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	72 64	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	15 gal 24" box 36" box	217 337 61	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" Box 36" box 48" box	54 32 23	STANDARD
	Ebenopsis ebano Texas Ebony	36" box	43	STANDARD
	Ulmus parvifolia Chinese Elm	24" Box 36" box	169 21	STANDARD
	Olneya tesota Ironwood Tree	36" Box	98	MULTI-TRUNK
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	24" box	36	STANDARD
	Sophora secundiflora Texas Mountain Laurel	24" box	114	STANDARD
	Vitex agnus-castus Chaste tree	24" box	34	MULTI-TRUNK
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon		
	Agave parryi var. truncata Artichoke Agave	5 gallon		
	Agave weberi Webers Agave	5 gallon		
	Asclepias subulata Desert Milkweed	5 gallon		
	Lophocereus schottii monstrosus Totem Pole Cactus	5 gallon		
	Dasylirion wheeleri Desert Spoon	5 gallon		
	Muhlenbergia rigens Deer Grass	5 gallon		
	Fouquieria splendens Ocotillo	10 Cane (min.)		
	Euphorbia tirucalli Sticks On Fire	5 gallon		
	Opuntia santa-rita Prickly Pear	5 gallon		
SHRUBS				
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon		
	Ruellia peninsularis Baja Ruellia	5 gallon		
	Dodonea viscosa Hop Bush	5 gallon		
	Tecoma capensis Cape Honeysuckle	5 gallon		
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon		
	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon		
	Simmondsia chinensis Jojoba	5 gallon		
	Nerium Oleander 'Petite Red' Petite Red Oleander	5 gallon		
	Tecoma stans hybrid Orange Bells	5 gallon		
	Hesperaloe parviflora Red Yucca	5 gallon		
	Larrea tridentata Creosote	5 gallon		
GROUNDCOVERS:				
	Purple Trailing Lantana Trailing Lantana	1 gallon		
	Aloe 'Blue Elf' Blue Elf Aloe	1 gallon		
	Wedelia trilobata Yellow Dots	1 gallon		
	Baccharis 'Starns Thompson' Starns Thompson Baccharis	1 gallon		
	Convolvulus cneorum Morning Glory	1 gallon		
VINES:				
	Ficus pumila Creeping Fig	1 gallon	00	
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"* *2" Deep in all Landscape Areas*	2,675,000 sf		

KEYNOTES

1.0 *SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS*

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
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1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
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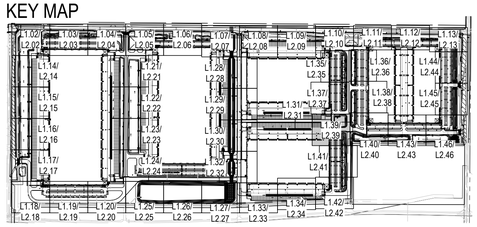
1.14	DRYWELL		

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

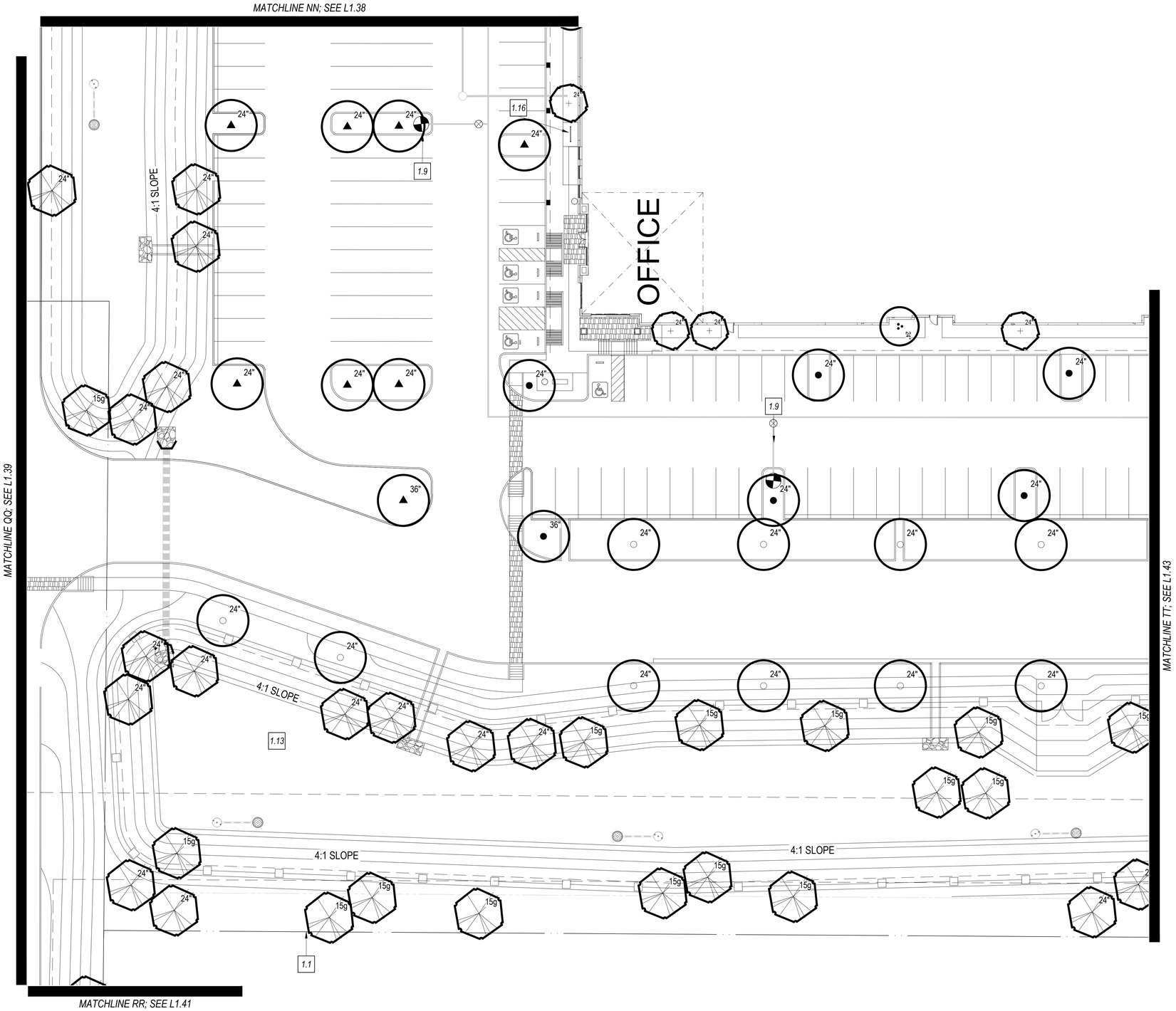
A B C D E F G H I

PLANTING SHEET

SHEET 40 OF 47

L1.39

APPLICATION CASE # PLZSP-23-0000 166



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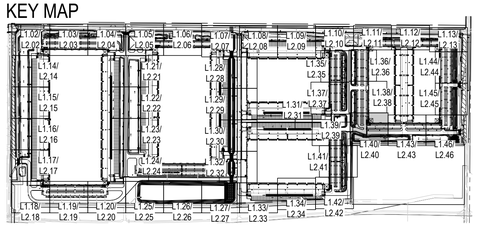
KEY MAP



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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Parkinsonia praecox	24" box	82	MULTI-TRUNK
	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
	Webers Agave			
	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:	*Ficus pumila*	1 gallon	00	
	Creeping Fig			
ROCK MULCH:	*1/2" Screened, Rock Pros USA, "Mahogany"*	2,675,000 sf		
DG	*2" Deep in all Landscape Areas*			

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:

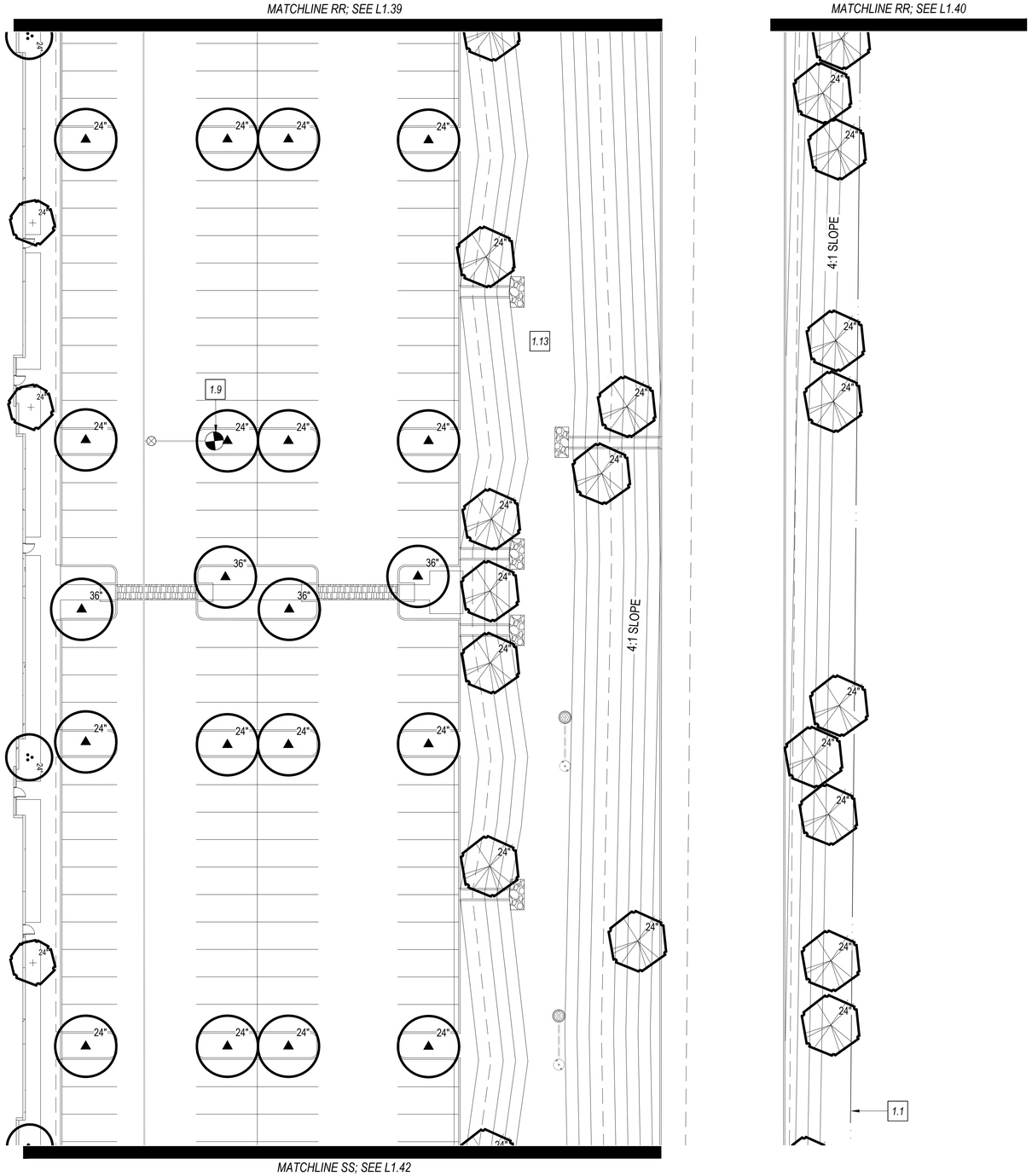
1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 41 OF 47

L1.40

APPLICATION CASE # PLZSP-23-0000



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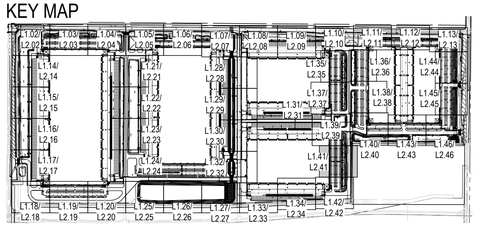
KEY MAP



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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 38386 TIM J. DAUGHERTY 08.20.24 Date Signed ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

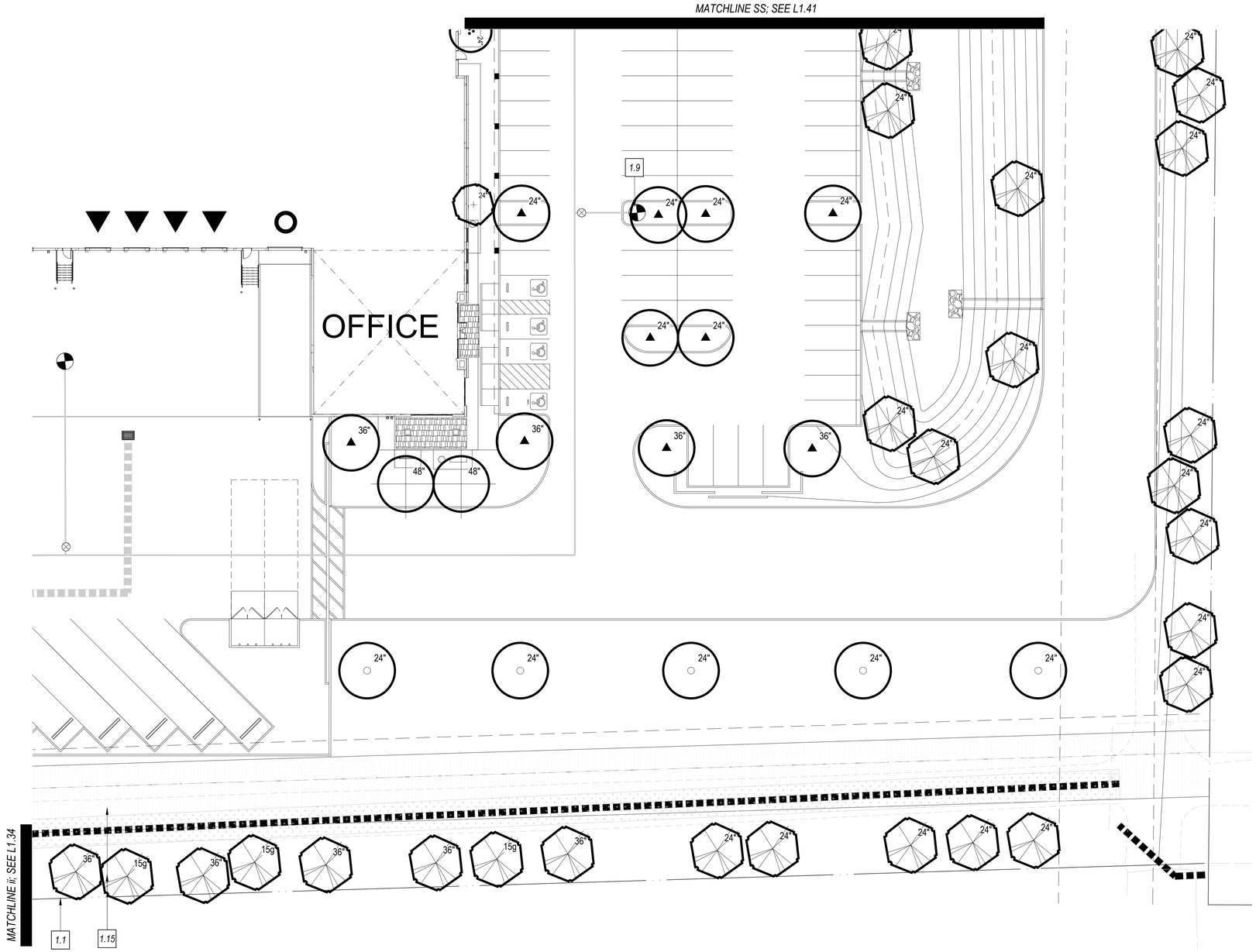
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 42 OF 47

L1.41

APPLICATION CASE # PLZSP-23-0000168



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	Asclepias subulata	5 gallon		
	Desert Milkweed			
	Lophocereus schottii monstrosus	5 gallon		
	Totem Pole Cactus			
	Dasylirion wheeleri	5 gallon		
	Desert Spoon			
	Muhlenbergia rigens	5 gallon		
	Deer Grass			
	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany"*			
	2" Deep in all Landscape Areas	2,675,000 sf		

KEYNOTES

1.0 SITE KEYNOTES; REFER TO CIVIL AND ARCH. PLANS

1.1	PROPERTY LINE	1.15	"R.I.D" ROAD
1.2	RIGHT OF WAY	1.16	BIKE RACK
1.3	PUBLIC UTILITY EASEMENT	1.17	CMU SCREEN WALL
1.4	SIDEWALK		
1.5	CURB		
1.6	SIGHT TRIANGLE		
1.7	SEWER LINE		
1.8	WATER LINE		
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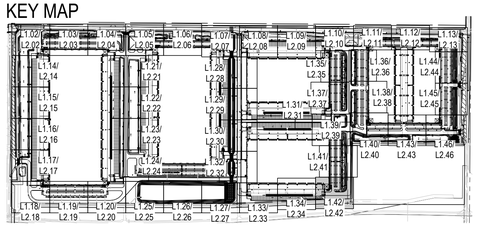
1.12	RIP RAP		
1.13	RETENTION BASIN		
1.14	DRYWELL		

KEY MAP



0 10 20 40 NORTH

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20.24
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

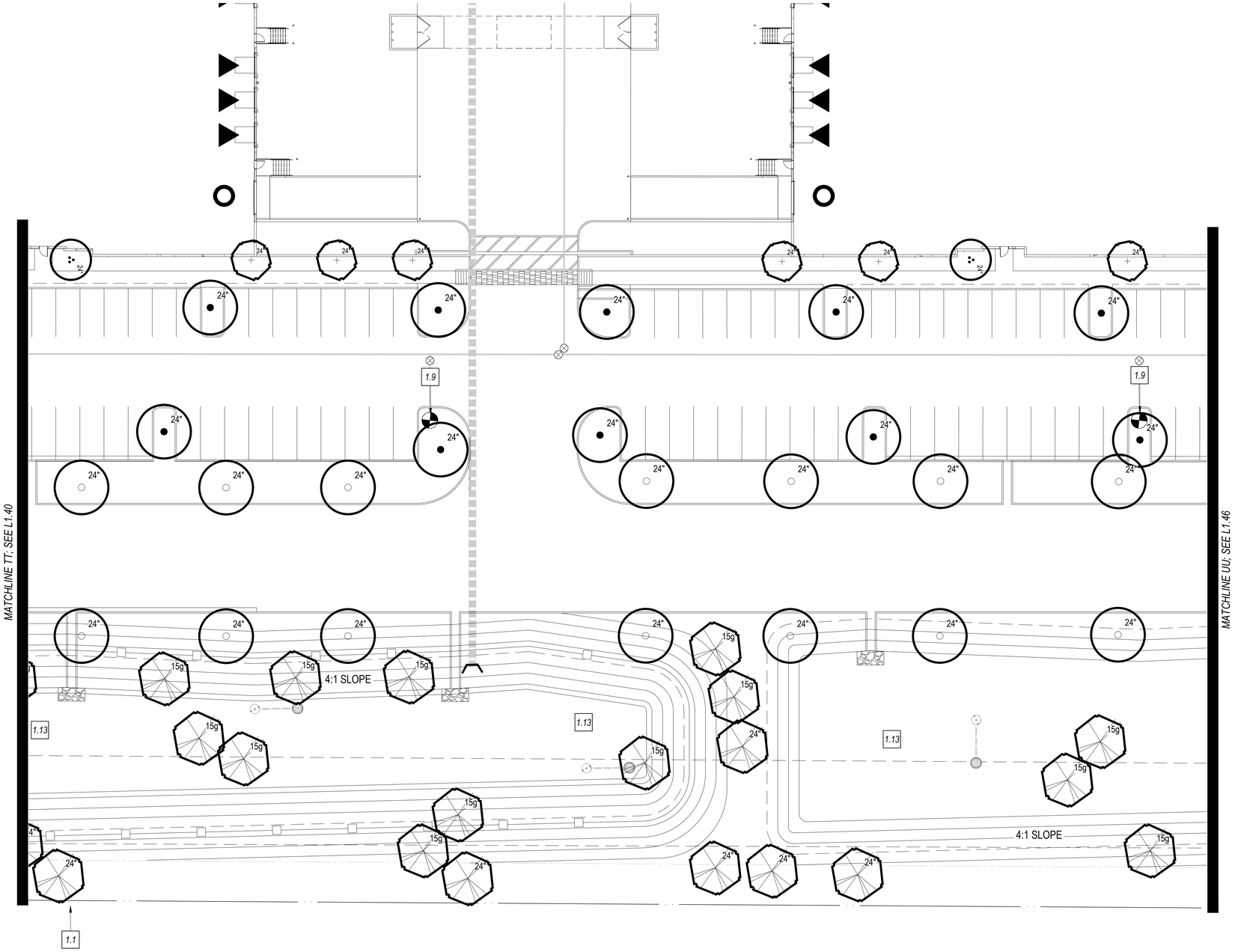
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 43 OF 47

L1.42

APPLICATION CASE # PLZSP-23-0000 169



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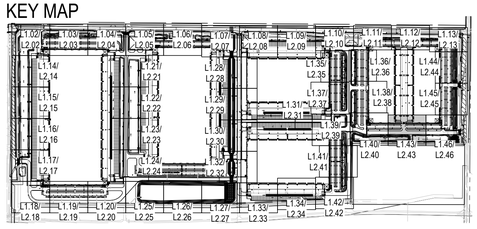

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PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
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	Palo Brea	36" box	189	
	Chitalpa tashkentensis	36" box	93	STANDARD
	Chitalpa			
	Pistachia chinensis 'Red Push'	36" box	72	STANDARD
	Red Push Pistache	48" box	64	
	Prosopis chilensis	15 gal	217	MULTI-TRUNK
	Chilean "Thornless" Mesquite	24" box	337	
		36" box	61	
	Quercus virginiana	24" Box	54	STANDARD
	Southern Live Oak	36" box	32	
		48" box	23	
	Ebenopsis ebano	36" box	43	STANDARD
	Texas Ebony			
	Ulmus parvifolia	24" Box	169	STANDARD
	Chinese Elm	36" box	21	
	Olneya tesota	36" Box	98	MULTI-TRUNK
	Ironwood Tree			
Accent Trees:				
	Caesalpina mexicana	24" box	36	STANDARD
	Mexican Bird of Paradise			
	Sophora secundiflora	24" box	114	STANDARD
	Texas Mountain Laurel			
	Vitex agnus-castus	24" box	34	MULTI-TRUNK
	Chaste tree			
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera	5 gallon		
	Aloe (Yellow Blooming Variety)			
	Agave parryi var. truncata	5 gallon		
	Artichoke Agave			
	Agave weberi	5 gallon		
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	Asclepias subulata	5 gallon		
	Desert Milkweed			
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DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*	2,675,000 sf		

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REGISTERED LANDSCAPE ARCHITECT · CERTIFICATE NO. · 38386 · TIM J. DAUGHERTY · 08.20.24 · Date Signed · ARIZONA · U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 44 OF 47

L1.43

APPLICATION CASE # PLZSP-23-0000 170

PLANT MATERIAL SCHEDULE

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REGISTERED LANDSCAPE ARCHITECT
38386
TIM J. DAUGHERTY
08.20
Date Signed
ARIZONA U.S.A.

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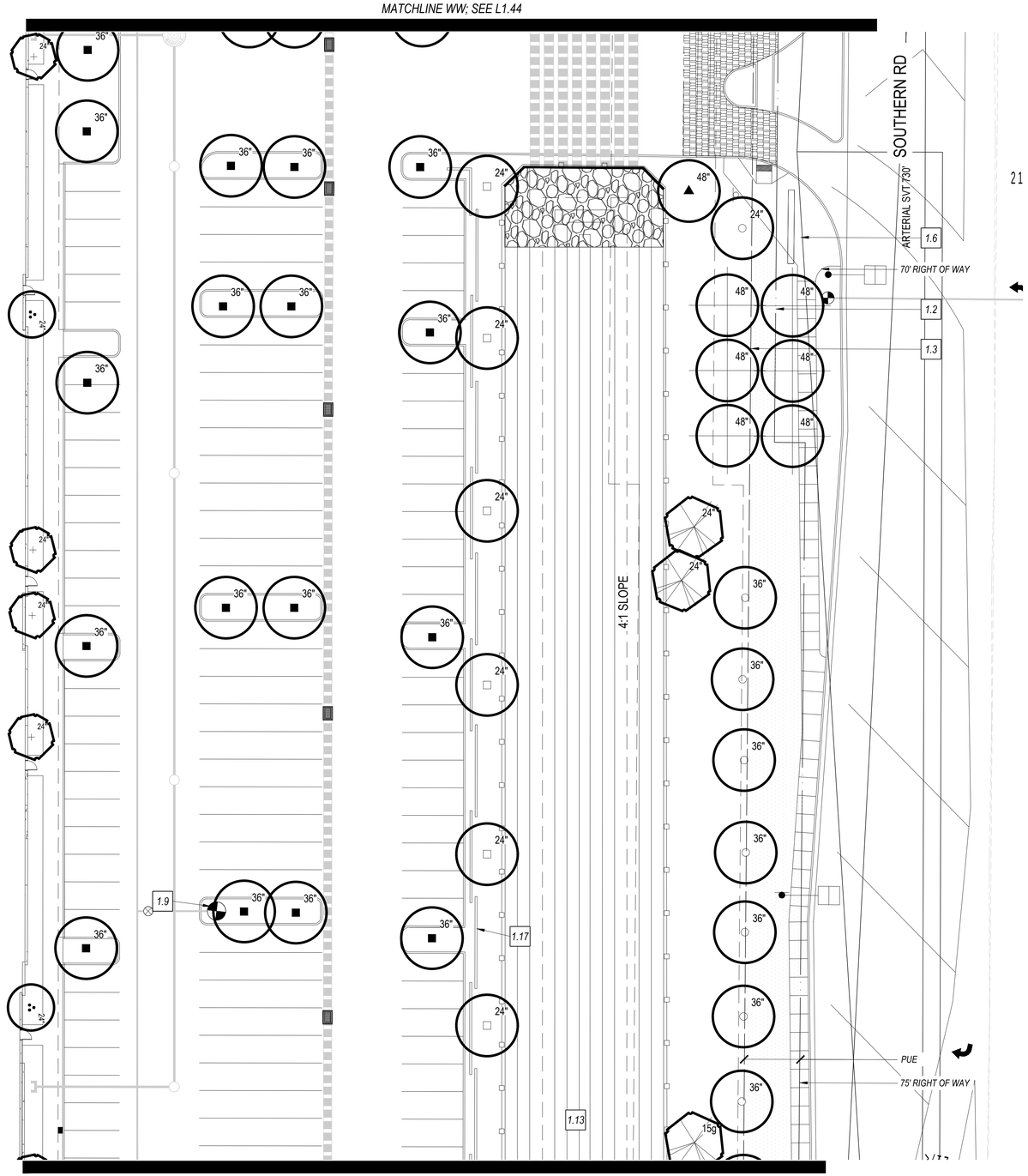

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1.4	*SIDEWALK*		
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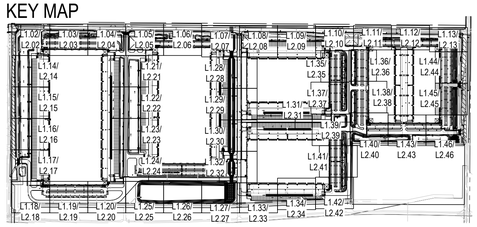

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DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

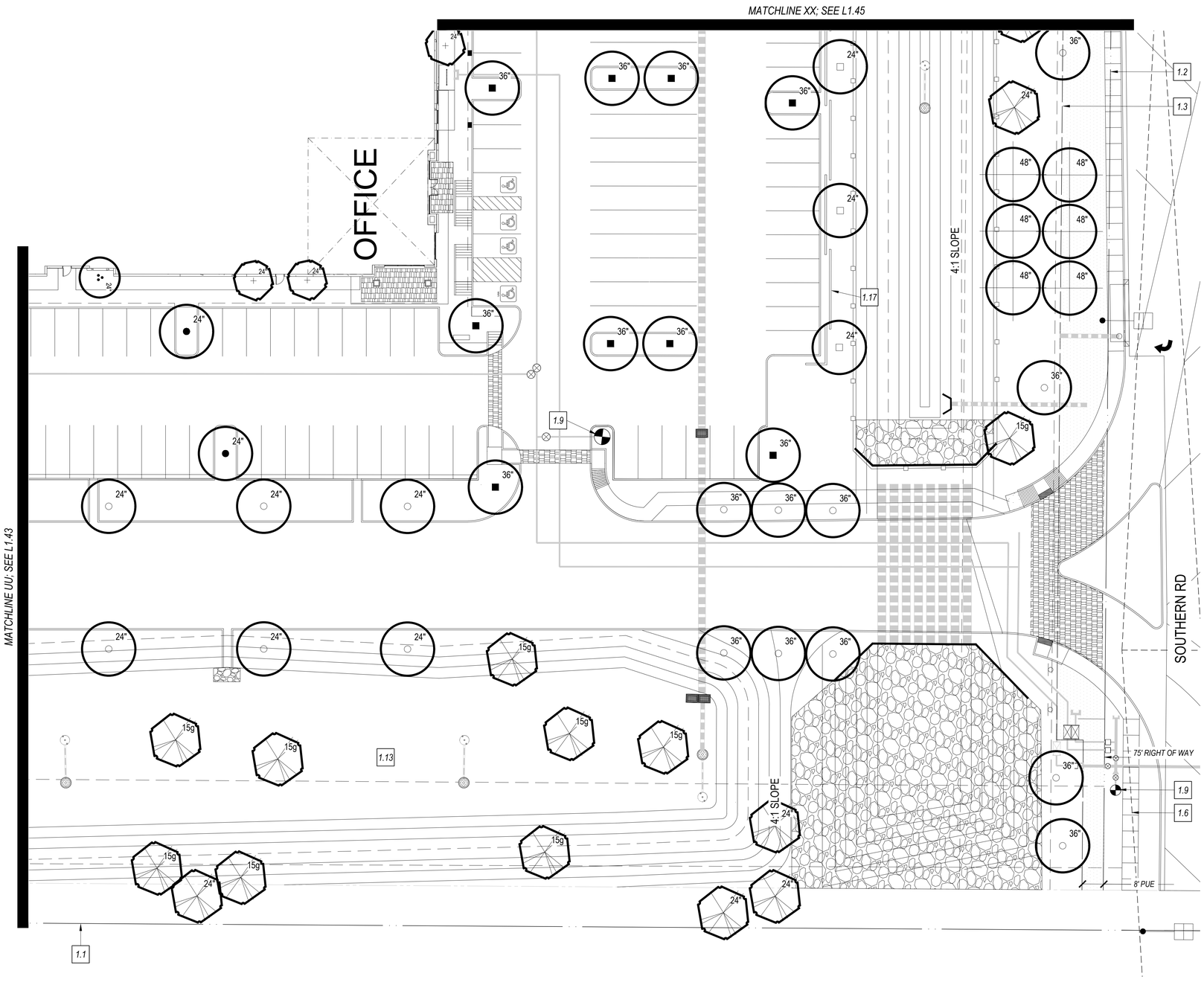
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 46 OF 47

L1.45

APPLICATION CASE # PLZSP-23-0000 172



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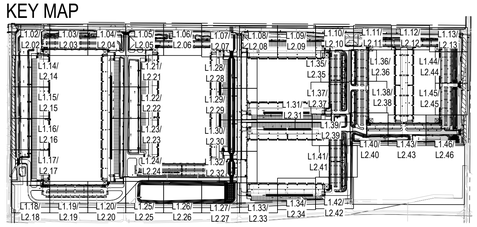

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	Fouquieria splendens	10 Cane (min.)		
	Ocotillo			
	Euphorbia tirucalli	5 gallon		
	Sticks On Fire			
	Opuntia santa-rita	5 gallon		
	Prickly Pear			
SHRUBS				
	Bougainvillea 'Barbara Karst'	5 gallon		
	Barbara Karst Bougainvillea			
	Ruellia peninsularis	5 gallon		
	Baja Ruellia			
	Dodonea viscosa	5 gallon		
	Hop Bush			
	Tecoma capensis	5 gallon		
	Cape Honeysuckle			
	Caesalpinia pulcherrima	5 gallon		
	Red Bird of Paradise			
	Leucophyllum frutescens 'Green Cloud'	5 gallon		
	Green Cloud Texas Sage			
	Simmondsia chinensis	5 gallon		
	Jojoba			
	Nerium Oleander 'Petite Red'	5 gallon		
	Petite Red Oleander			
	Tecoma stans hybrid	5 gallon		
	Orange Bells			
	Hesperaloe parviflora	5 gallon		
	Red Yucca			
	Larrea tridentata	5 gallon		
	Creosote			
GROUNDCOVERS:				
	Purple Trailing Lantana	1 gallon		
	Trailing Lantana			
	Aloe 'Blue Elf'	1 gallon		
	Blue Elf Aloe			
	Wedelia trilobata	1 gallon		
	Yellow Dots			
	Baccharis 'Starns Thompson'	1 gallon		
	Starns Thompson Baccharis			
	Convolvulus cneorum	1 gallon		
	Morning Glory			
VINES:				
	Ficus pumila	1 gallon	00	
	Creeping Fig			
ROCK MULCH:				
DG	*1/2" Screened, Rock Pros USA, "Mahogany" 2" Deep in all Landscape Areas*		2,675,000 sf	

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480.577.5818 | 602.568.6606
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REGISTERED LANDSCAPE ARCHITECT 38386 TIM J. DAUGHERTY 08.20.24 ARIZONA U.S.A.

DATE: 08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

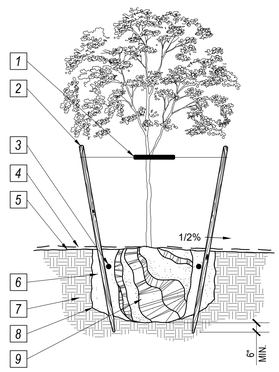
DATE: REVISION: 1 2 3 4 5 6 7 8 9

PLANTING SHEET

SHEET 47 OF 47

L1.46

APPLICATION CASE # PLZSP-23-0000 173



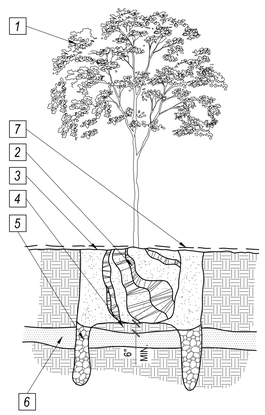
KEYNOTES:

1. 12 GA. PLASTIC COATED MULTI STRAND STEEL WIRE. WRAP END OF WIRE A MIN. OF 5 TIMES AROUND STAKE. INSTALL HOSES AT LOWEST HEIGHT POSSIBLE ON THE TRUNK THAT KEEPS THE LEADER UPRIGHT, WHILE ALLOWING MAXIMUM MOVEMENT OF THE CROWN.
2. (2 OR 3) 2"Ø X 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE. (2 OR 3) 2"Ø X 12' LODGEPOLE PINE STAKES FOR 24" & 36" BOX (48" BOX AND LARGER DO NOT REQUIRE STAKING). SEE TREE STAKING DETAIL MORE INFORMATION.
3. FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 4 PER 15 GAL., 6 PER 24" BOX, AND 8 PER 36" BOX OR LARGER, 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
4. ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
5. FINISH GRADE
6. BACKFILL w/ NATIVE SOIL OR AS SPECIFIED BY A SOILS REPORT. TAMP & WATER SETTLED ONCE PRIOR TO TREE PLANTING & ONCE AFTER THE TREE WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
7. UNDISTURBED NATIVE SOIL
8. PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.
9. ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.

NOTES:

1) PLANTS DELIVERED W/ CRACKED OR BROKEN CONTAINERS WILL BE REJECTED.
2) THIN, TALL TREES MAY NEED MORE THAN ONE TIE.
3) REMOVE NURSERY STAKE AFTER PLANTING.
4) INSTALL TEMPORARY PVC ARBOR GUARDS ON ALL TREES PLANTED IN TURF.

1 *TREE PLANTING* NTS



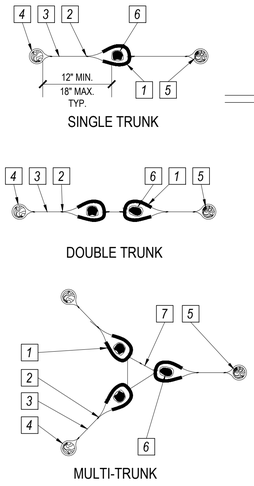
KEYNOTES:

1. TREE/SHRUB (REFER TO TREE OR SHRUB PLANTING DETAIL FOR GUIDELINES)
2. ROOTBALL
3. FINISH GRADE
4. COMPACTED PAD FOR ROOT BALL SUPPORT. PAD TO BE GRADED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL & INTO WELLS
5. 8"Ø x 5'-0" DEEP AUGER DUG WELL FILLED w/1" - 3" PEA GRAVEL. WELLS TO EXTEND BEYOND HARDPAN LAYER. WELLS TO OCCUR @ ALL 4 CORNERS OF TREE PLANTING WELLS & @ DOWNHILL SIDE OF SHRUBS. LOCATE WELLS TO THE SIDE OF THE ROOTBALL, NOT UNDER.
6. HARDPAN / CALICHE CONDITION
7. ROCK/ BARK MULCH

NOTES:

1) TEST ALL PLANTING WELLS PRIOR TO PLANTING. FILL ALL WELLS WITH WATER AND MODIFY ALL WELLS THAT DO NOT COMPLETELY DRAIN WITHIN 24 HOURS.
2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SITE PRIOR TO BIDDING FOR SOIL CONDITIONS. NO CHANGE ORDERS WILL BE PROCESSED FOR HARD DIG CONDITIONS AFTER ACCEPTANCE OF BID.

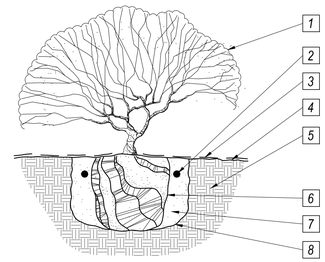
2 *TREE PLANTING IN HARDPAN* NTS



KEYNOTES:

1. NEW 1/2" RUBBER HOSE, 18" MIN., TYP.
2. NEATLY TWIST GUY WIRE A MIN. OF 5 TIMES AT ALL LOCATIONS & BEND DOWN, TYP
3. #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.
4. WRAP WIRE AROUND LODGEPOLE A MINIMUM OF 5 TIMES & BEND DOWN, TYP.
5. 2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE, 2"Ø x 12' STAKES FOR 24" BOX OR LARGER. DRIVE STAKES 2'± INTO GROUND, 6" MIN. BELOW ROOTBALL,TYP.
6. TREE TRUNK, MULTI-TRUNKED TREES SHALL HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.
7. ONE CONTINUOUS PIECE OF #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.

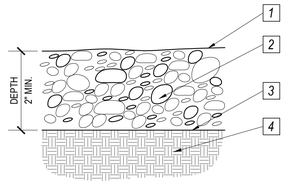
3 *TREE STAKING* NTS



KEYNOTES:

1. TYPICAL SHRUB
2. FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 1 PER 1 GAL., 2 PER 5 GAL., 4 PER 15 GAL., 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
3. ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
4. FINISH GRADE
5. UNDISTURBED NATIVE SOIL
6. ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.
7. BACKFILL w/ NATIVE SOIL OR AS SPECIFIED BY A SOILS REPORT. TAMP & WATER SETTLED ONCE PRIOR TO SHRUB PLANTING & ONCE AFTER THE SHRUB WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
8. PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

4 *SHRUB PLANTING* NTS



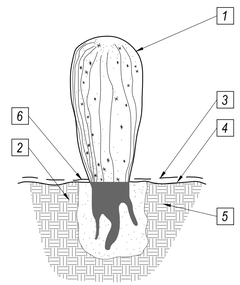
KEYNOTES:

1. PROVIDE FINAL APPLICATION OF WEED CONTROL UPON FINAL RAKING.
2. ROCK/BARK MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MORE INFO.
3. APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS (SURFLAN, DACTHOL, OR APPROVED EQUAL).
4. FINE GRADED SUBGRADE. RAKE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF MULCH & INSURE POSITIVE DRAINAGE FROM ALL STRUCTURES

NOTES:

1) THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH.
2) CONTRACTOR TO PROVIDE ROCK/BARK MULCH SAMPLE TO OWNER PRIOR TO INSTALLATION FOR APPROVAL.
3) CONTRACTOR TO BE RESPONSIBLE FOR ANY VARIATION FROM APPROVED MULCH.
4) CONTRACTOR TO PROVIDE TWO SEPARATE APPLICATIONS OF PRE-EMERGENT. **DO NOT APPLY PRE-EMERGENT IN AREAS TO BE HYDROSEEDED.**

5 *ROCK OR BARK MULCH* NTS



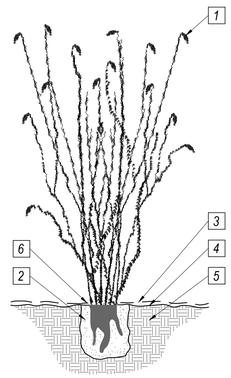
KEYNOTES:

1. TYPICAL CACTUS
2. BACKFILL WITH ⅔ DRY, NATIVE SITE SOIL AND ⅓ SAND. COMPACT SOIL IN 6" LIFTS TO RECEIVE AIR POCKETS AND ENSURE STABILITY OF CACTI.
3. ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS. THIN ROCK MULCH TO 1" OVER PLANT WELL.
4. FINISH GRADE
5. UNDISTURBED NATIVE SOIL
6. MOUND 3" OF COMPACTED FILL AT THE BASE OF THE CACTUS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE PLANT.

NOTE:

1) ALL CACTI PLACEMENTS SHALL MATCH ORIGINAL NORTH SIDE FACING NORTH. ANY SUNBURNED CACTI SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

6 *CACTUS PLANTING* NTS



KEYNOTES:

1. TYPICAL OCOTILLO
2. BACKFILL WITH ⅔ DRY NATIVE SITE SOIL AND ⅓ SAND. COMPACT SOIL IN 6" LIFTS TO RECEIVE AIR POCKETS AND ENSURE STABILITY OF CACTI.
3. ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS. THIN ROCK MULCH TO 1" OVER PLANT WELL.
4. FINISH GRADE
5. UNDISTURBED NATIVE SOIL
6. MOUND 3" OF COMPACTED FILL AT THE BASE OF THE CACTUS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE PLANT.

7 *OCOTILLO PLANTING* NTS

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Call at least two full working days before you begin excavation.
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
38386
TIM J.
DAUGHERTY
08.20.24
Date Signed
ARIZONA U.S.A.

DATE:
08.20.24

PRELIMINARY LANDSCAPE PLAN

BUCKEYE 225

PREPARED FOR: WARE MALCOMB

NWC OF SR85 & BASELINE ROAD BUCKEYE, AZ 85326

DATE: REVISION:
1 2 3 4 5 6 7 8 9

PLANTING DETAILS

SHEET 48 OF 47

L1.47

APPLICATION CASE # PLZSP-23-0000174

Exhibit H

3R PLZSP-23-00001 RECEIVED JUL 9 2024 WD

BUCKEYE 225

BUCKEYE, ARIZONA

RENDERINGS
PHX22-0017-00
07.03.2024

WARE MALCOMB

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

AERIAL VIEW- NORTH

BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

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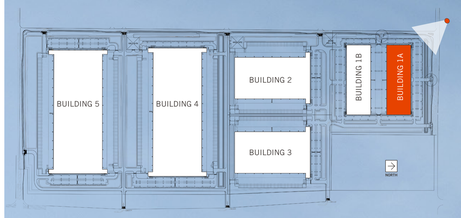
AERIAL VIEW- SOUTH

BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

WARE MALCOMB

07.03.2024



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BUILDING 1A NORTHWEST CORNER

BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

WARE MALCOMB

07.03.2024

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BUILDING 2 NORTHWEST CORNER - VIEW STUDY

BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

WARE MALCOMB

07.03.2024

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

BUILDING 3 NORTHEAST CORNER - VIEW STUDY

BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

WARE MALCOMB

07.03.2024

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

BUILDING 5 SOUTHWEST CORNER - VIEW STUDY

BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

WARE MALCOMB

07.03.2024

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

BUILDING 5 SOUTH FACADE - VIEW STUDY

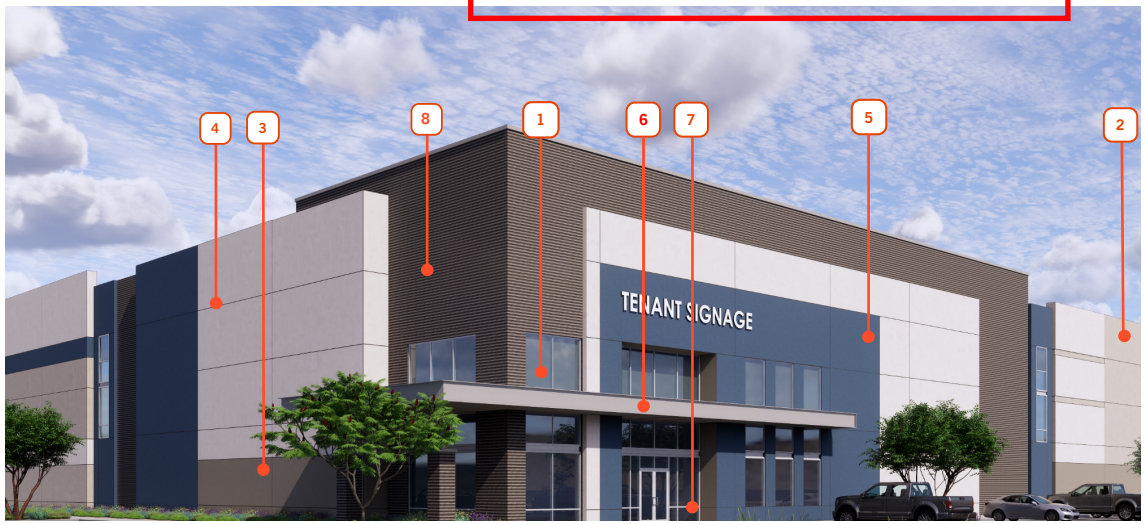
BUCKEYE 225

BUCKEYE, AZ - PHX22-0017-00

WARE MALCOMB

07.03.2024

2R PLZSP-23-00001 RECEIVED OCT 24 2023 WD



REDUCED EXTERIOR RENDERING

1

MFR: TBD
TYPE: SOLARGRAY + SOLARBAN

6

MFR: SHERWIN WILLIAMS TYPE: SW 7065
COLOR: ARGOS, LVR: 51

7

MFR: TBD
TYPE: ANODIZED ALUMINUM STOREFRONT
COLOR: CLEAR

2

MFR: SHERWIN WILLIAMS TYPE: SW 7045
COLOR: INTELLECTUAL GRAY, LVR: 36

3

MFR: SHERWIN WILLIAMS TYPE: SW 7046
COLOR: ANONYMOUS, LVR: 20

8

MFR: TBD
TYPE: PAINTED CONCRETE
HORIZONTAL FLUTED FORMLINER
COLOR: SW 7048 - URBAN BRONZE, LVR: 8

4

MFR: SHERWIN WILLIAMS TYPE: SW 7043
COLOR: WORLDLY GRAY, LVR: 57

5

MFR: SHERWIN WILLIAMS TYPE: SW 7602
COLOR: INDIGO BATIK, LVR: 8

9

MFR: COHILLS OR APPROVED EQUAL
TYPE: STAMPED CONCRETE ROMAN ASHLER SLATE
COLOR: GRANITE ROCK*

MATERIAL BOARD

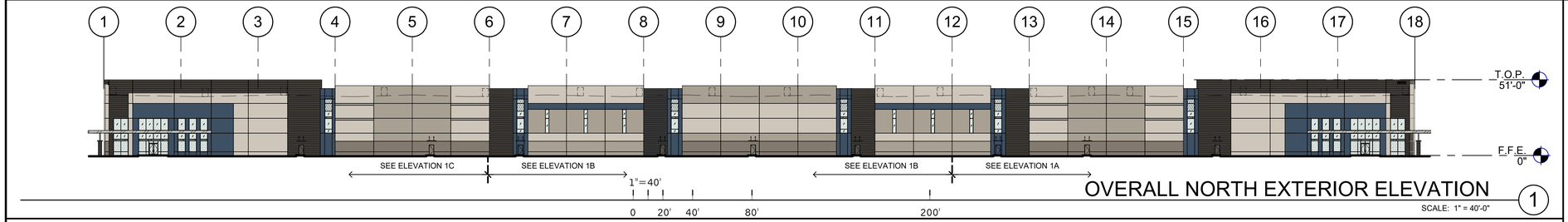
BUCKEYE 225
SWC OF MC85 & W SOUTHERN AVE

WARE MALCOMB

PHX22-0017-00
10.18.2023

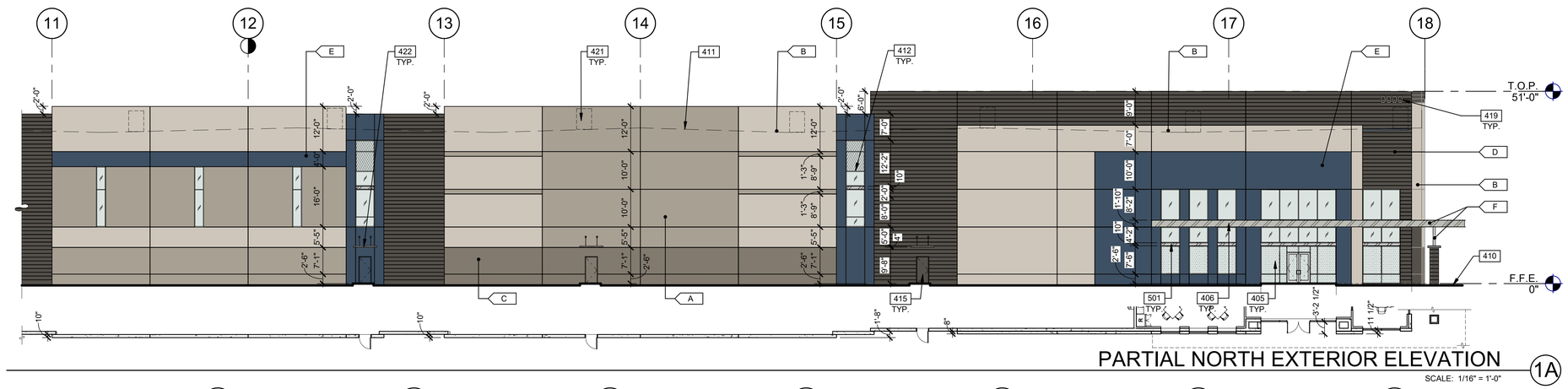
SHEET
SHEET#

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



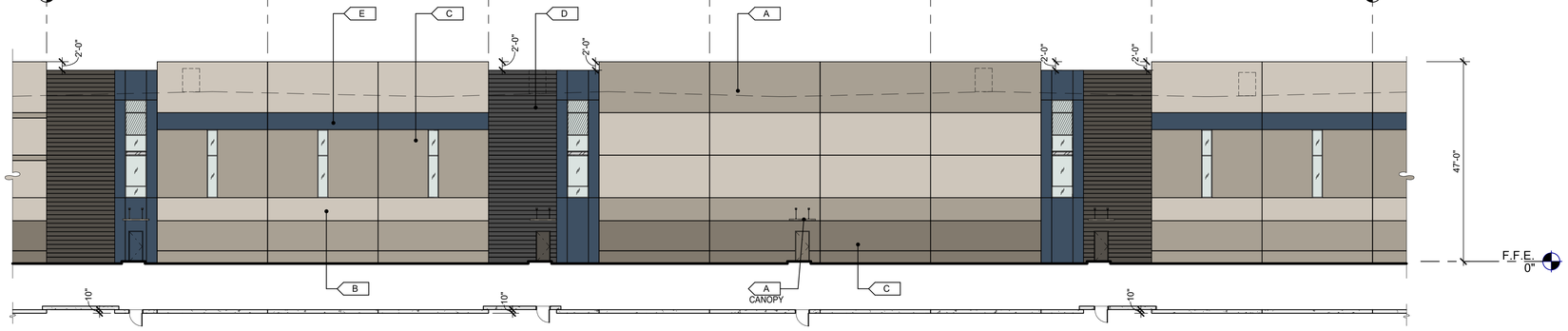
OVERALL NORTH EXTERIOR ELEVATION 1

SCALE: 1" = 40'-0"



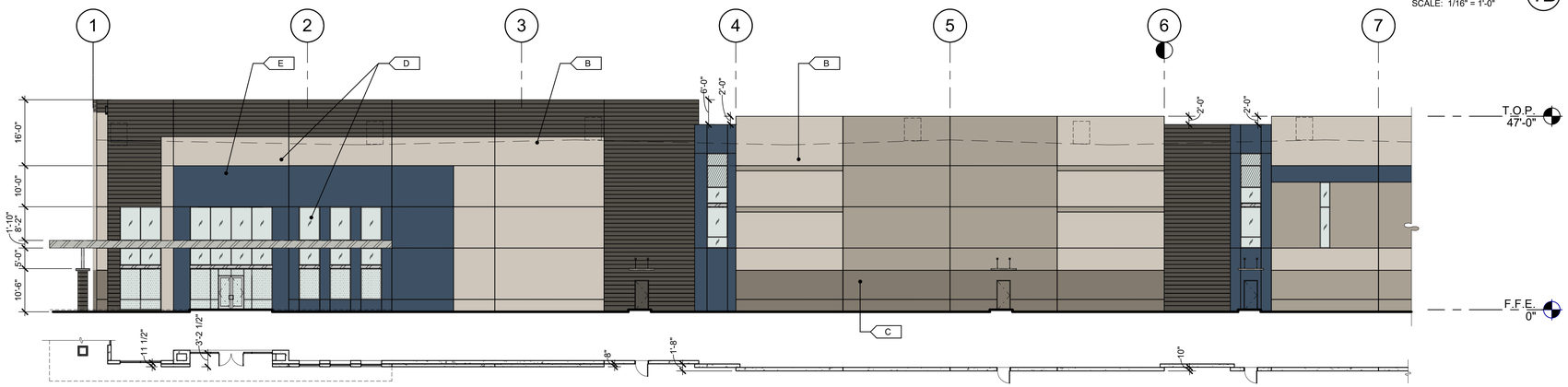
PARTIAL NORTH EXTERIOR ELEVATION 1A

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 1B

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 1C

SCALE: 1/16" = 1'-0"

KEYNOTES:

405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
406	METAL CANOPY, PAINTED.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
501	STRUCTURAL STEEL BEAM.

4R PLZSP-23-00001 RECEIVED SEPT 12 2024 WD

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

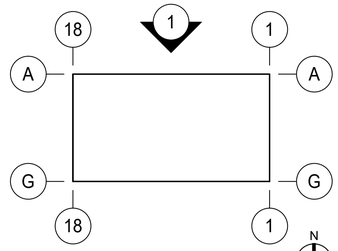
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

KEY PLAN



NOT TO SCALE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST SOUTHERN AVENUE.
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 1A

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

SHEET
A120a

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C:_Revit\0017_1s_ARCH_detached_amsalaTRJCQ.rvt

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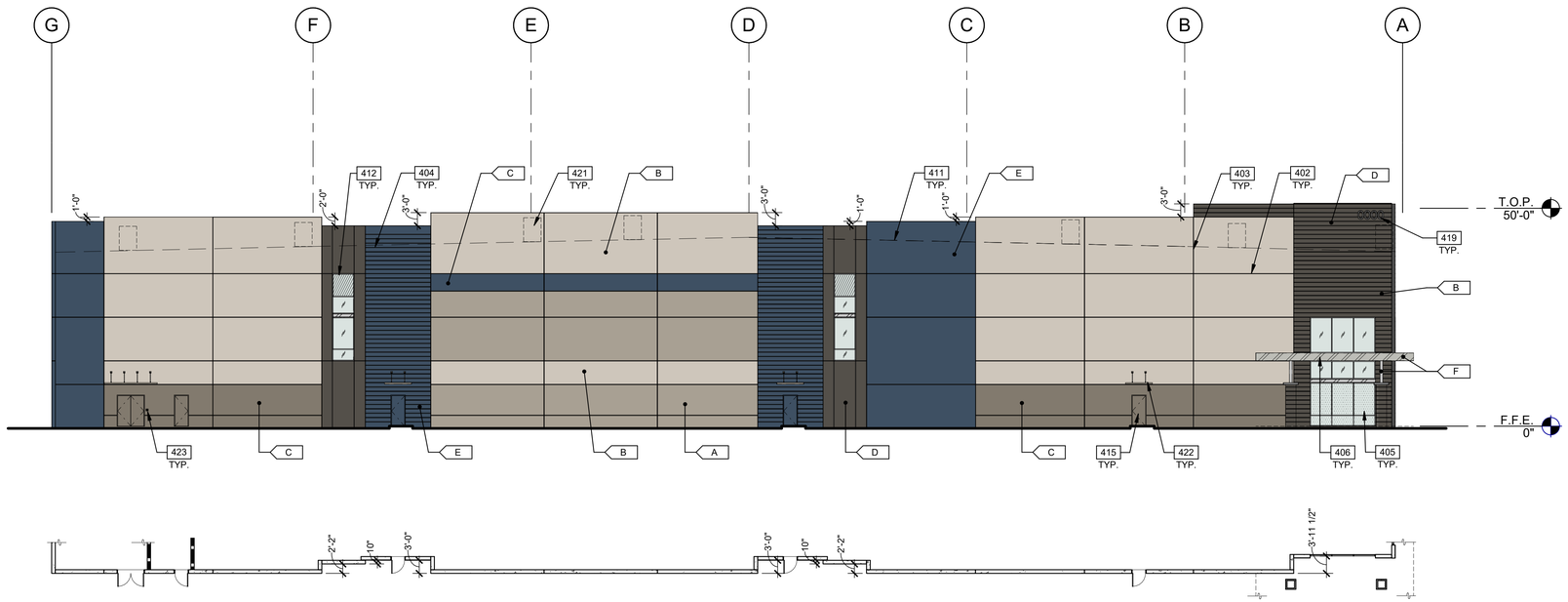
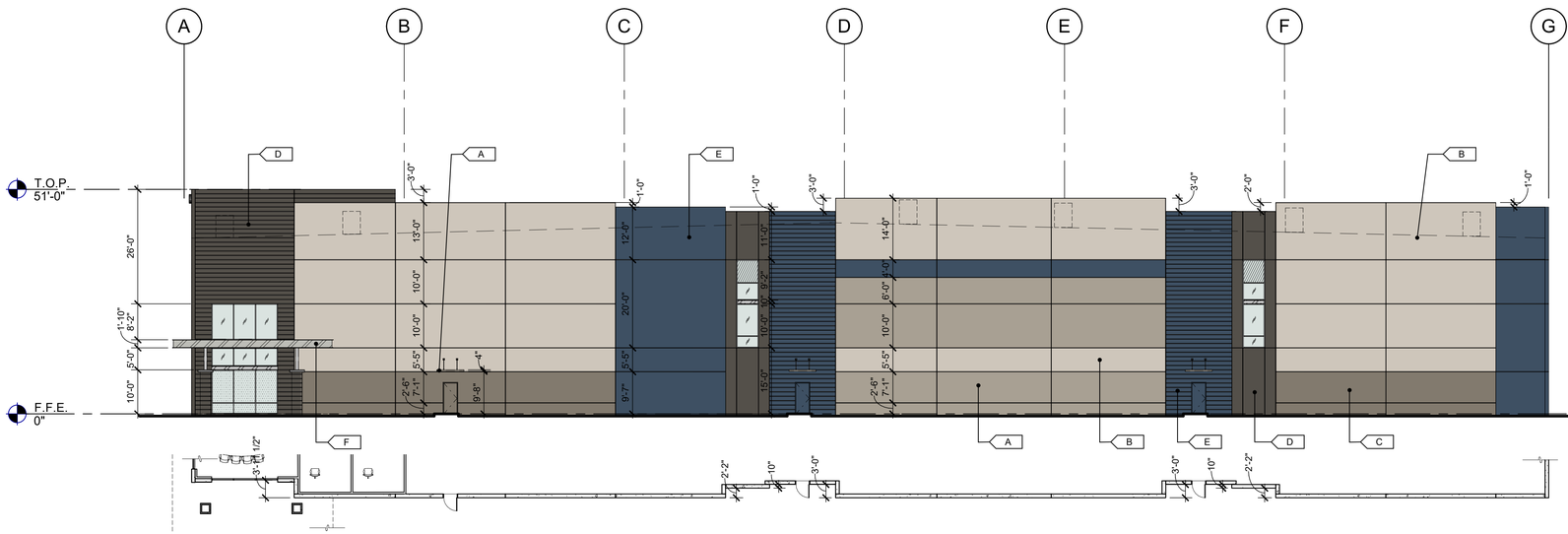


1/16"=1'-0"
0 8' 16' 32' 64'

EAST EXTERIOR ELEVATION 2

SCALE: 1/16" = 1'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

WEST EXTERIOR ELEVATION 3

SCALE: 1/16" = 1'-0"

KEYNOTES: -

402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
406	METAL CANOPY, PAINTED.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
423	RECESSED KNOX BOX LOCATION.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

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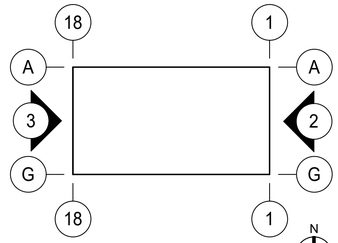
KEY PLAN



WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA, U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE.
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 1A

	DATE	REMARKS
1	06/24/2022	PRE-APPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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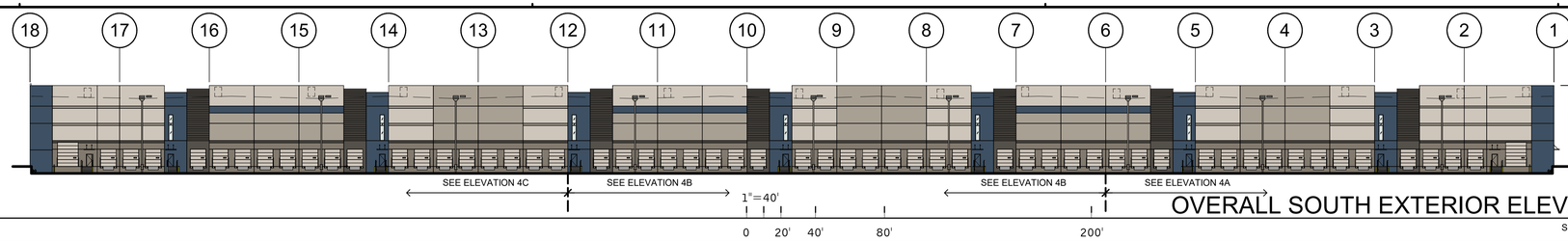
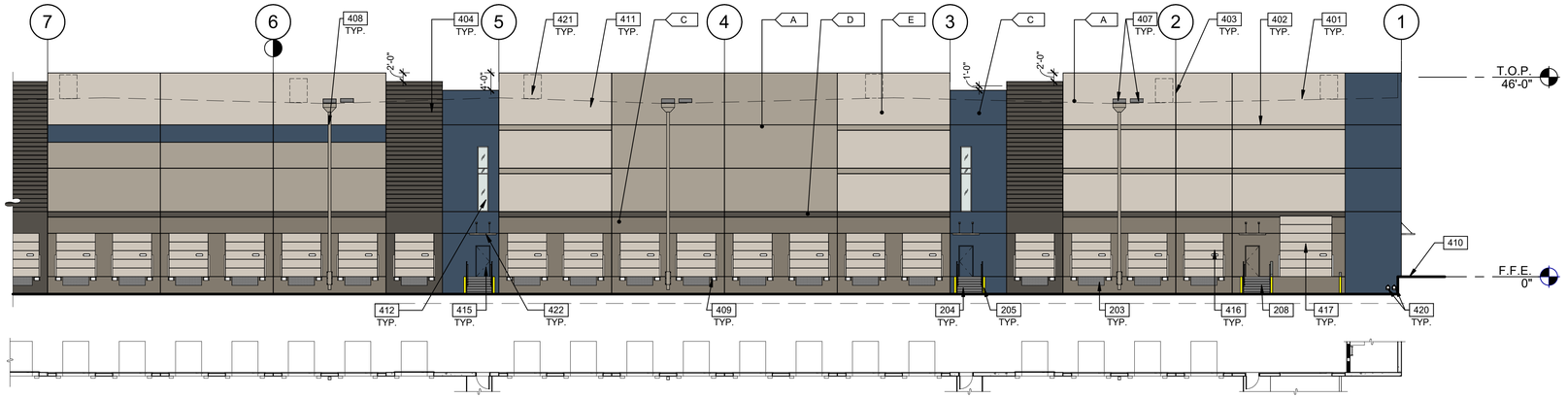


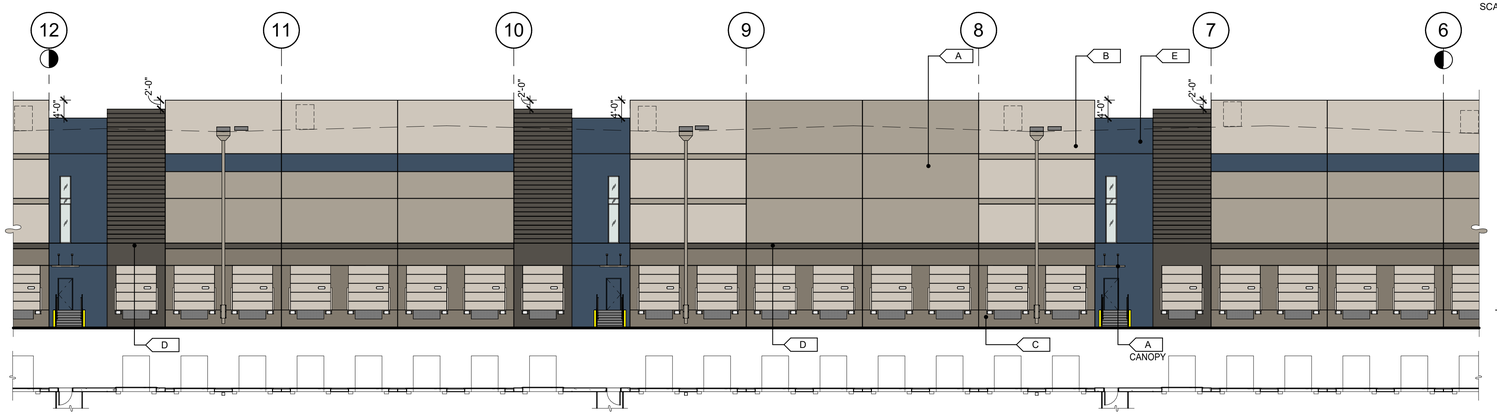
OVERALL SOUTH EXTERIOR ELEVATION 4

SCALE: 1" = 40'-0"



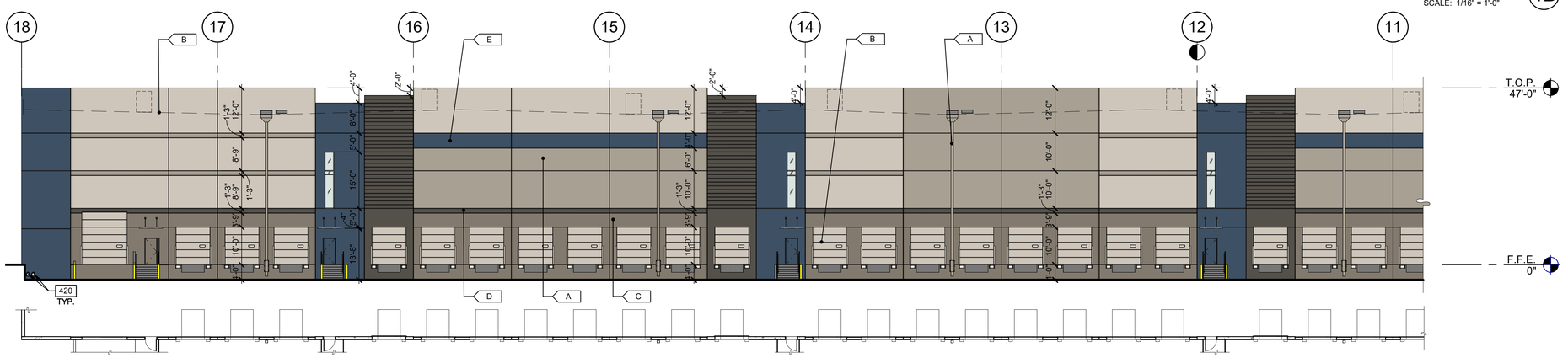
PARTIAL SOUTH EXTERIOR ELEVATION 4A

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 4B

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 4C

SCALE: 1/16" = 1'-0"

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
417	ROLL-UP DOOR.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
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MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
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CITY NOTES

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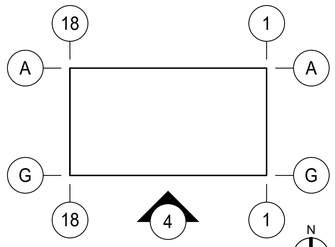
KEY PLAN



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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE.
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 1A

	DATE	REMARKS
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5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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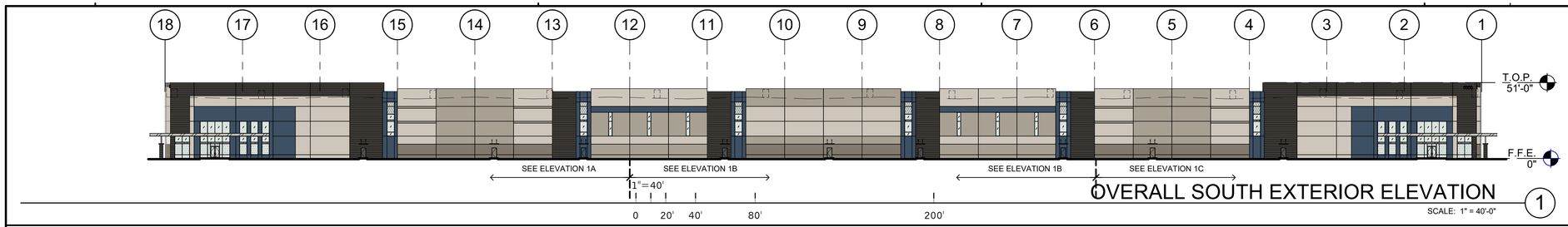
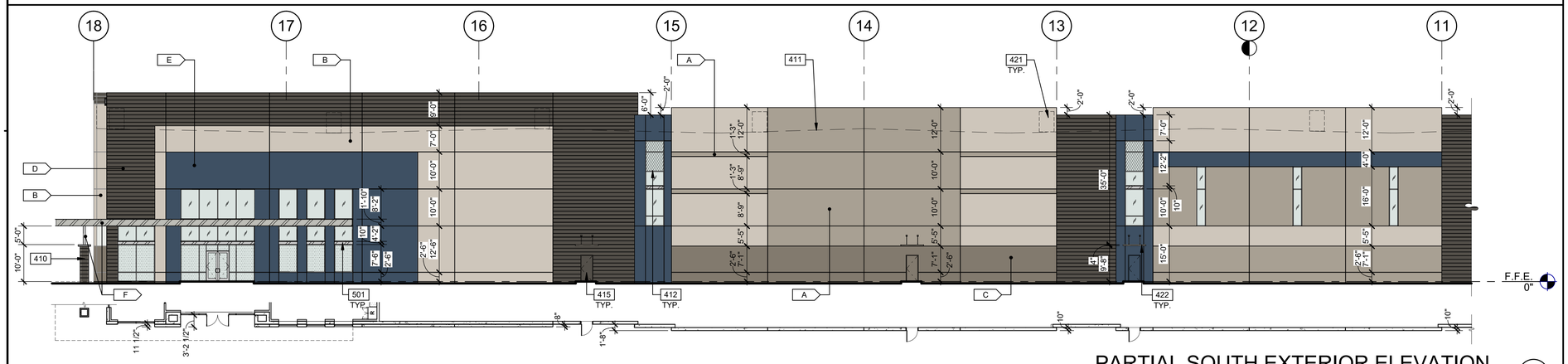


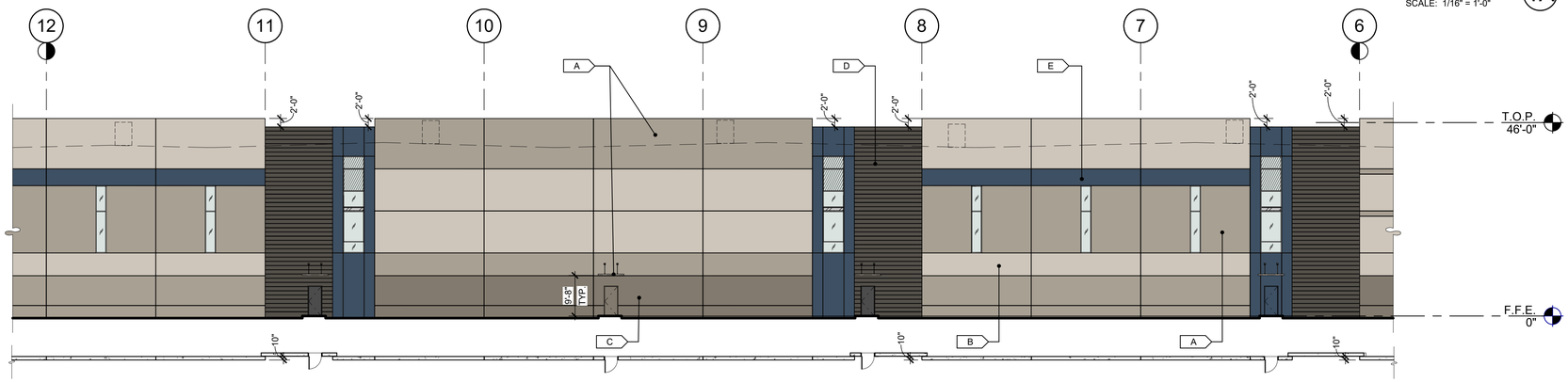
OVERALL SOUTH EXTERIOR ELEVATION 1

SCALE: 1" = 40'-0"



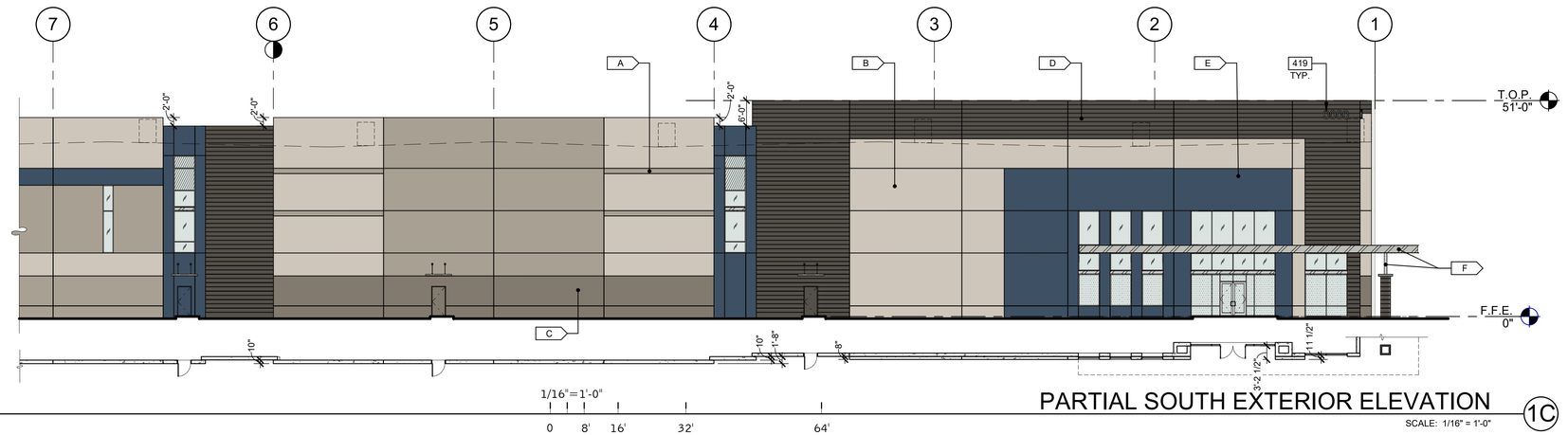
PARTIAL SOUTH EXTERIOR ELEVATION 1A

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 1B

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 1C

SCALE: 1/16" = 1'-0"

KEYNOTES:

410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
501	STRUCTURAL STEEL BEAM.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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U FACTOR = XXX AND SHGC = XXX
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MATERIALS:

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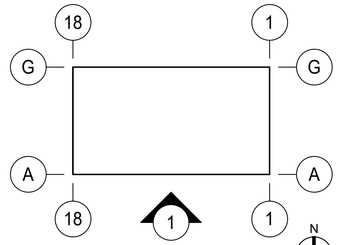

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Phoenix, AZ, 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST SOUTHERN AVENUE.
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 1B

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/19/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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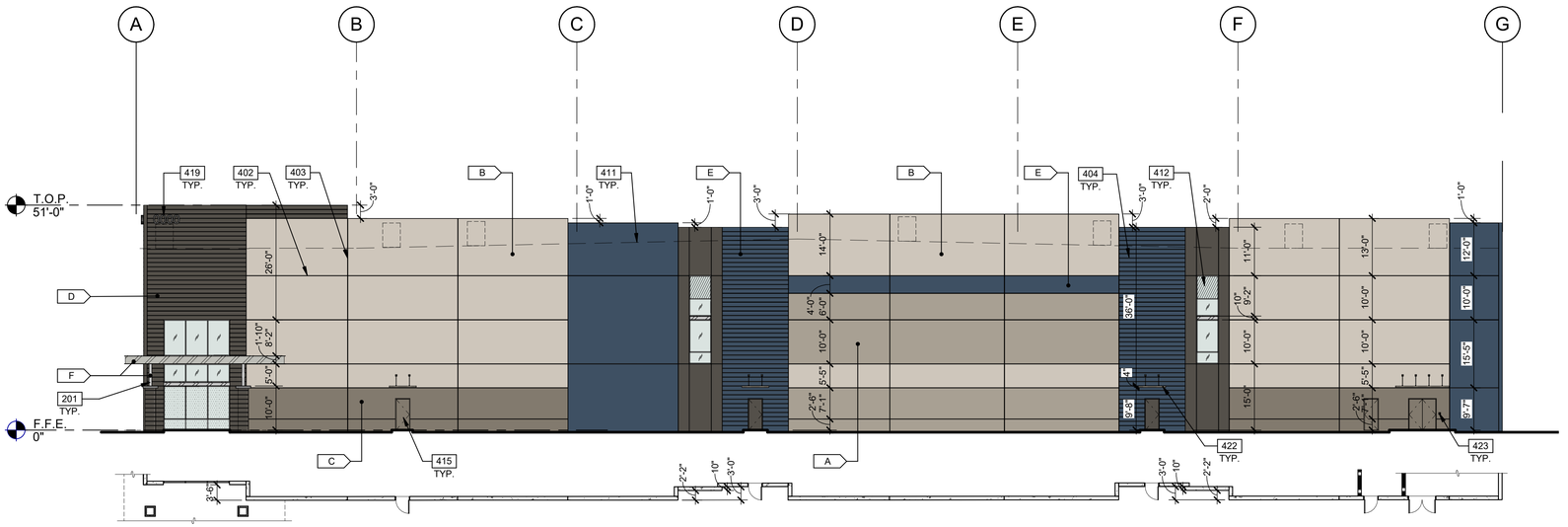
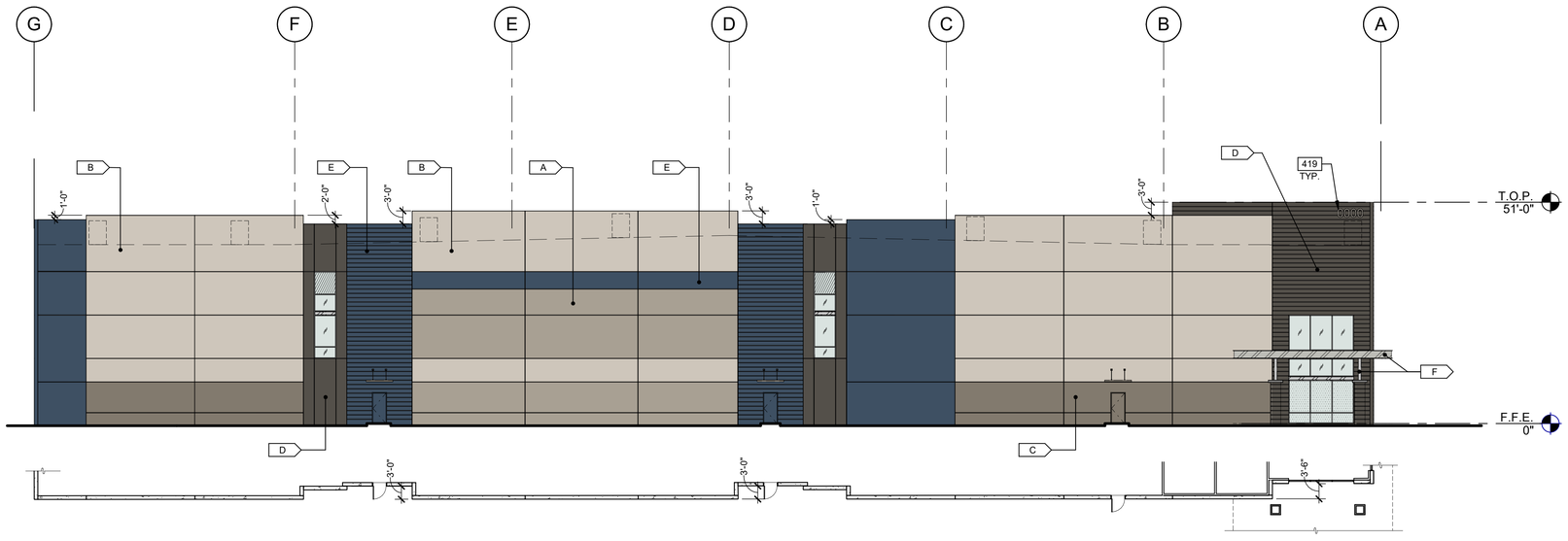


EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2



WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

3

KEYNOTES:

201	STRUCTURAL STEEL COLUMN.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
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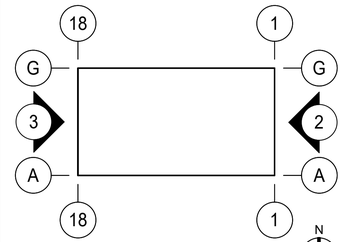

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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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C:_Revit\0017_1b_ARCH_detached_snaua\PHX22-0...

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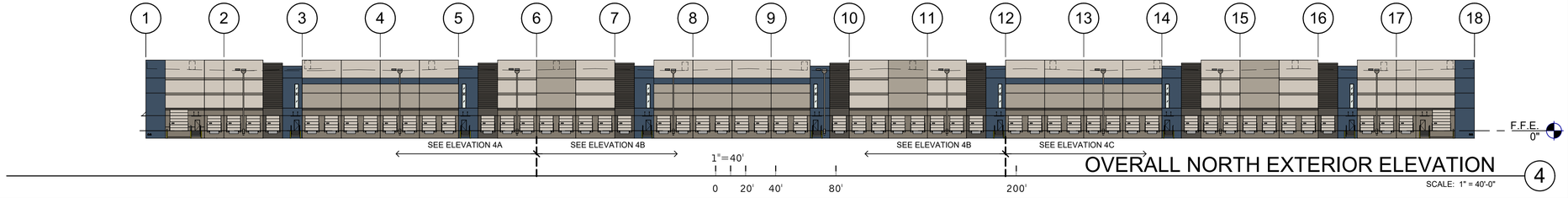
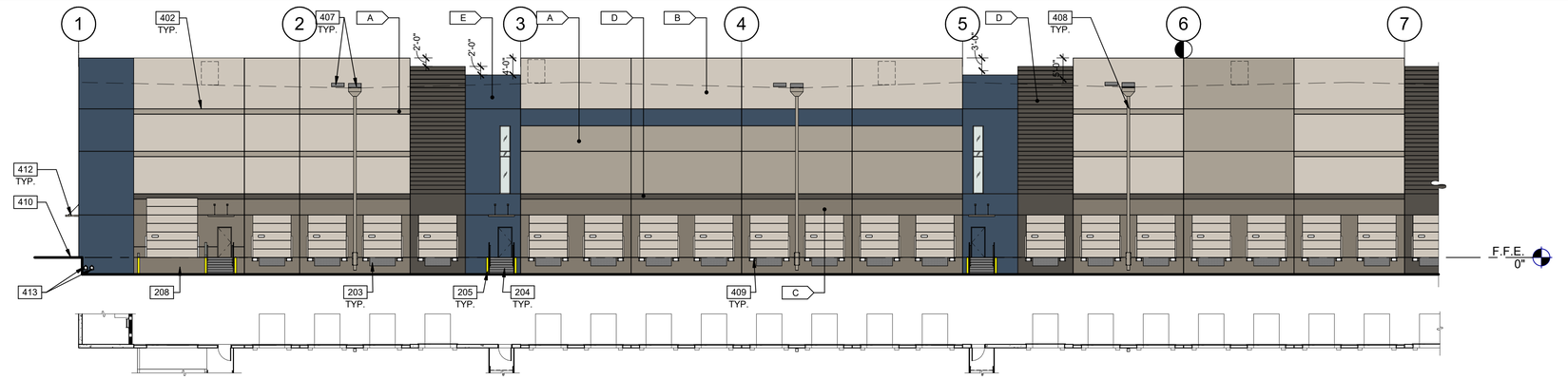


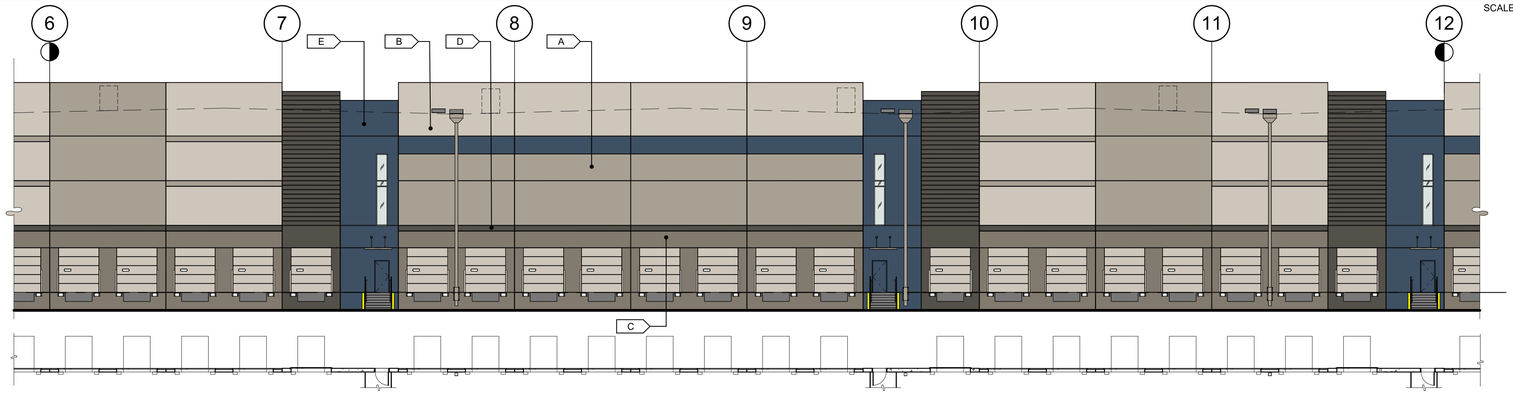
OVERALL NORTH EXTERIOR ELEVATION 4

SCALE: 1" = 40'-0"



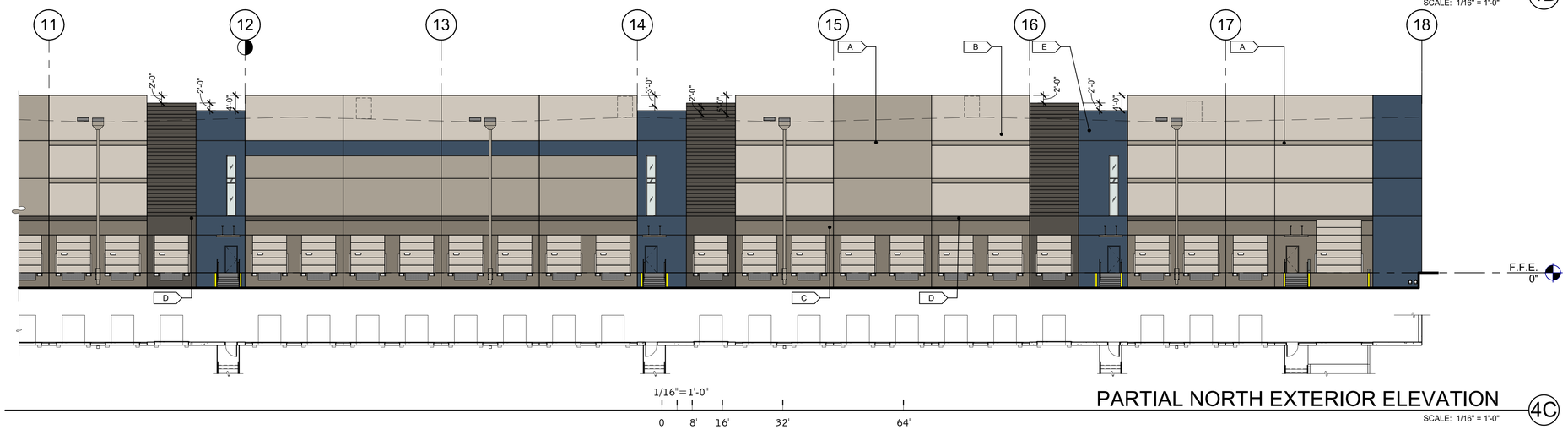
PARTIAL NORTH EXTERIOR ELEVATION 4A

SCALE: 1/16" = 1'-0"



PARTIAL NORTHEXTERIOR ELEVATION 4B

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 4C

SCALE: 1/16" = 1'-0"

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
402	3/4" V-REVEAL.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
410	FINISH GRADE VARIES.
412	CLERESTORY WINDOW.
413	OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

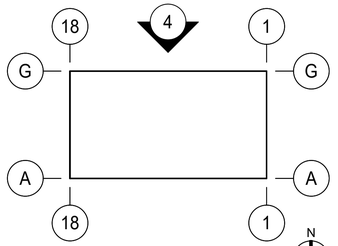
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

KEY PLAN



NOT TO SCALE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST SOUTHERN AVENUE.
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 1B

	DATE	REMARKS
1	06/20/2023	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

SHEET
A122b

3/14/2024 11:51:28 PM

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C:_Revit\0017_1b_ARCH_detached_armuirlTRJCQ.rvt

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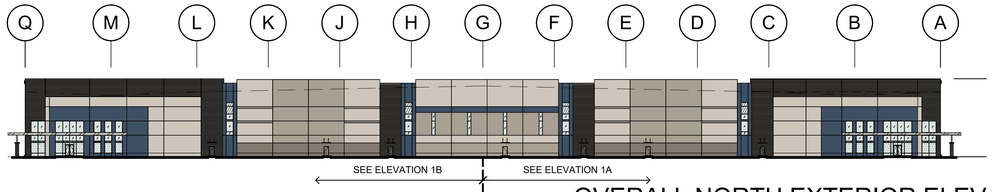
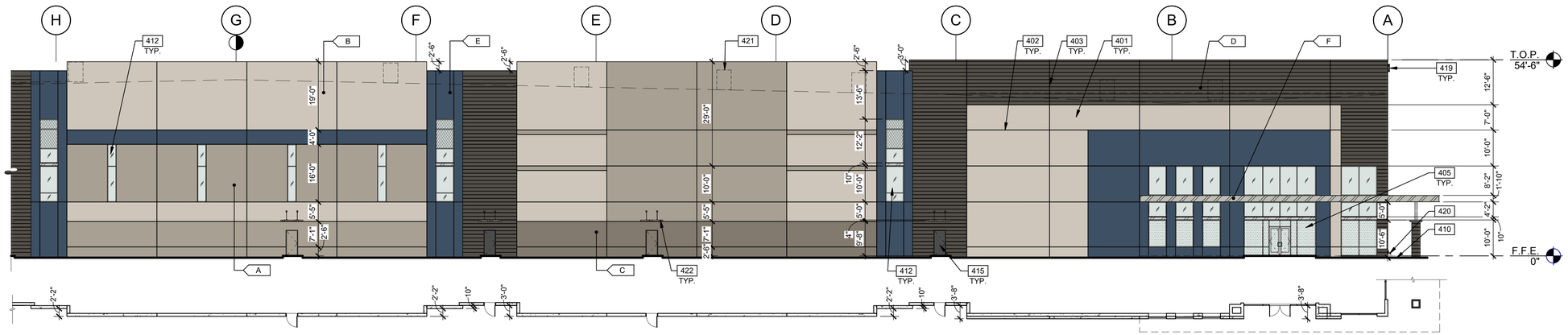


1"=50'

0 25' 50' 100' 250'

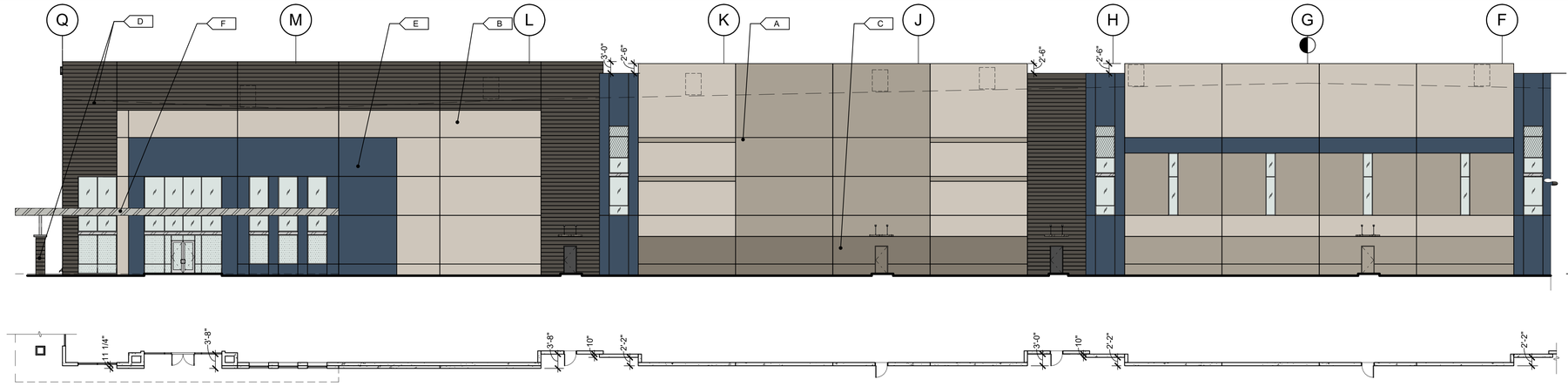
OVERALL NORTH EXTERIOR ELEVATION 1

SCALE: 1" = 50'-0"



PARTIAL NORTH EXTERIOR ELEVATION 1A

SCALE: 1/16" = 1'-0"



1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL NORTH EXTERIOR ELEVATION 1B

SCALE: 1/16" = 1'-0"

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A — SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36

B — SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57

C — SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20

D — SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8

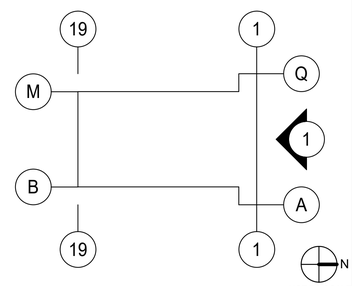
E — SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8

F — SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

KEYNOTES:

401 CONCRETE WALL, PAINTED.
402 3/4" V-REVEAL.
403 CONCRETE WALL JOINT.
405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
410 FINISH GRADE VARIES.
412 CLERESTORY WINDOW.
415 HOLLOW METAL DOOR.
419 ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
420 ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
421 SCREENED FUTURE MECHANICAL UNIT.
422 STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

KEY PLAN



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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 2

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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A220

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C:_Revit\2017_2_ARCH_amsalaTRJQQ.rvt

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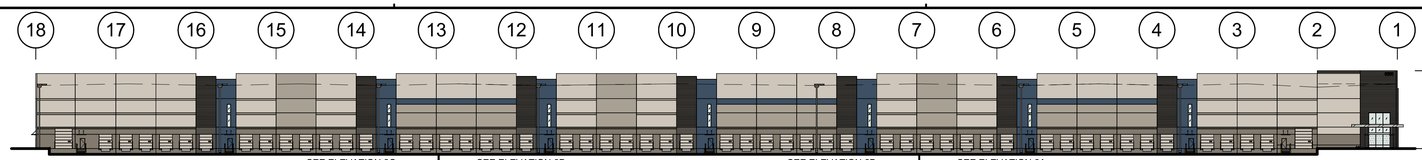
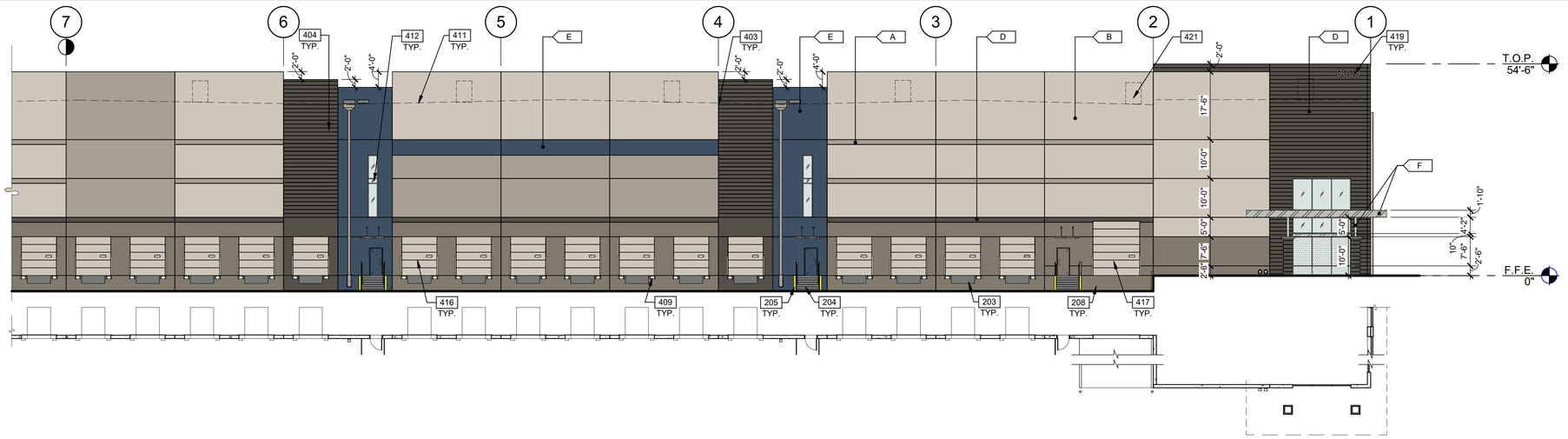


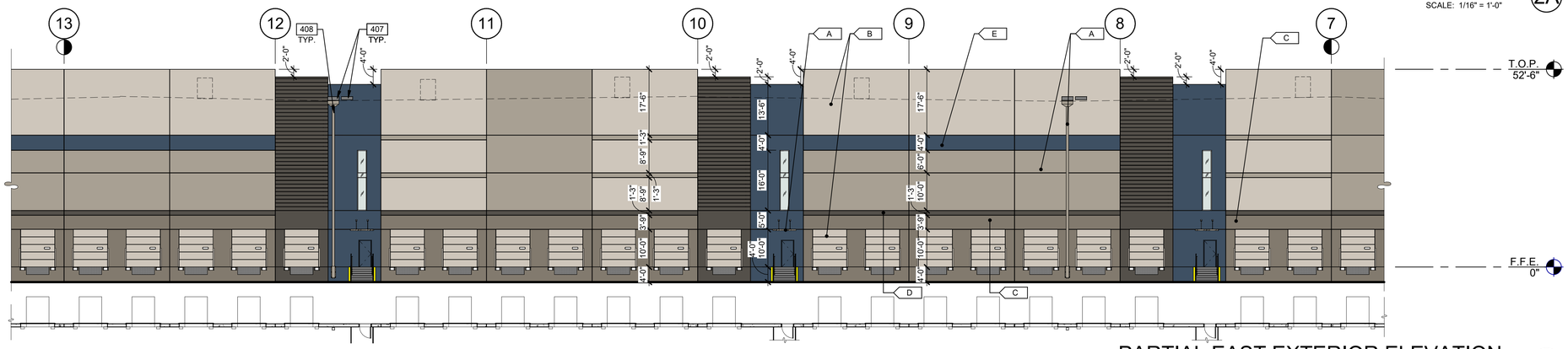
OVERALL EAST EXTERIOR ELEVATION 2

SCALE: 1" = 50'-0"



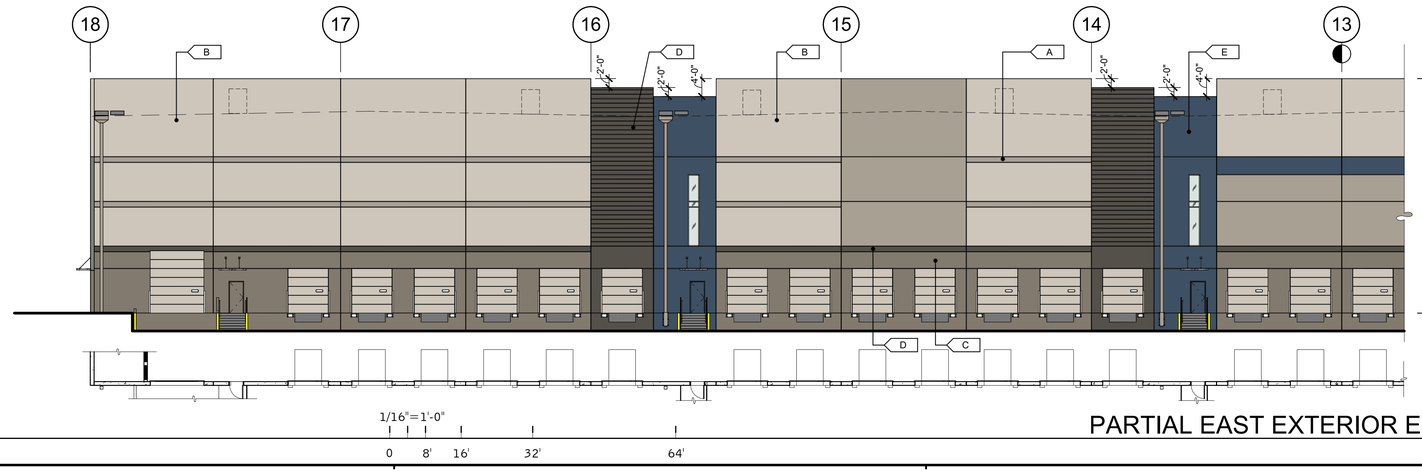
PARTIAL EAST EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 2C

SCALE: 1/16" = 1'-0"

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
417	ROLL-UP DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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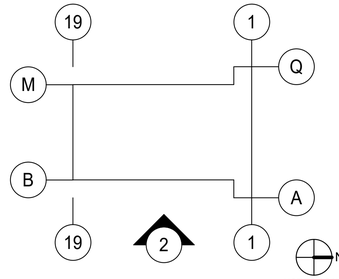
F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

KEY PLAN



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P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 2

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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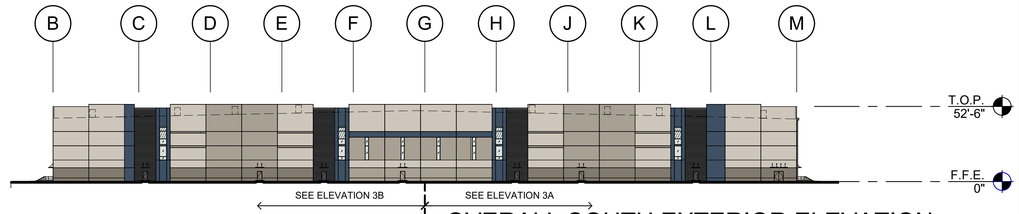
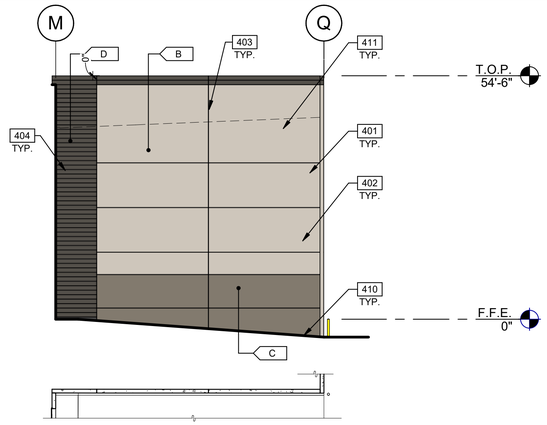


1"=50'
0 25' 50' 100' 250'

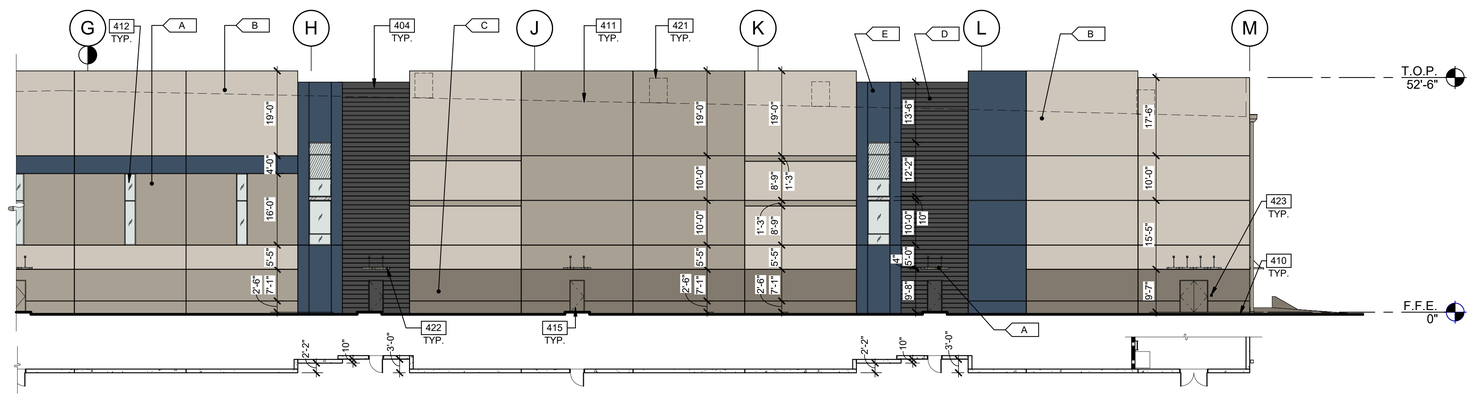
OVERALL SOUTH EXTERIOR ELEVATION 3

SCALE: 1" = 50'-0"



PARTIAL NORTH EXTERIOR ELEVATION 3C

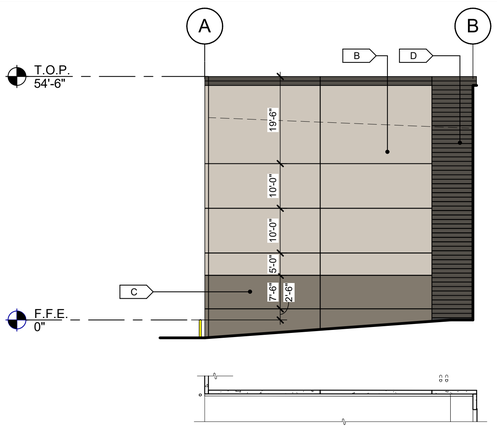
SCALE: 1/16" = 1'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

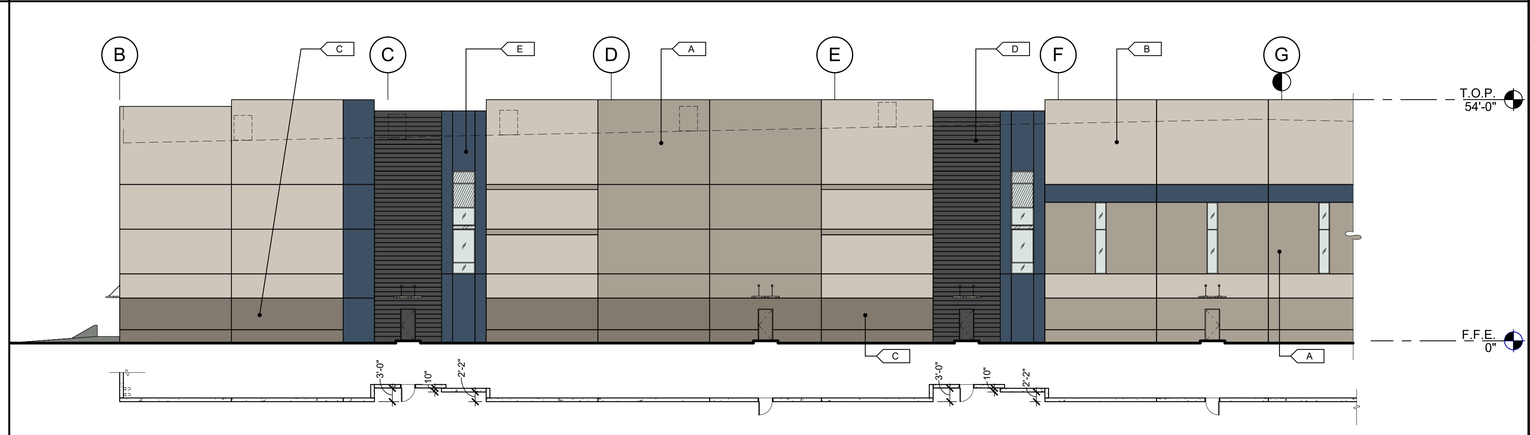
PARTIAL SOUTH EXTERIOR ELEVATION 3A

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 3D

SCALE: 1/16" = 1'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL SOUTH EXTERIOR ELEVATION 3B

SCALE: 1/16" = 1'-0"

CITY NOTES

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LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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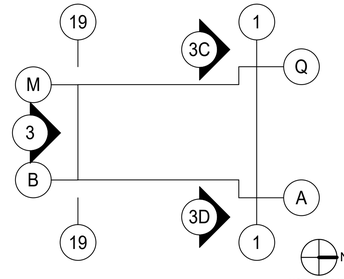
F SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

KEYNOTES:

401 CONCRETE WALL, PAINTED.
402 3/4" V-REVEAL.
403 CONCRETE WALL JOINT.
404 CONCRETE FORM LINER.
410 FINISH GRADE VARIES.
411 LINE OF ROOF BEYOND.
412 CLERESTORY WINDOW.
415 HOLLOW METAL DOOR.
421 SCREENED FUTURE MECHANICAL UNIT.
422 STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
423 RECESSED KNOX BOX LOCATION.

KEY PLAN



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P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 2

	DATE	REMARKS
1	06/22/2023	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

SHEET
A222

8/15/2024 12:49:23 AM

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C:_Revit\0017_2_ARCH_jmsaul.RVZO.rvt

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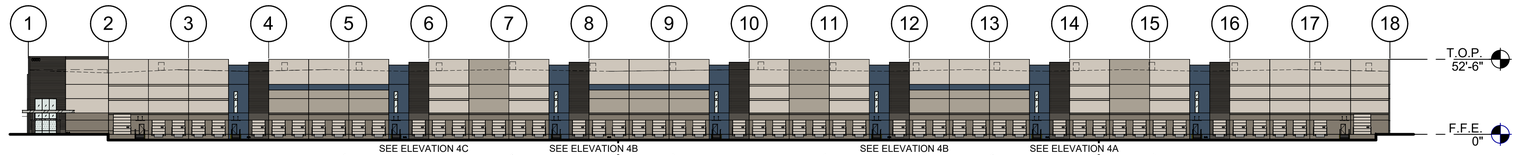
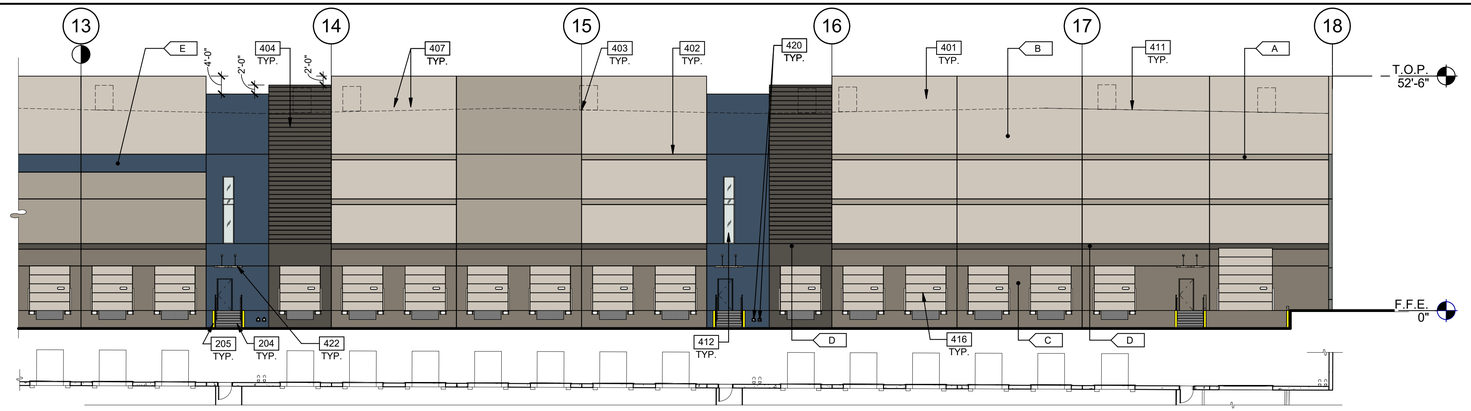


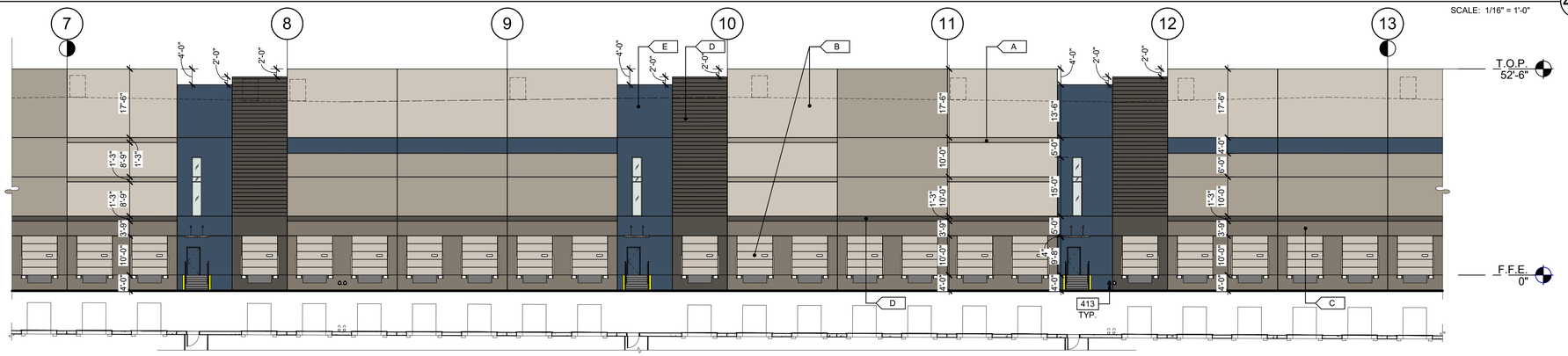
OVERALL WEST EXTERIOR ELEVATION 4

SCALE: 1" = 50'-0"



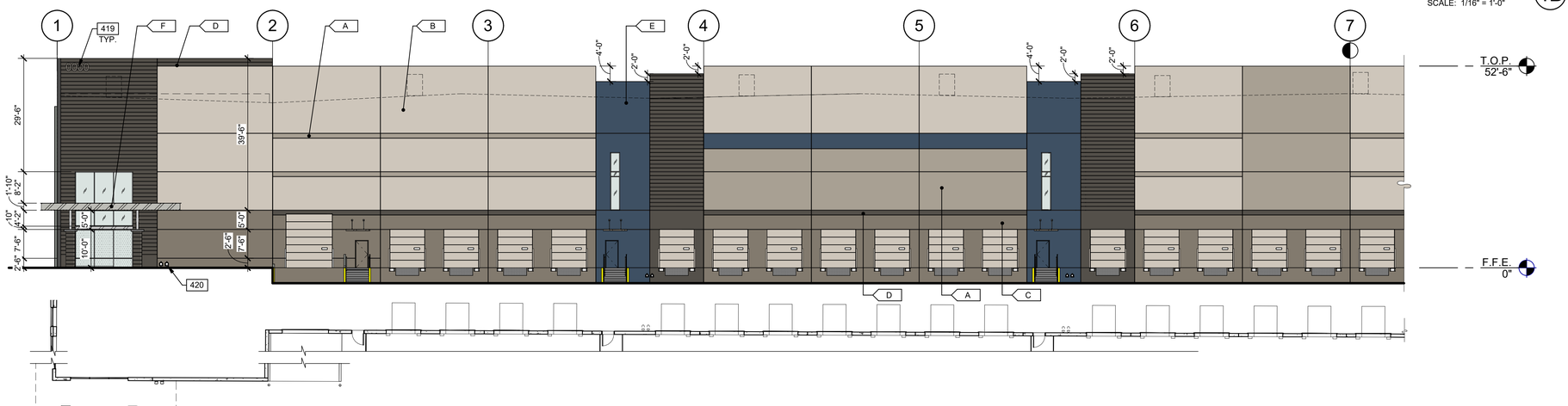
PARTIAL WEST EXTERIOR ELEVATION 4A

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 4B

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 4C

SCALE: 1/16" = 1'-0"

KEYNOTES:

204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
407	PRIMARY AND SECONDARY SCUPPERS.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
413	OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

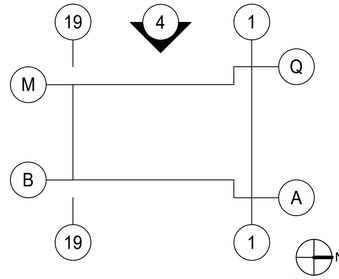
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
- B — SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
- C — SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
- D — SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
- E — SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
- F — SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

KEY PLAN



NOT TO SCALE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 2

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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

SHEET
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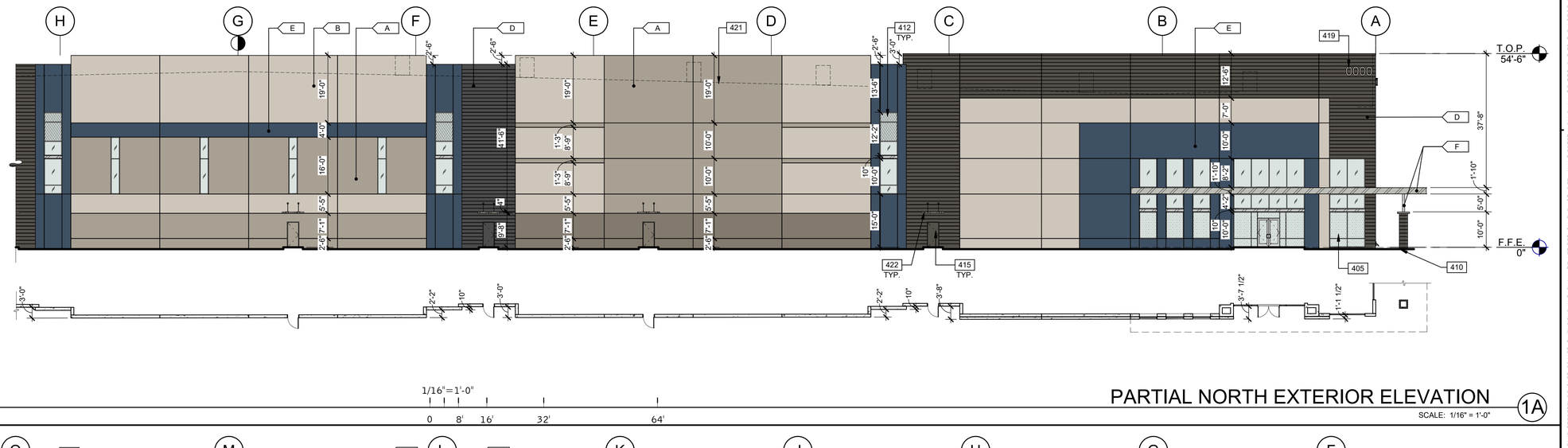
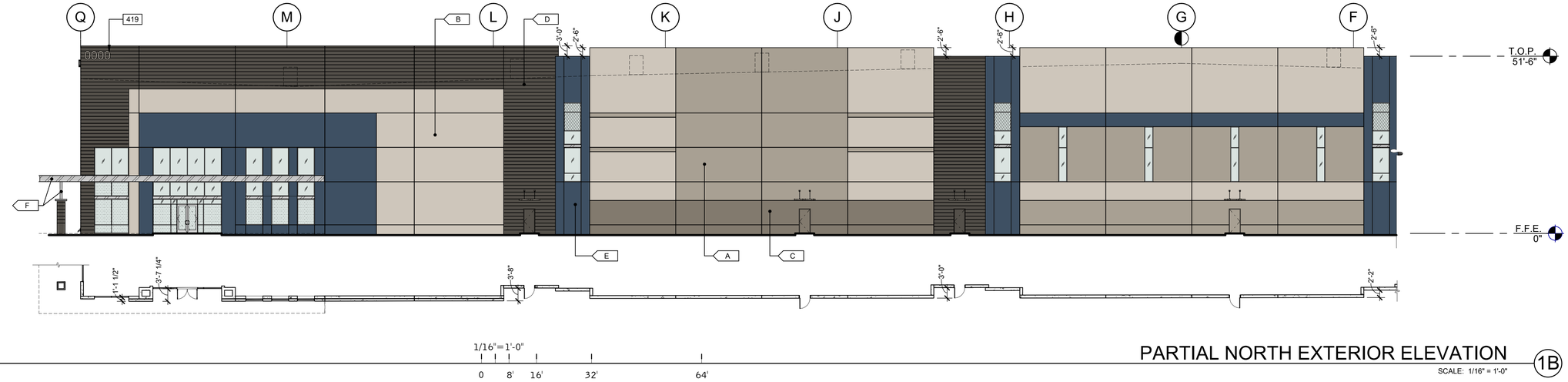
OVERALL NORTH EXTERIOR ELEVATION 1

SCALE: 1" = 50'-0"



PARTIAL NORTH EXTERIOR ELEVATION 1A

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 1B

SCALE: 1/16" = 1'-0"

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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MATERIALS:

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COLORS:

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- A — SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
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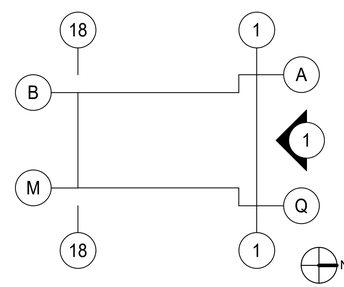
- E — SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
- F — SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

KEYNOTES:

405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
410	FINISH GRADE VARIES.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

KEY PLAN



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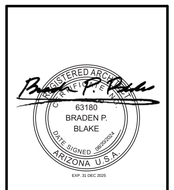

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 3

	DATE	REMARKS
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PA/PM:	A. MADRID
DRAWN BY::	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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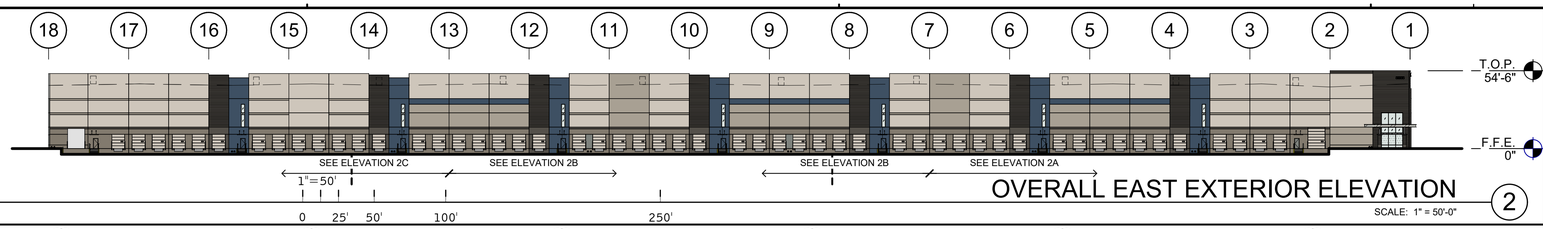
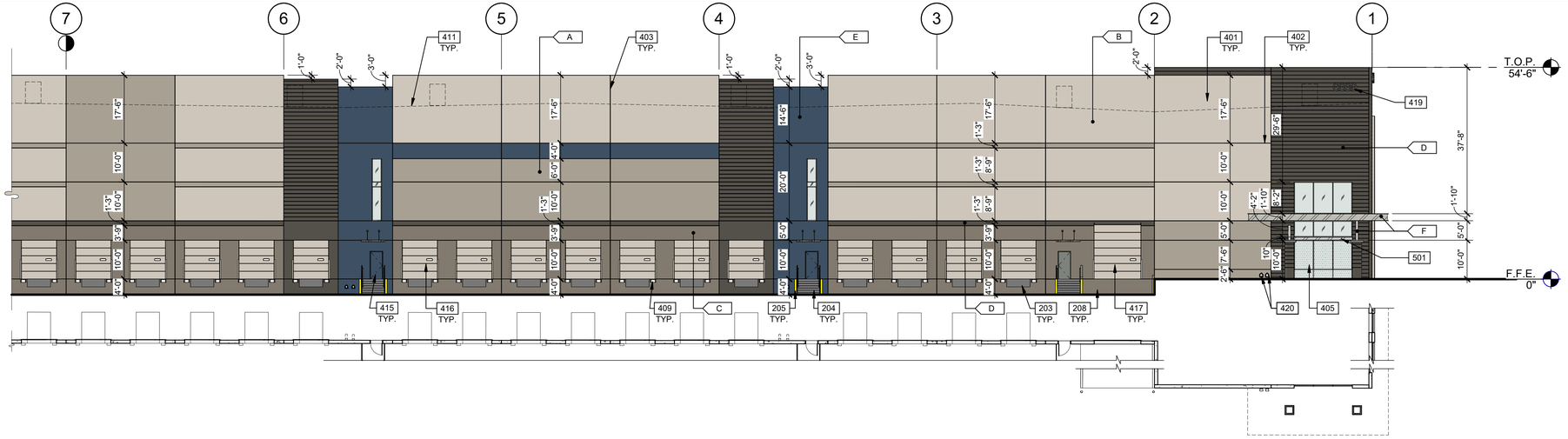


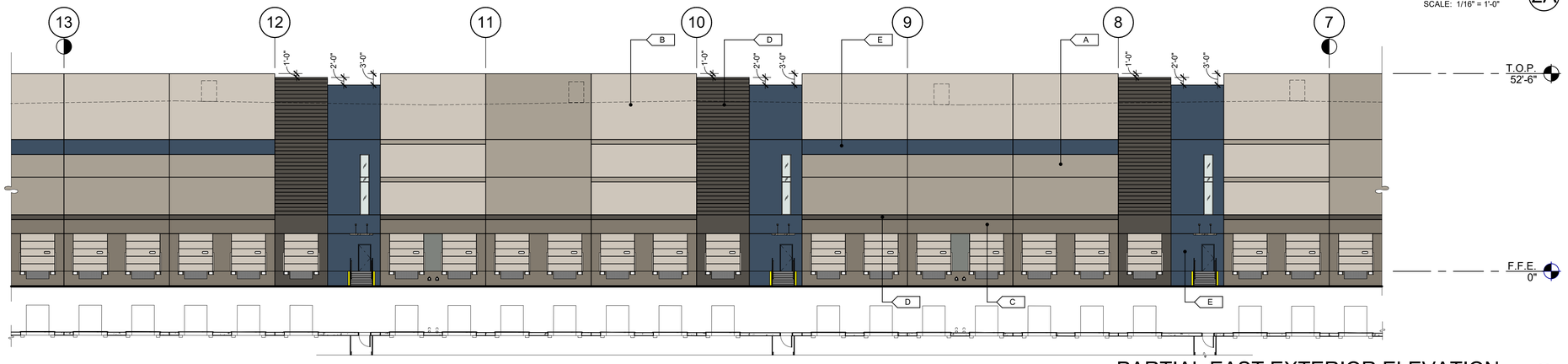
OVERALL EAST EXTERIOR ELEVATION 2

SCALE: 1" = 50'-0"



PARTIAL EAST EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 2B

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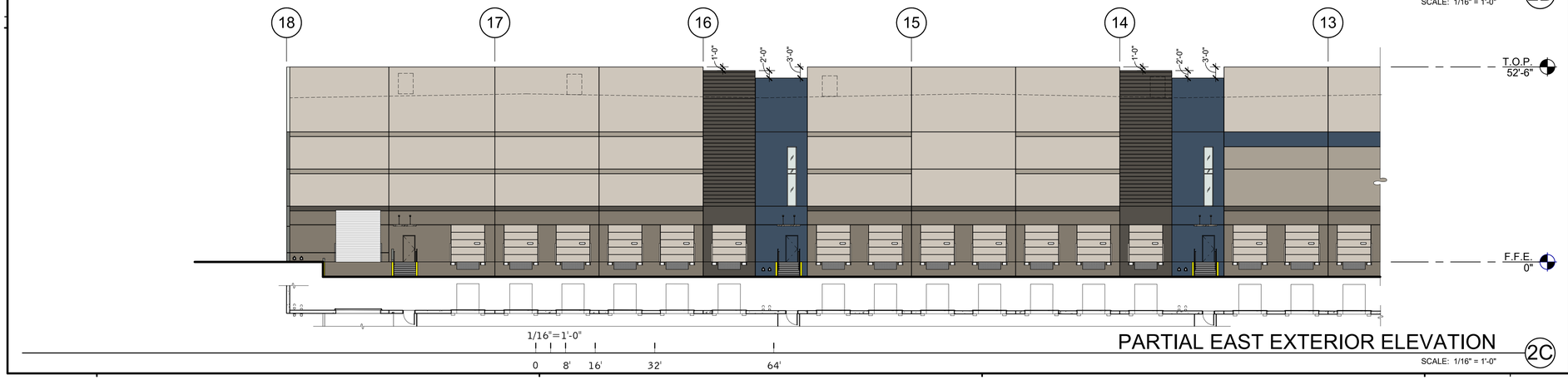

PARTIAL EAST EXTERIOR ELEVATION 2C

SCALE: 1/16" = 1'-0"

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
409	DOCK BUMPER.
411	LINE OF ROOF BEYOND.
415	HOLLOW METAL DOOR.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
417	ROLL-UP DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
501	STRUCTURAL STEEL BEAM.

LEGEND

GLASS:

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SPANDREL GLASS

TEMPERED GLASS

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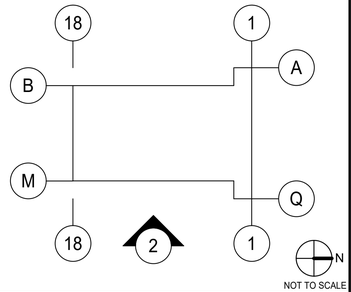
KEY PLAN



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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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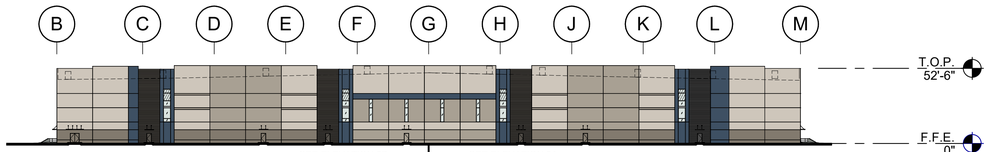
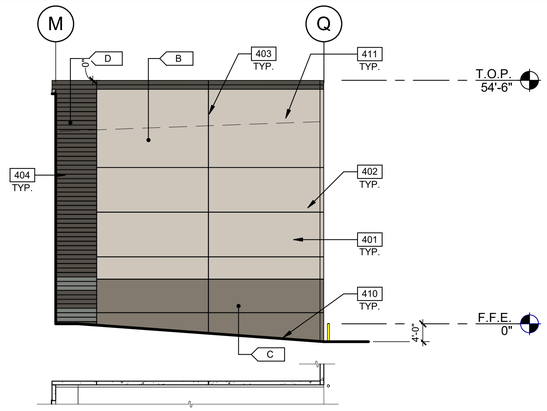


1"=50'
0 25' 50' 100' 250'

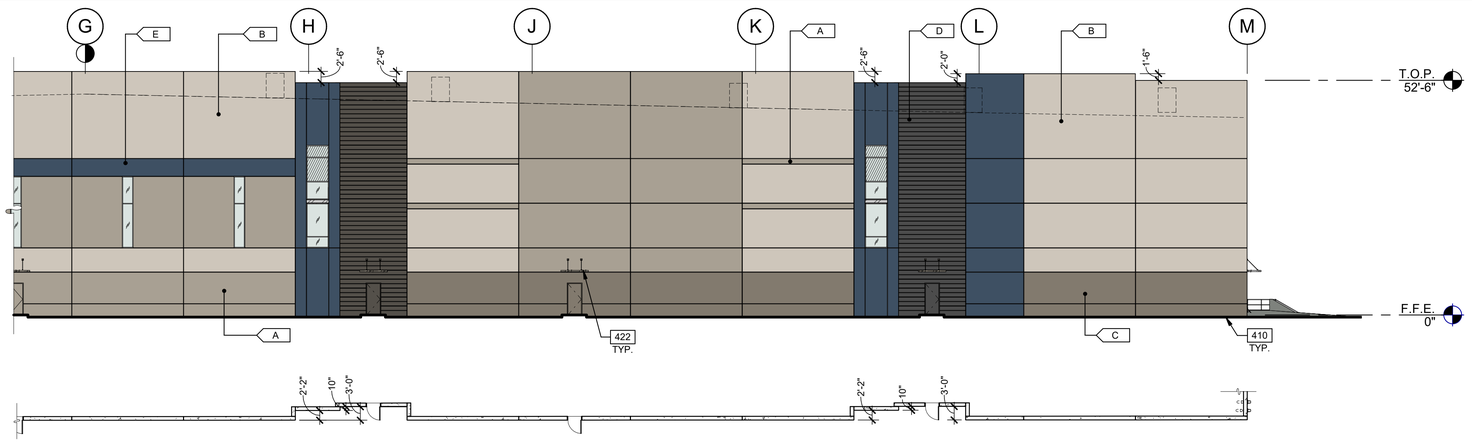
OVERALL SOUTH EXTERIOR ELEVATION 3

SCALE: 1" = 50'-0"



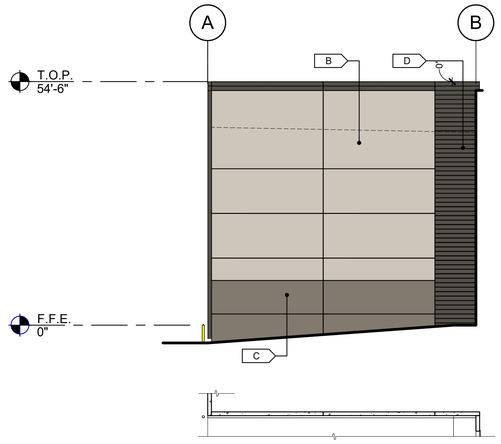
PARTIAL SOUTH EXTERIOR ELEVATION 3C

SCALE: 1/16" = 1'-0"



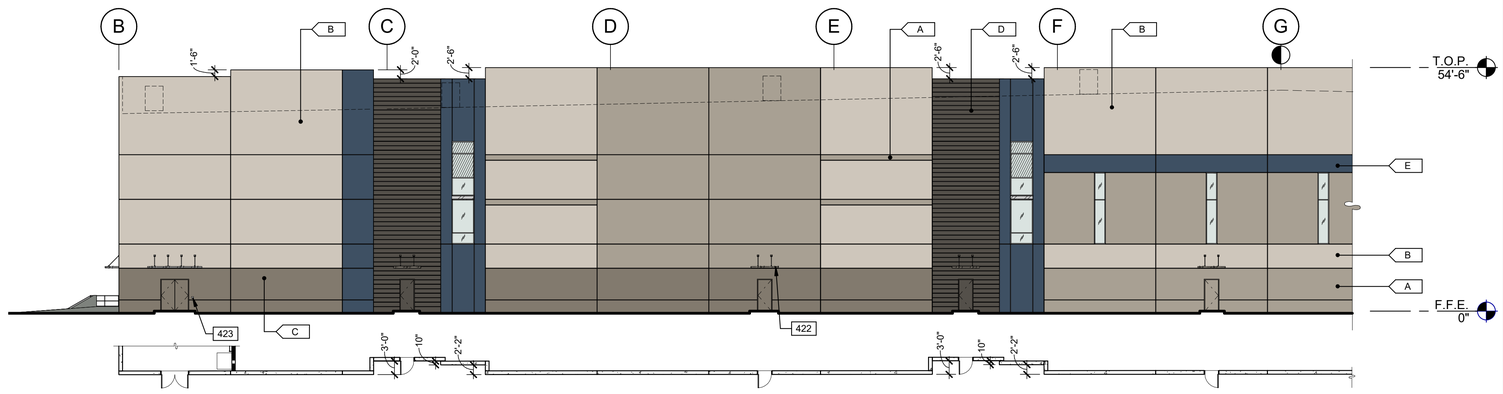
PARTIAL SOUTH EXTERIOR ELEVATION 3A

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 3D

SCALE: 1/16" = 1'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL SOUTH EXTERIOR ELEVATION 3B

SCALE: 1/16" = 1'-0"

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XX AND SHGC = XX
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MATERIALS:

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COLORS:

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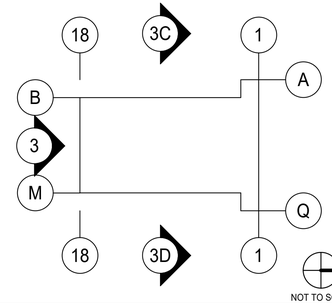
KEYNOTES: -

401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
423	RECESSED KNOX BOX LOCATION.

KEY PLAN



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REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 3

	DATE	REMARKS
1	06/20/2023	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

SHEET
A322

8/15/2024 12:47:13 AM

C:_Revit\2017_3_ARCH_smaulat\TRJCQ3.rvt

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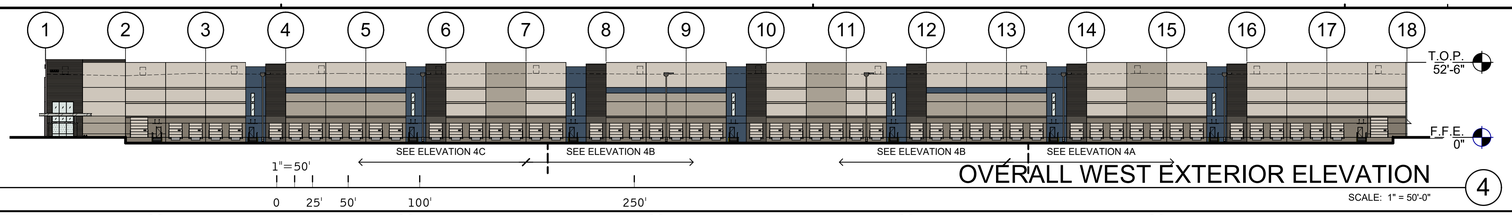
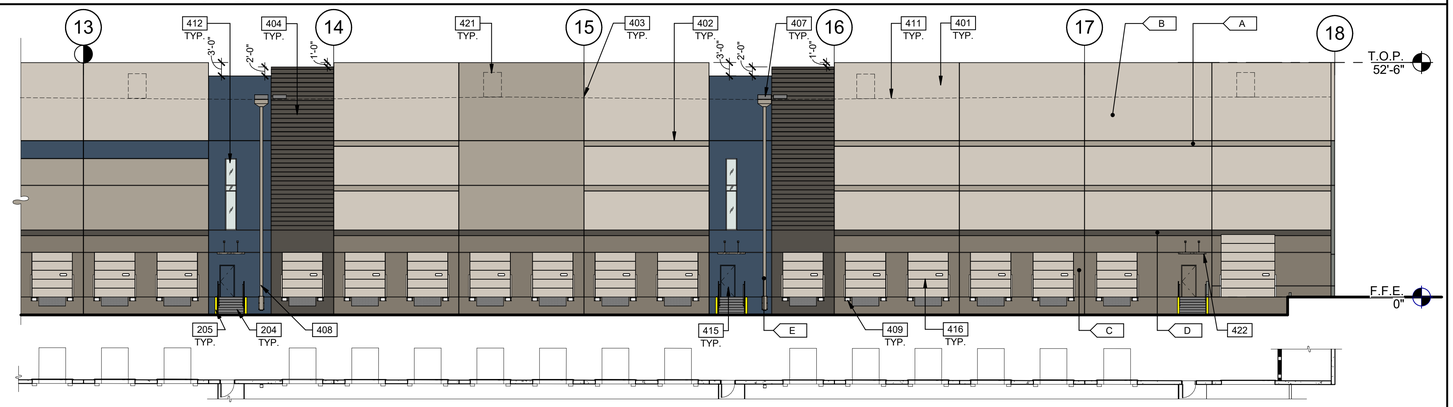


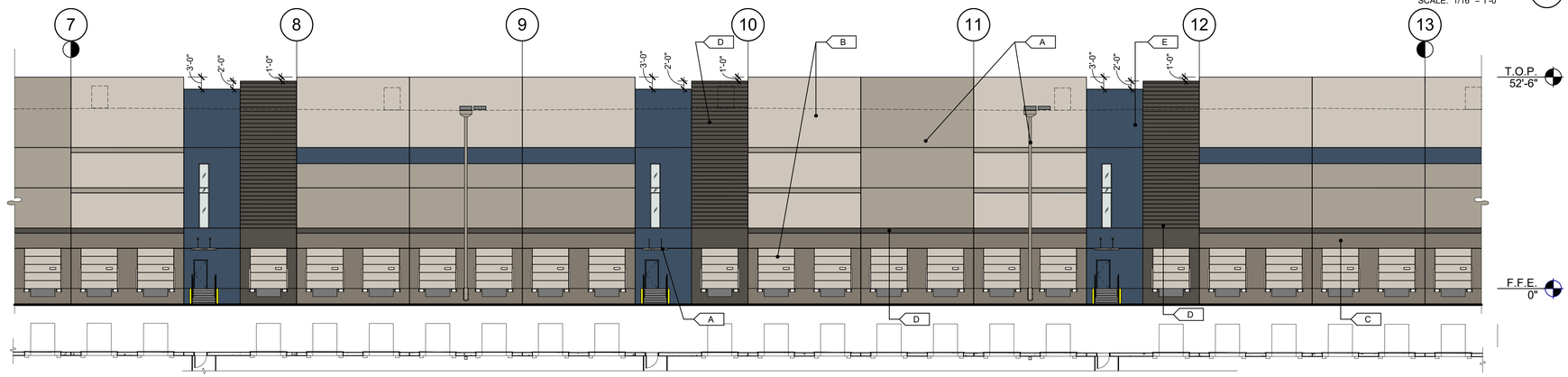
OVERALL WEST EXTERIOR ELEVATION 4

SCALE: 1" = 50'-0"



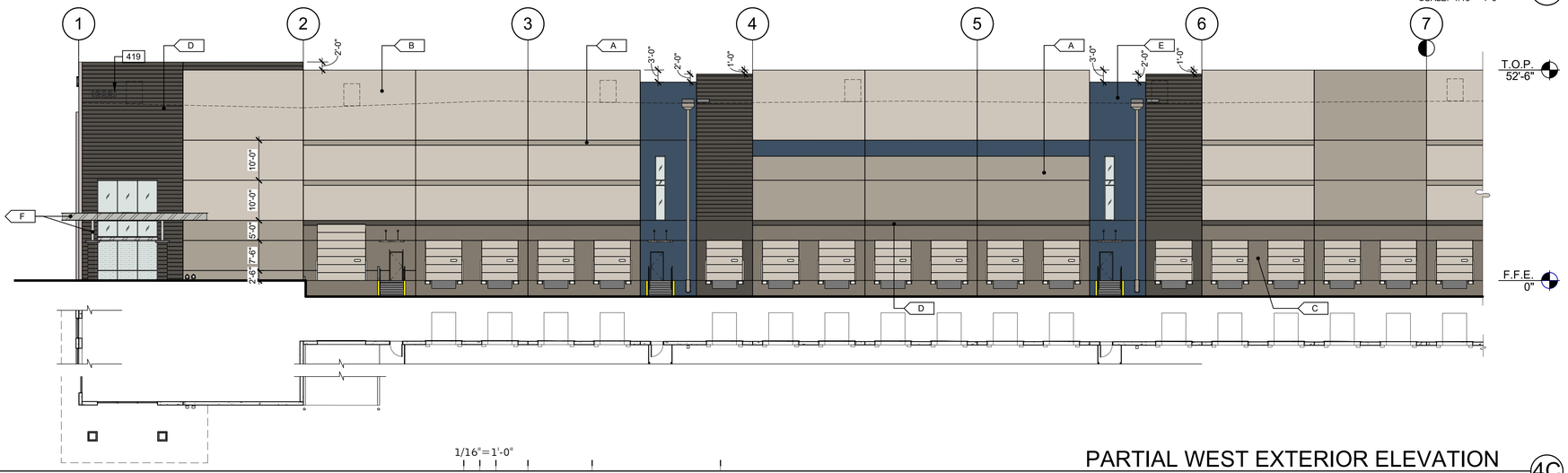
PARTIAL WEST EXTERIOR ELEVATION 4A

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 4B

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 4C

SCALE: 1/16" = 1'-0"

KEYNOTES:

204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XX AND SHGC = XX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

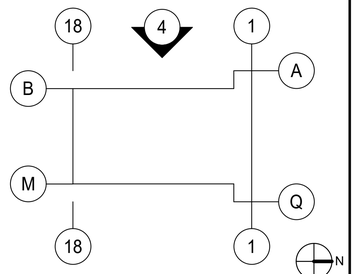
METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

KEY PLAN



NOT TO SCALE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326-5326

EXTERIOR ELEVATIONS - BUILDING 3

	DATE	REMARKS
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2	01/20/2023	1ST DR SUBMITTAL
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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

SHEET
A323

8/15/2024 12:47:23 AM

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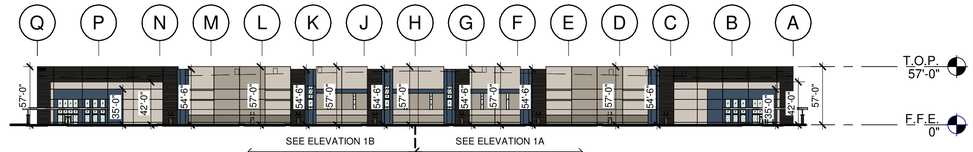
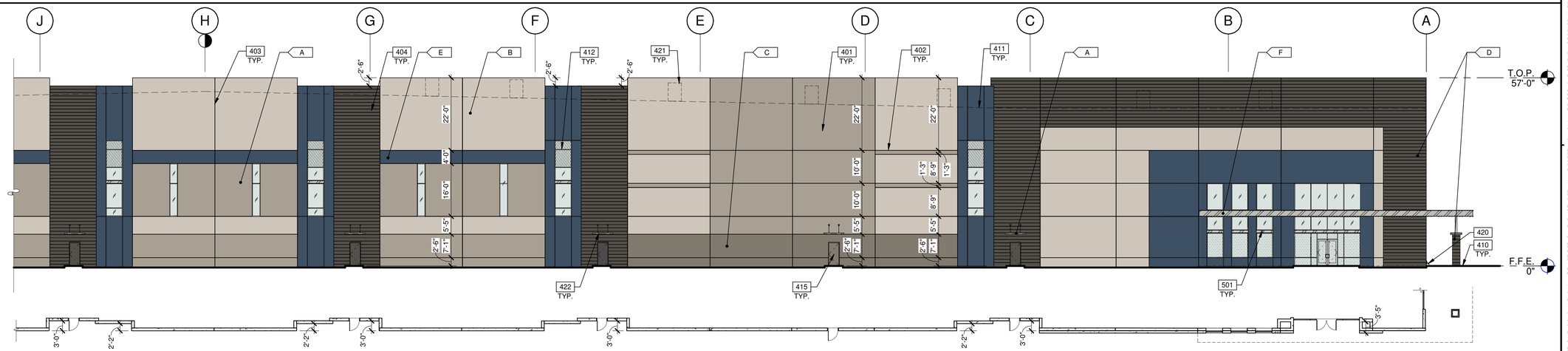


1"=70'

0 35' 70' 140' 350'

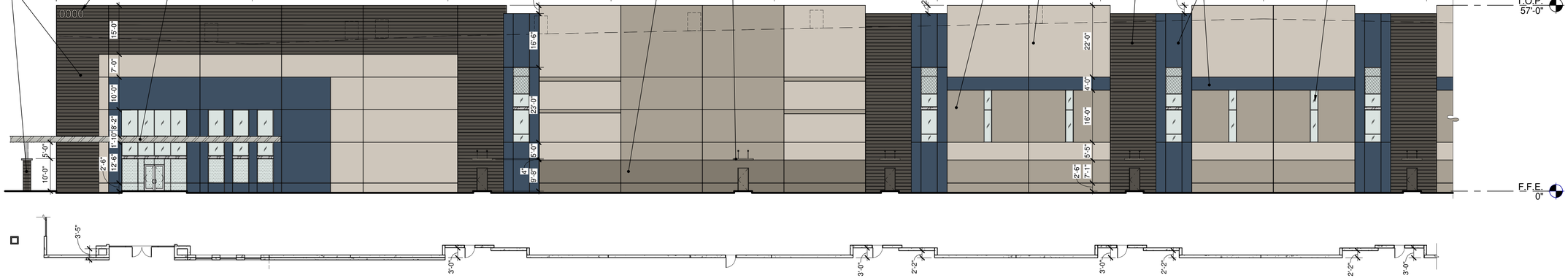
OVERALL WEST EXTERIOR ELEVATION 1

SCALE: 1" = 70'-0"



PARTIAL WEST EXTERIOR ELEVATION 1A

SCALE: 1/16" = 1'-0"



1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL WEST EXTERIOR ELEVATION 1B

SCALE: 1/16" = 1'-0"

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN ARGOS SW-7065

FITZGERALD FORMLINER (OR EQUAL)
14380 FLUTED TIB-075" DEEP, 6" ON CENTER

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A — SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36

B — SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57

C — SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20

D — SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8

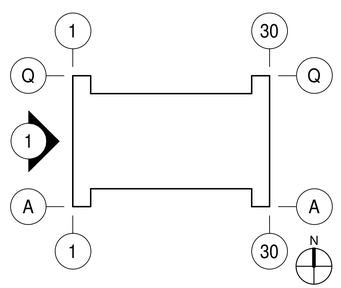
E — SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8

F — SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

KEYNOTES:

401 CONCRETE WALL, PAINTED.
402 3/4" V-REVEAL.
403 CONCRETE WALL JOINT.
404 CONCRETE FORM LINER.
410 FINISH GRADE VARIES.
411 LINE OF ROOF BEYOND.
412 CLERESTORY WINDOW.
415 HOLLOW METAL DOOR.
419 ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
420 ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
421 SCREENED FUTURE MECHANICAL UNIT.
422 STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
501 STRUCTURAL STEEL BEAM.

KEY PLAN



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WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
BRADEN P. BLAKE
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 4

	DATE	REMARKS
1	06/24/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/26/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

SHEET
A420

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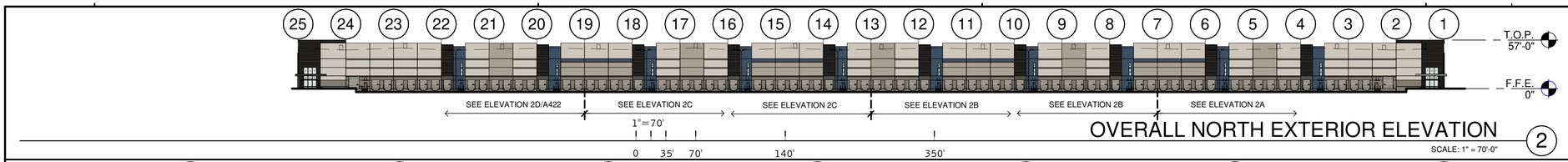
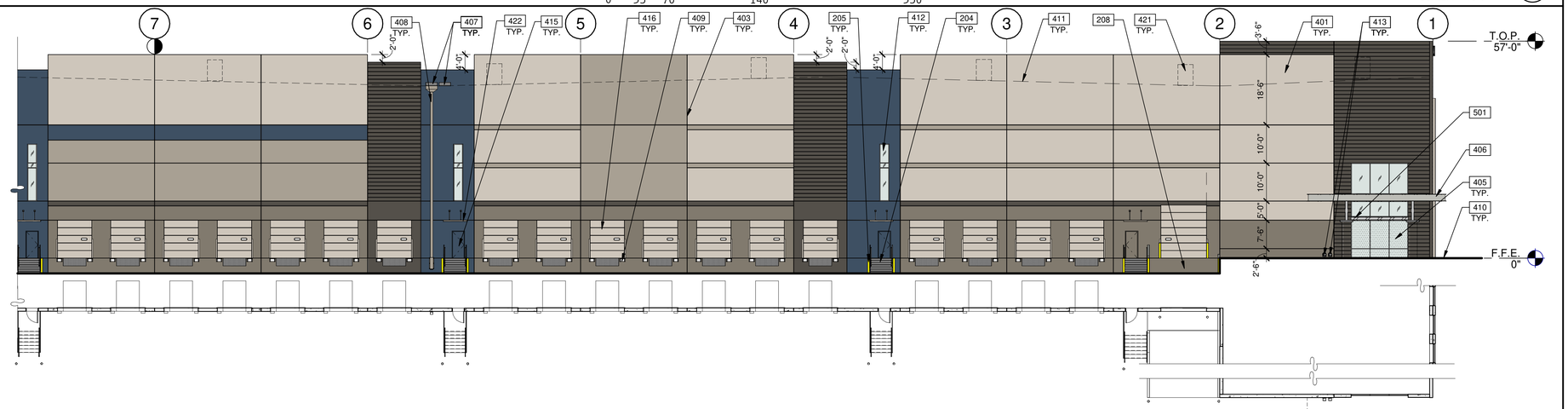


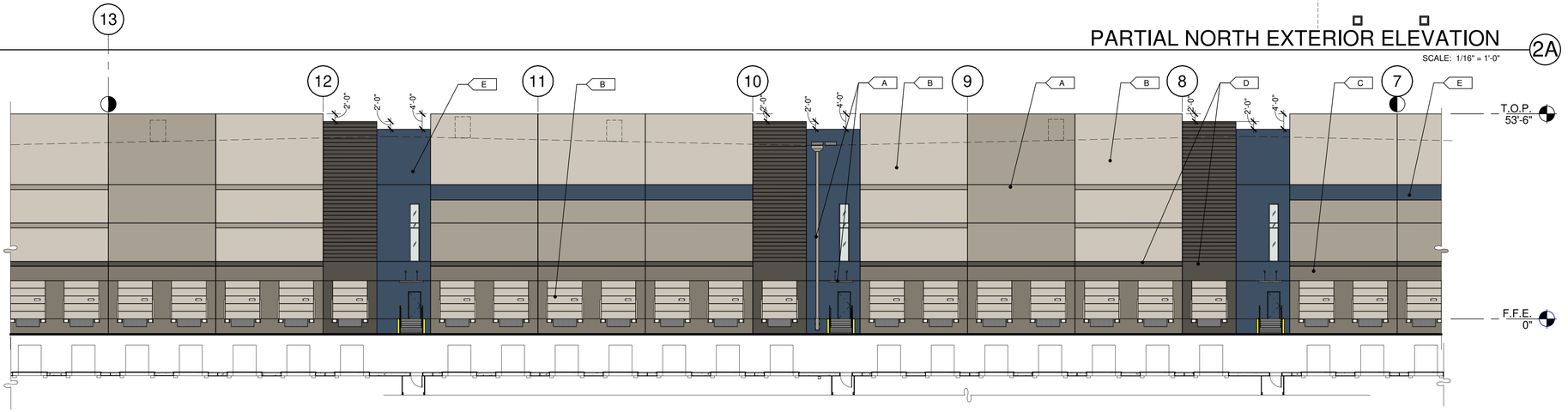
OVERALL NORTH EXTERIOR ELEVATION 2

SCALE: 1" = 70'-0"



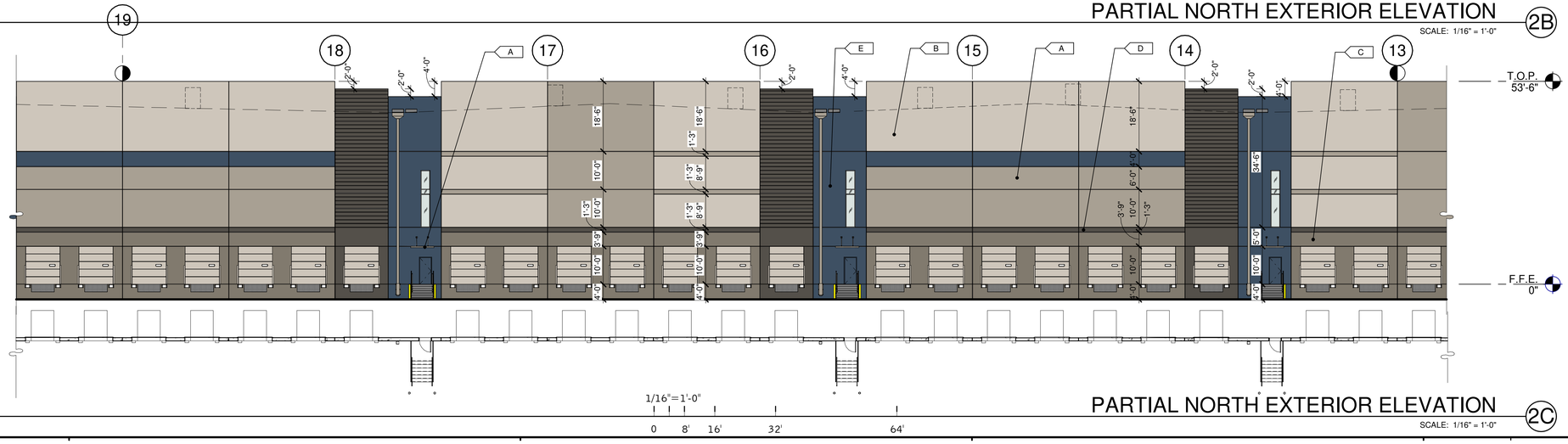
PARTIAL NORTH EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 2C

SCALE: 1/16" = 1'-0"

1/16"=1'-0"
0 8' 16' 32' 64'

KEYNOTES:

204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
403	CONCRETE WALL JOINT.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
406	METAL CANOPY, PAINTED.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
413	OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.
415	HOLLOW METAL DOOR.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
501	STRUCTURAL STEEL BEAM.

LEGEND

GLASS:

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TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN ARGOS SW-7065

FITZGERALD FORMLINER (OR EQUAL)
14380 FLUTED TIB-075" DEEP, 6" ON CENTER

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
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CITY NOTES

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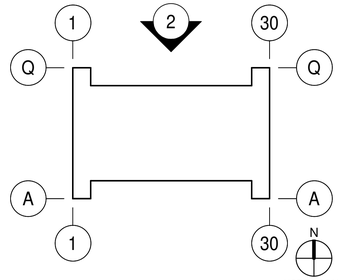
KEY PLAN



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REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 4

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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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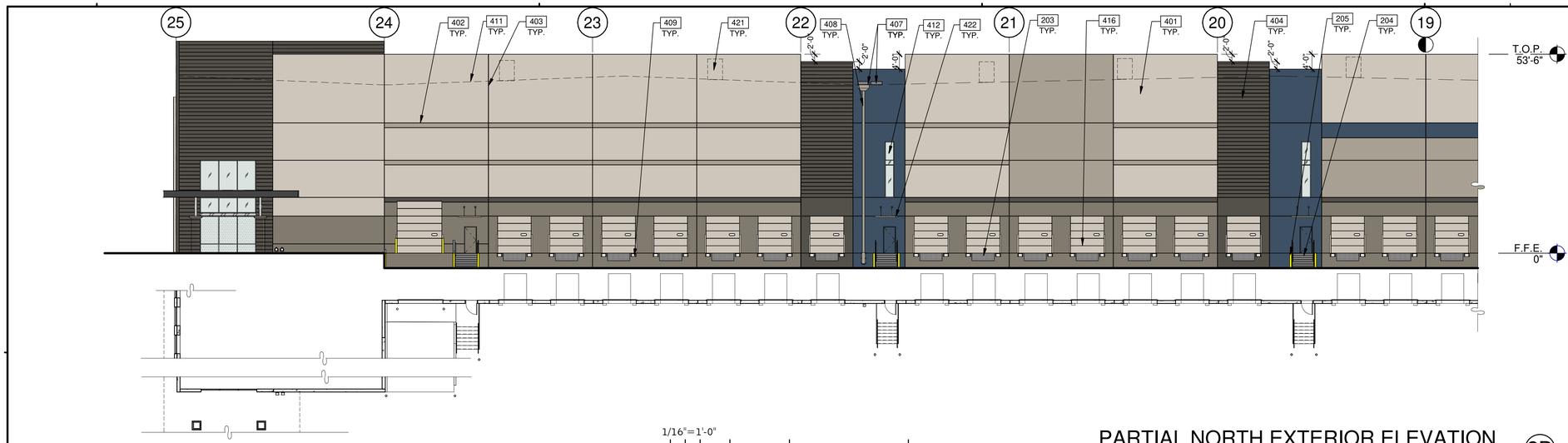

1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL NORTH EXTERIOR ELEVATION 2D

SCALE: 1/16" = 1'-0"

PARTIAL EAST EXTERIOR ELEVATION 3D

SCALE: 1/16" = 1'-0"

PARTIAL EAST EXTERIOR ELEVATION 3C

SCALE: 1/16" = 1'-0"

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
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LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
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MATERIALS:

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PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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KEY PLAN

NOT TO SCALE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 4

	DATE	REMARKS
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2	01/20/2023	1ST DR SUBMITTAL
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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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A422

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C:_Revit\2017_4_ARCH_amaslat\TRJCQ.rvt

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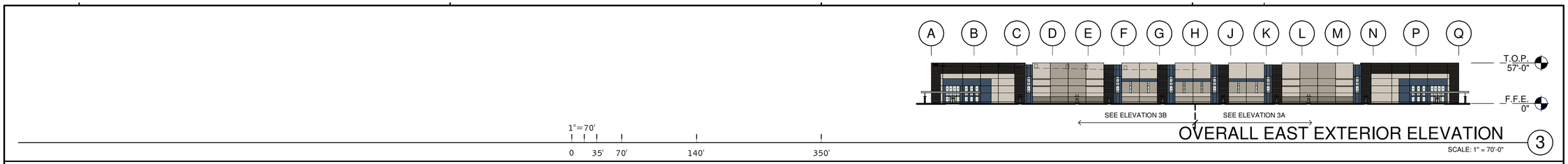
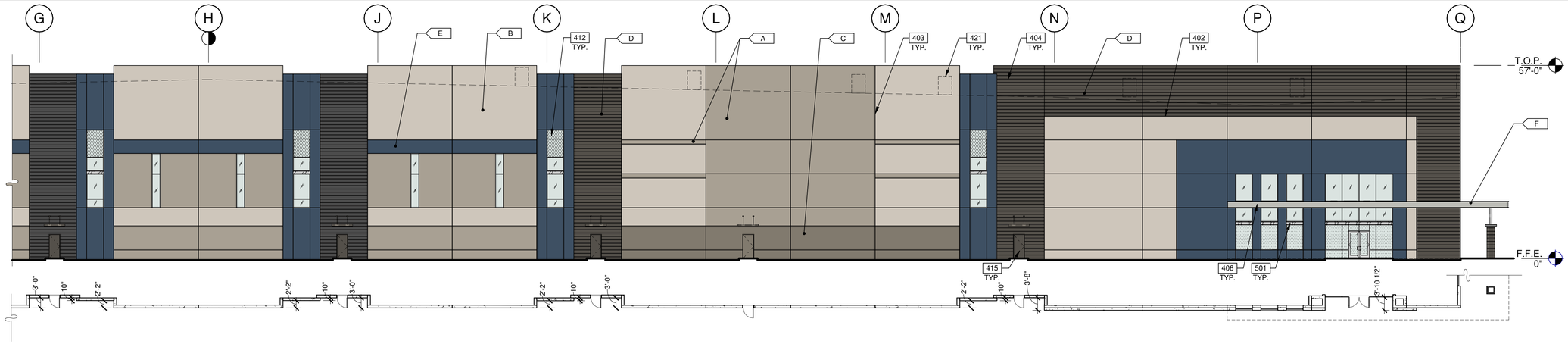


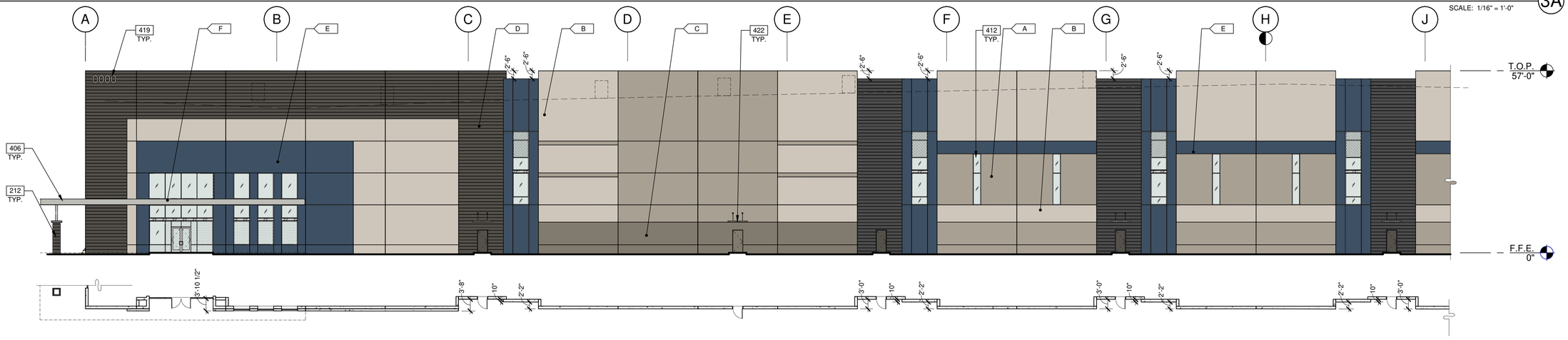
OVERALL EAST EXTERIOR ELEVATION 3

SCALE: 1" = 70'-0"



PARTIAL EAST EXTERIOR ELEVATION 3A

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 3B

SCALE: 1/16" = 1'-0"

1/16"=1'-0"
0
8'
16'
32'
64'

CITY NOTES

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Address and building numbers for commercial properties shall be a minimum of 12 inches (305 mm) high with a minimum stroke width of 2.0 inch (51 mm). Units within a building shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 1.0 inch (25.4 mm). Individual unit or suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. Address will need to be visible from 2 points of access.

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

- METAL CANOPY, PAINTED IN ARGOS SW-7065
- FITZGERALD FORMLINER (OR EQUAL) 14380 FLUTED TIB-075" DEEP, 6" ON CENTER

COLORS:

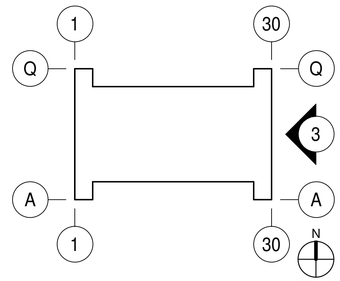
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
- B — SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
- C — SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
- D — SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
- E — SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
- F — SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

KEYNOTES:

212	CANOPY SUPPORT COLUMN AND POST.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
406	METAL CANOPY, PAINTED.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421	SCREENED FUTURE MECHANICAL UNIT.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
501	STRUCTURAL STEEL BEAM.

KEY PLAN



WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING BUILDING MEASUREMENT
PLANNING BRANDING
INTERIORS
2777 E Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 4

	DATE	REMARKS
1	06/22/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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A423

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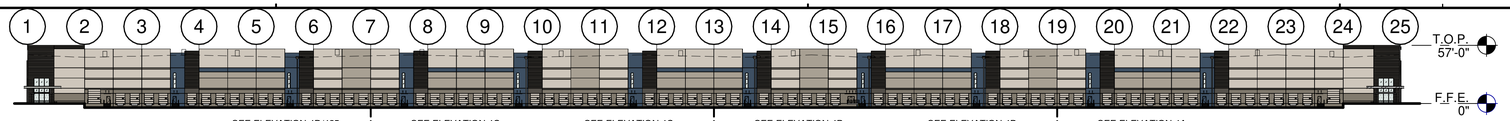
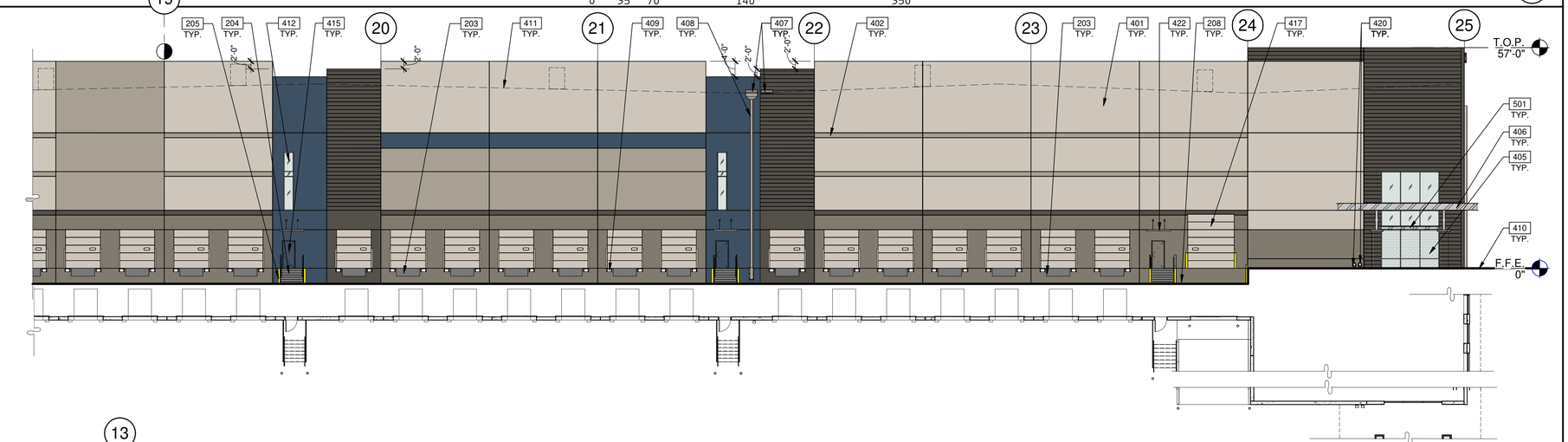


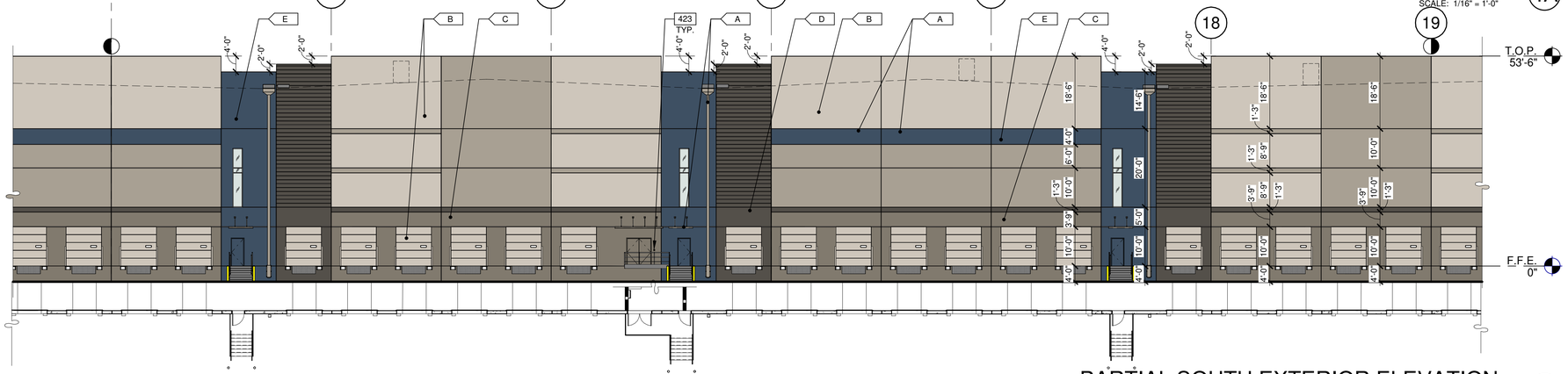
OVERALL SOUTH EXTERIOR ELEVATION 4

SCALE: 1" = 70'-0"



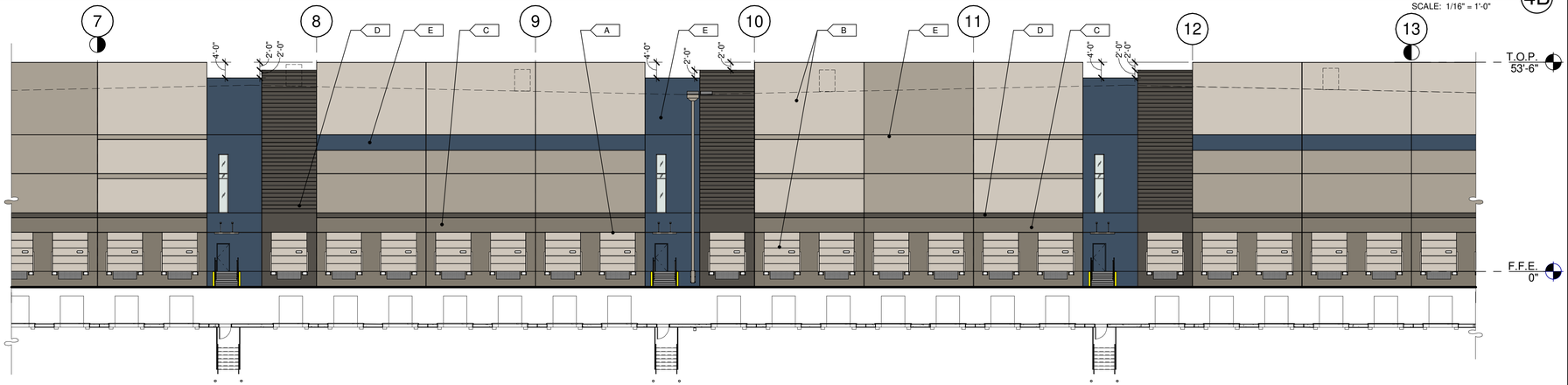
PARTIAL SOUTH EXTERIOR ELEVATION 4A

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 4B

SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 4C

SCALE: 1/16" = 1'-0"

1/16"=1'-0"
0 8' 16' 32' 64'

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
213	EMERGENCY FIRE DEPT. ACESS KNOX BOX LOCATION.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
406	METAL CANOPY, PAINTED.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
417	ROLL-UP DOOR.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
423	RECESSED KNOX BOX LOCATION.
501	STRUCTURAL STEEL BEAM.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN ARGOS SW-7065

FITZGERALD FORMLINER (OR EQUAL)
14380 FLUTED TIB-075" DEEP, 6" ON CENTER

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045 LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043 LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046 LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048 LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602 LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

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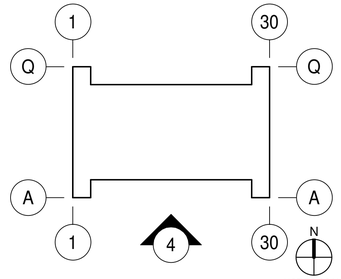
KEY PLAN



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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 4

	DATE	REMARKS
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2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/29/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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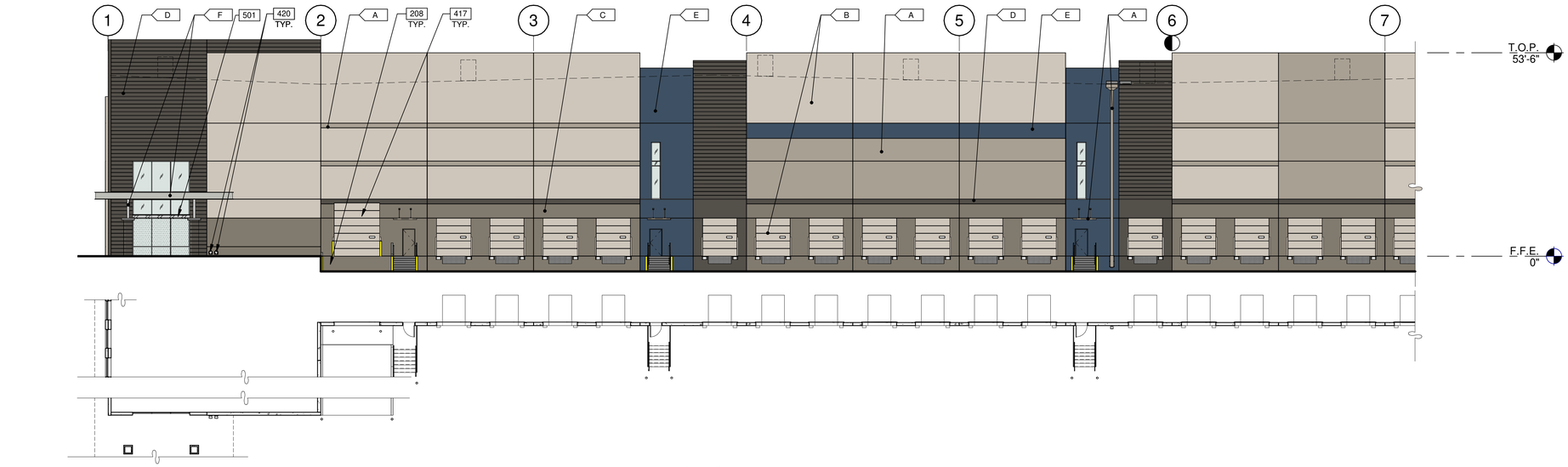
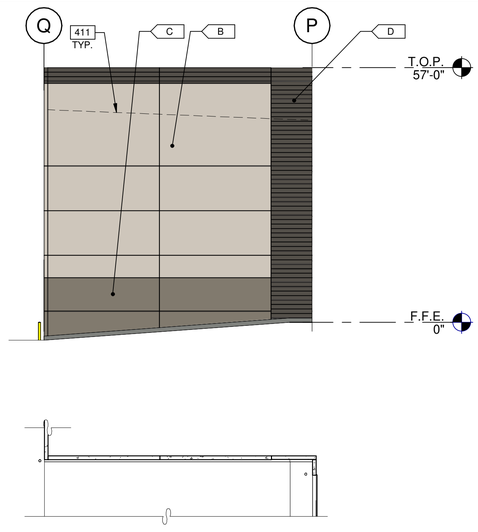


1/16"=1'-0"

0 8' 16' 32' 64'

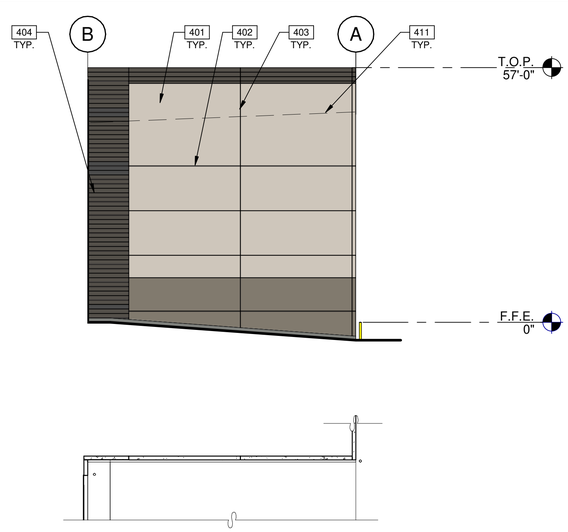
PARTIAL SOUTH EXTERIOR ELEVATION 4D

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 1D

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 1C

SCALE: 1/16" = 1'-0"

KEYNOTES:

208	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
411	LINE OF ROOF BEYOND.
417	ROLL-UP DOOR.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
501	STRUCTURAL STEEL BEAM.

LEGEND

GLASS:

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SPANDREL GLASS

TEMPERED GLASS

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MATERIALS:

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FITZGERALD FORMLINER (OR EQUAL)
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F	SHERWIN WILLIAMS - ARGOS - SW 7065 LVR: 51

CITY NOTES

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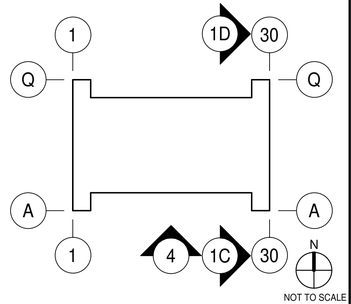
KEY PLAN



NOT TO SCALE

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ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
Braden P. Blake
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROUD 85 & WEST
SOUTHERN AVENUE
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EXTERIOR ELEVATIONS - BUILDING 4

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5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX22-0017-00

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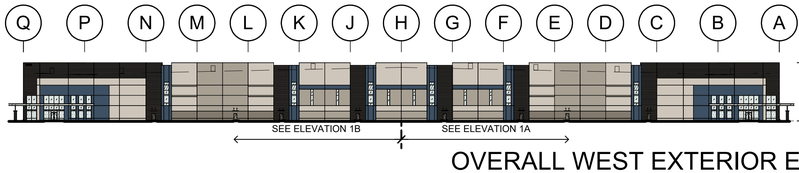
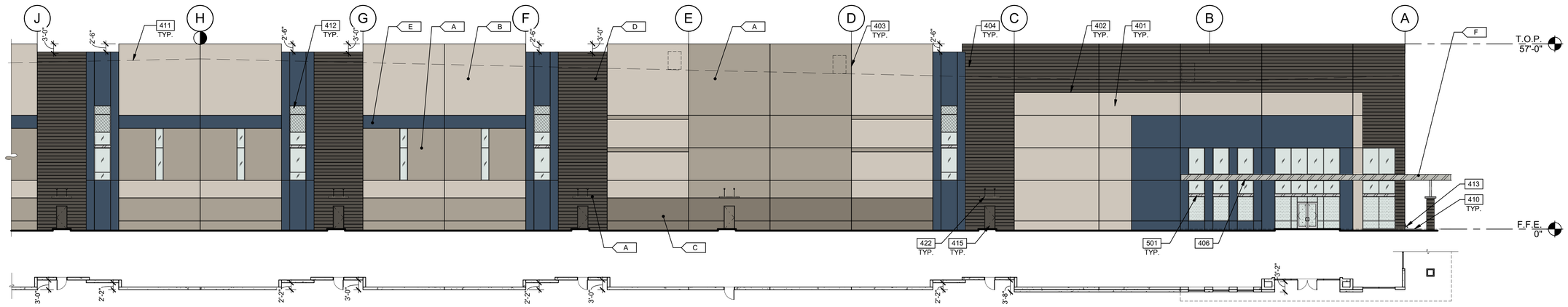


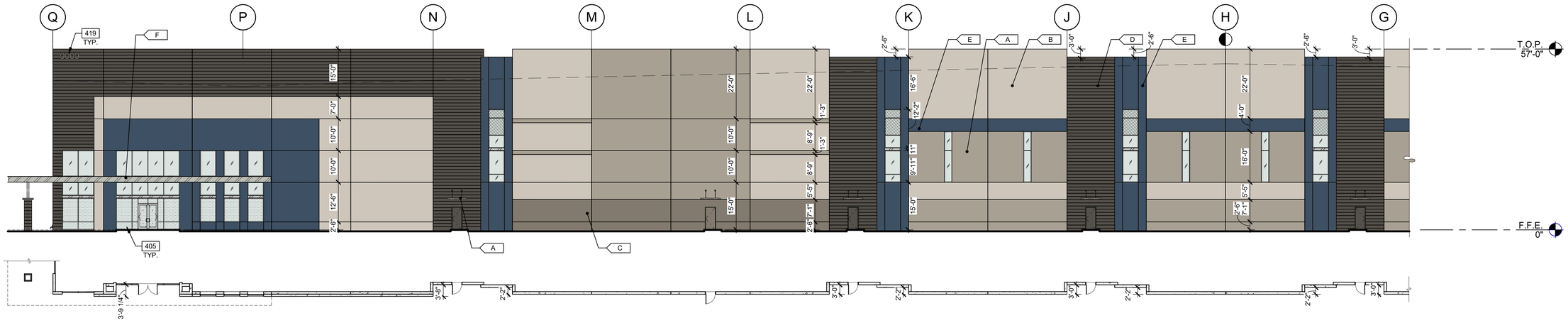
OVERALL WEST EXTERIOR ELEVATION 1

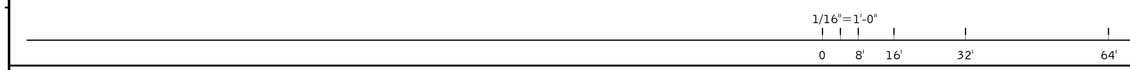
SCALE: 1" = 70'-0"



PARTIAL WEST EXTERIOR ELEVATION 1A

SCALE: 1/16" = 1'-0"





PARTIAL WEST EXTERIOR ELEVATION 1B

SCALE: 1/16" = 1'-0"

CITY NOTES

505.1 ADDRESS NUMBERS. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 12 INCHES (305 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES (51 MM). UUNITES WITHIN A BUILDING SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STOKE WIDTH OF 1.0 INCH (25.4 MM). INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED BY A PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. ADDRESS WILL NEED TO BE VISIBLE FROM TWO POINTS OF ACCESS.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

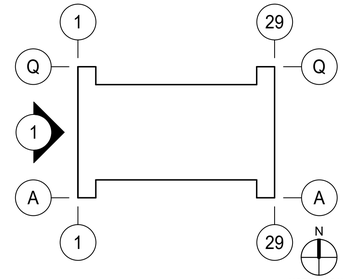
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045	LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043	LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046	LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048	LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602	LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065	LVR: 51

KEYNOTES: -

401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
406	METAL CANOPY, PAINTED.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
413	OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.
415	HOLLOW METAL DOOR.
419	ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.
501	STRUCTURAL STEEL BEAM.

KEY PLAN



WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E Camelback Rd, Suite #325
Phoenix, AZ 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 5

	DATE	REMARKS
1	06/22/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

SHEET
A520

8/15/2024 12:38:04 AM

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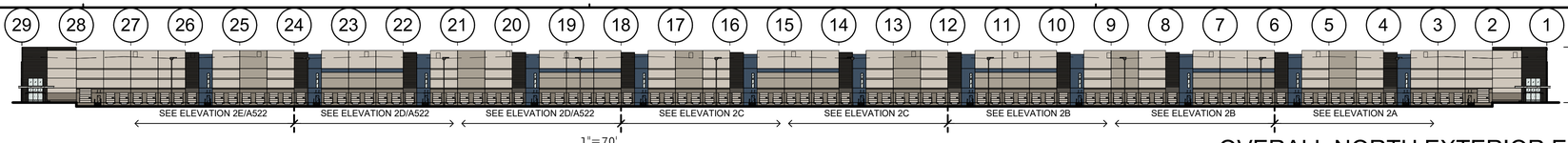
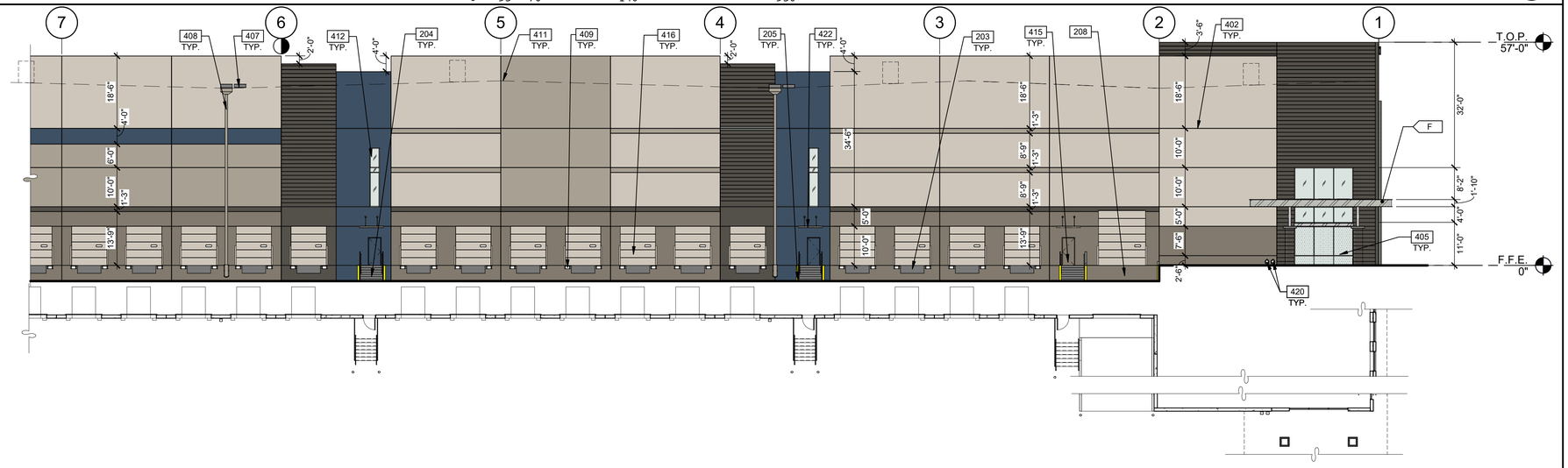


1"=70'

0 35' 70' 140' 350'

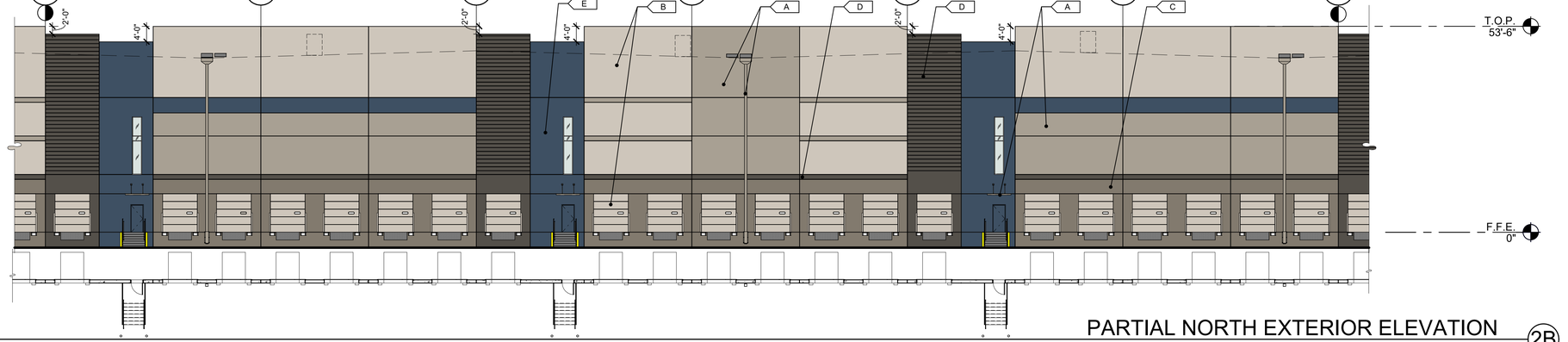
OVERALL NORTH EXTERIOR ELEVATION 2

SCALE: 1" = 70'-0"



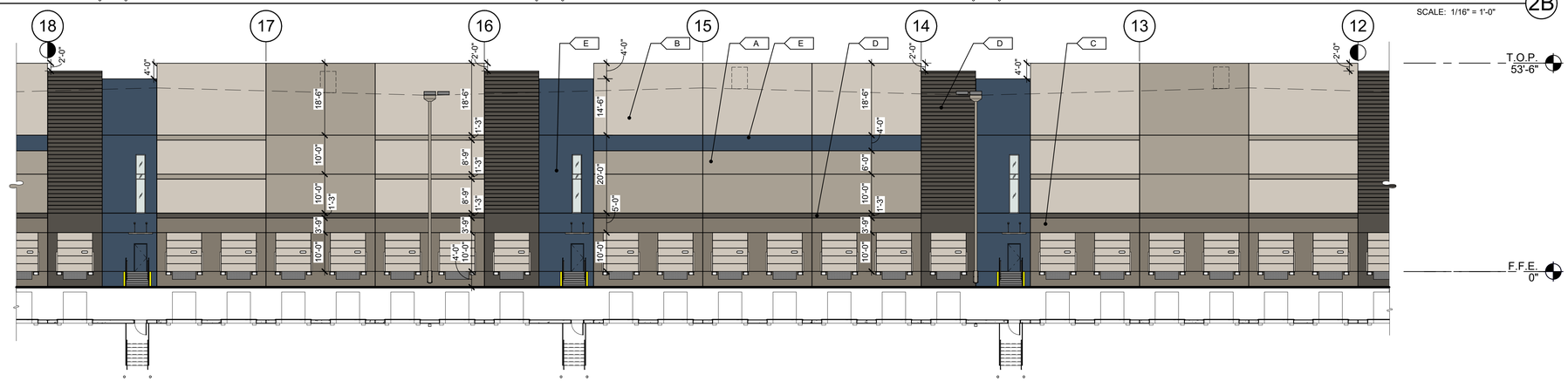
PARTIAL NORTH EXTERIOR ELEVATION 2A

SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 2B

SCALE: 1/16" = 1'-0"



1"=70'

0 35' 70' 140' 350'

PARTIAL NORTH EXTERIOR ELEVATION 2C

SCALE: 1/16" = 1'-0"

KEYNOTES:

203	6'X8' HYDRAULIC DOCK LEVELER.
204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
402	3/4" V-REVEAL.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
415	HOLLOW METAL DOOR.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
422	STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

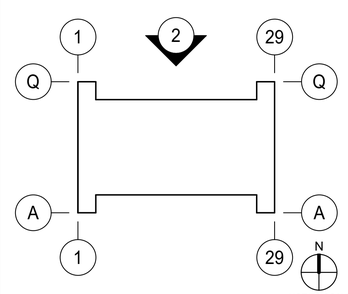
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045	LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043	LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046	LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048	LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602	LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065	LVR: 51

CITY NOTES

505.1 ADDRESS NUMBERS. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 12 INCHES (305 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES (51 MM). UUNITES WITHIN A BUILDING SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STOKE WIDTH OF 1.0 INCH (25.4 MM). INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED BY A PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. ADDRESS WILL NEED TO BE VISIBLE FROM TWO POINTS OF ACCESS.

KEY PLAN



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DATE SIGNED
ARIZONA, U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 5

	DATE	REMARKS
1	06/20/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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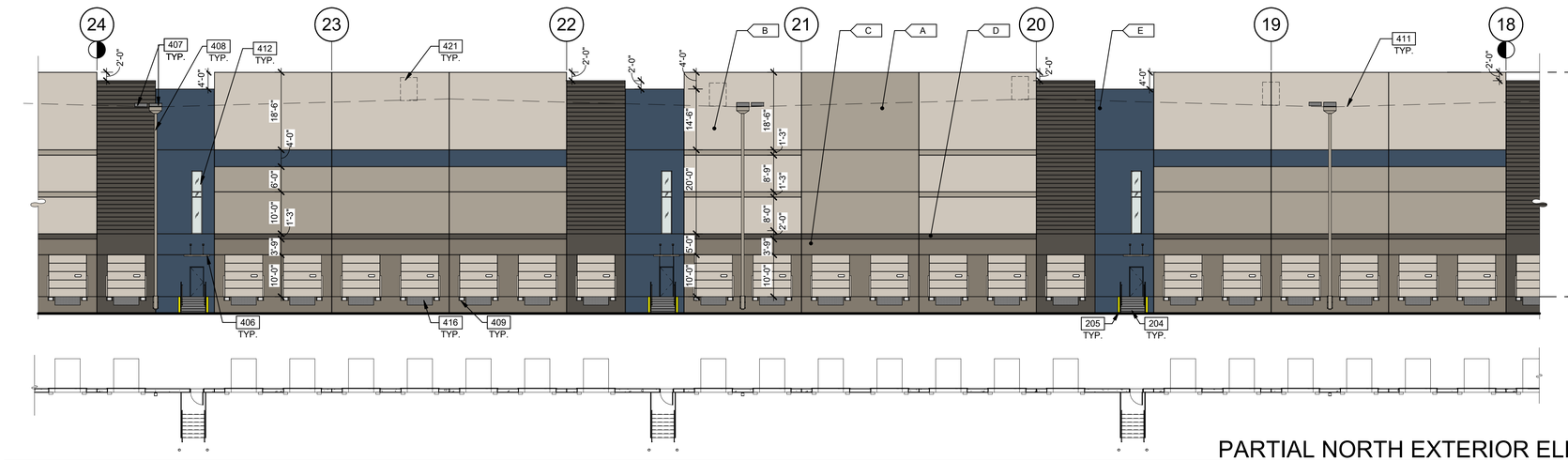
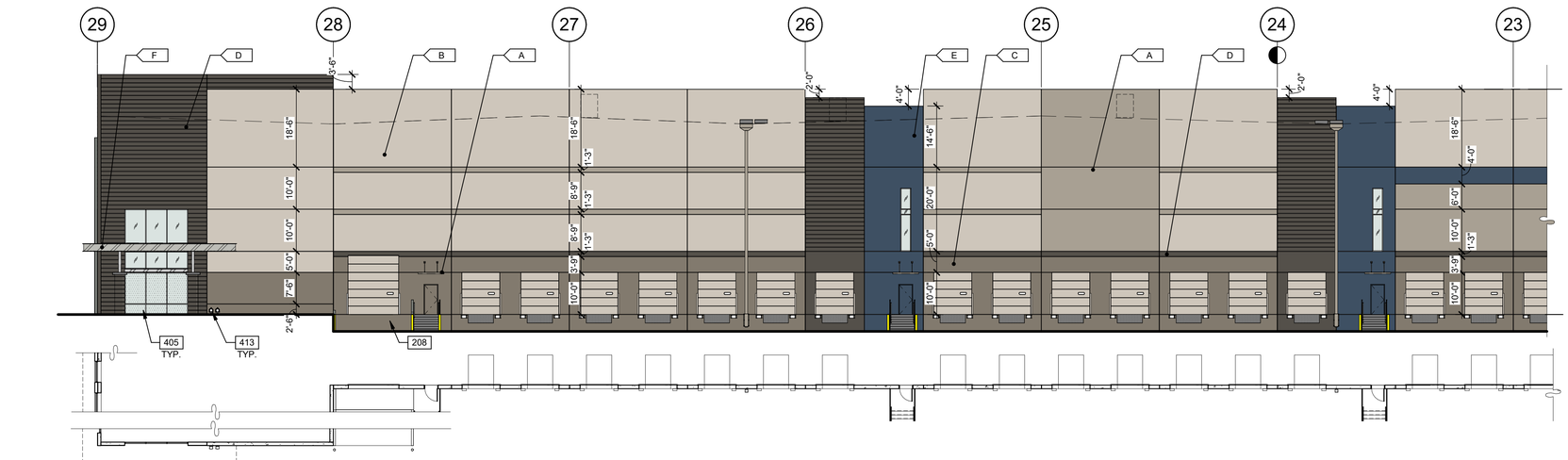


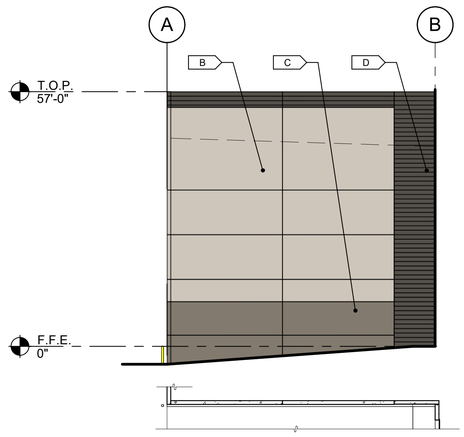
PARTIAL NORTH EXTERIOR ELEVATION 2D

SCALE: 1/16" = 1'-0"



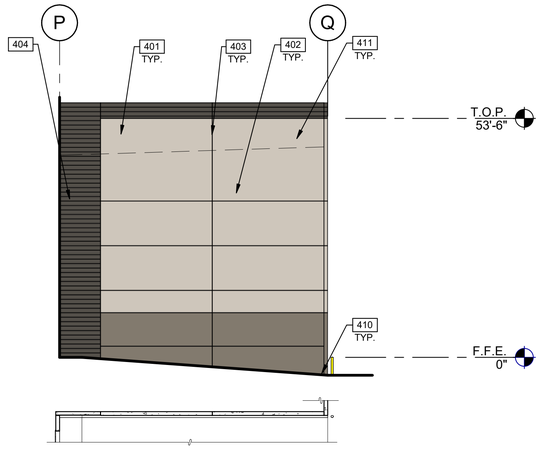
PARTIAL NORTH EXTERIOR ELEVATION 2E

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 3D

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 3C

SCALE: 1/16" = 1'-0"

KEYNOTES:

204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
405	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
406	METAL CANOPY, PAINTED.
407	PRIMARY AND SECONDARY SCUPPERS.
408	ROOF DRAINAGE DOWNSPOUT. PAINTED SW 7045 - INTELLECTUAL GRAY.
409	DOCK BUMPER.
410	FINISH GRADE VARIES.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
413	OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
421	SCREENED FUTURE MECHANICAL UNIT.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

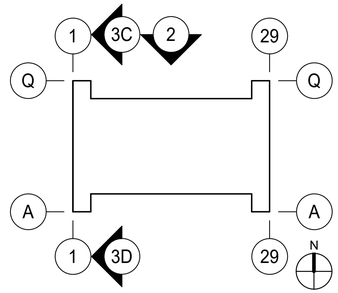
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045	LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043	LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046	LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048	LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602	LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065	LVR: 51

CITY NOTES

505.1 ADDRESS NUMBERS. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 12 INCHES (305 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES (51 MM). UNITES WITHIN A BUILDING SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STOKE WIDTH OF 1.0 INCH (25.4 MM). INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED BY A PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. ADDRESS WILL NEED TO BE VISIBLE FROM TWO POINTS OF ACCESS.

KEY PLAN



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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
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Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 5

	DATE	REMARKS
1	06/20/2022	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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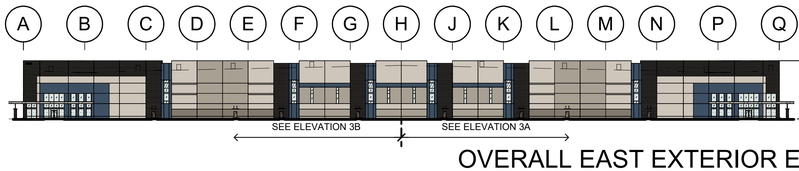
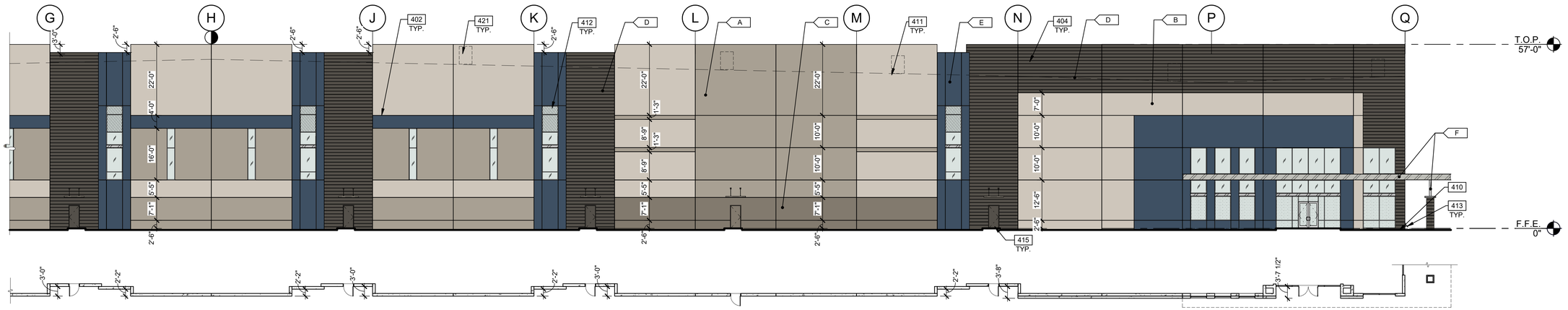


1"=70'

0 35' 70' 140' 350'

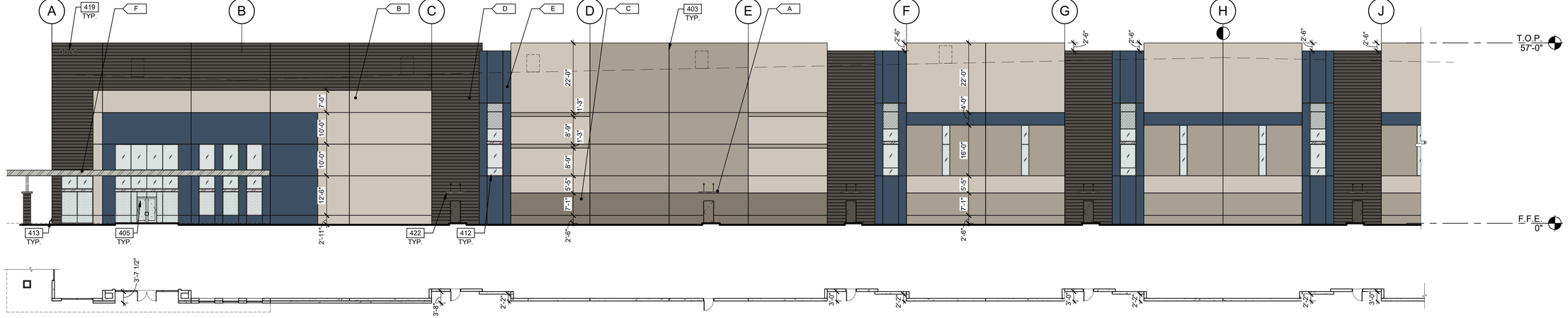
OVERALL EAST EXTERIOR ELEVATION 3

SCALE: 1" = 70'-0"



PARTIAL EAST EXTERIOR ELEVATION 3A

SCALE: 1/16" = 1'-0"



1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL EAST EXTERIOR ELEVATION 3B

SCALE: 1/16" = 1'-0"

CITY NOTES

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LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045	LVR: 36
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C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046	LVR: 20
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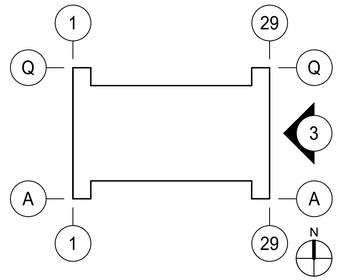
F	SHERWIN WILLIAMS - ARGOS - SW 7065	LVR: 51

KEYNOTES:

402 3/4" V-REVEAL.
403 CONCRETE WALL JOINT.
404 CONCRETE FORM LINER.
405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
410 FINISH GRADE VARIES.
411 LINE OF ROOF BEYOND.
412 CLERESTORY WINDOW.
413 OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.
415 HOLLOW METAL DOOR.
419 ADDRESS NUMBERS WITH COLOR CONTRASTING TO BACKGROUND. MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES AND SHALL BE VISIBLE FROM TWO ACCESS POINTS.
421 SCREENED FUTURE MECHANICAL UNIT.
422 STEEL MAN DOOR CANOPY WITH TIE ROD SUPPORTS. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT INFORMATION.

KEY PLAN



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BUCKEYE 225

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BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 5

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PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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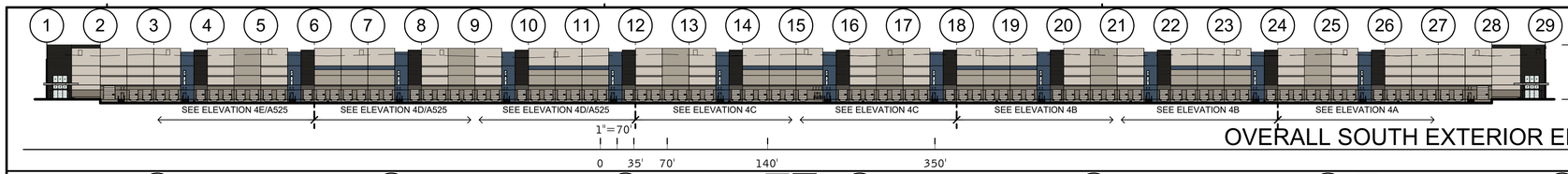
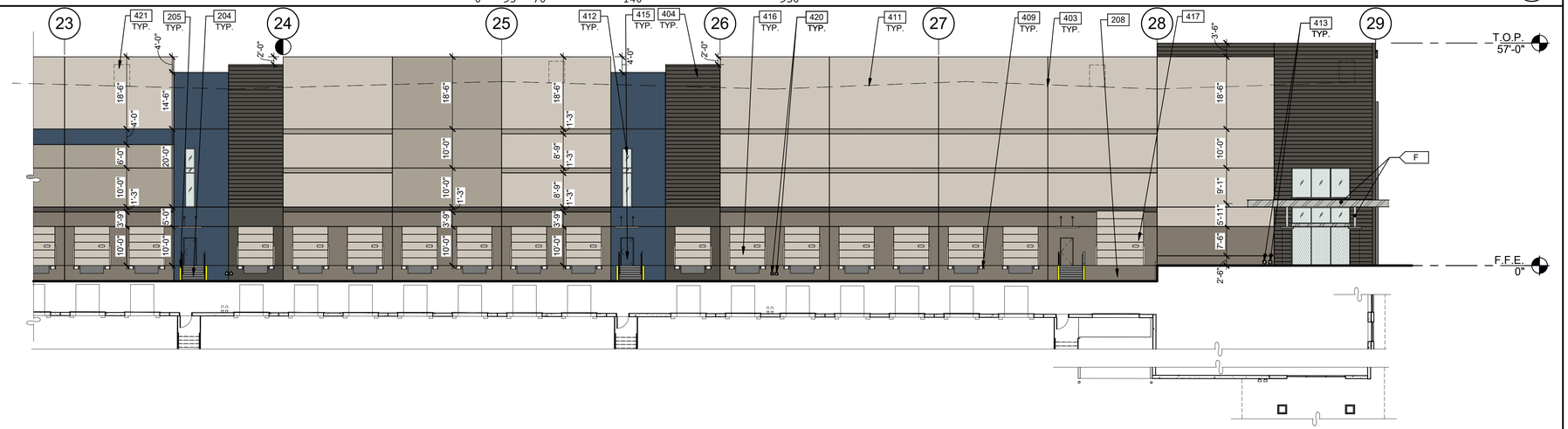


1"=70'
0 35' 70' 140' 350'

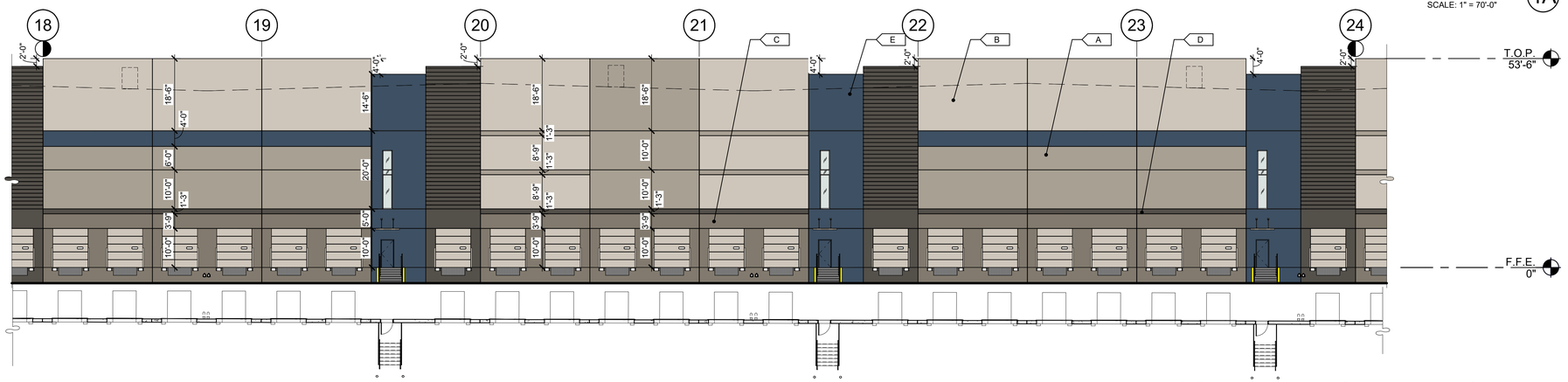
OVERALL SOUTH EXTERIOR ELEVATION 4

SCALE: 1" = 70'-0"



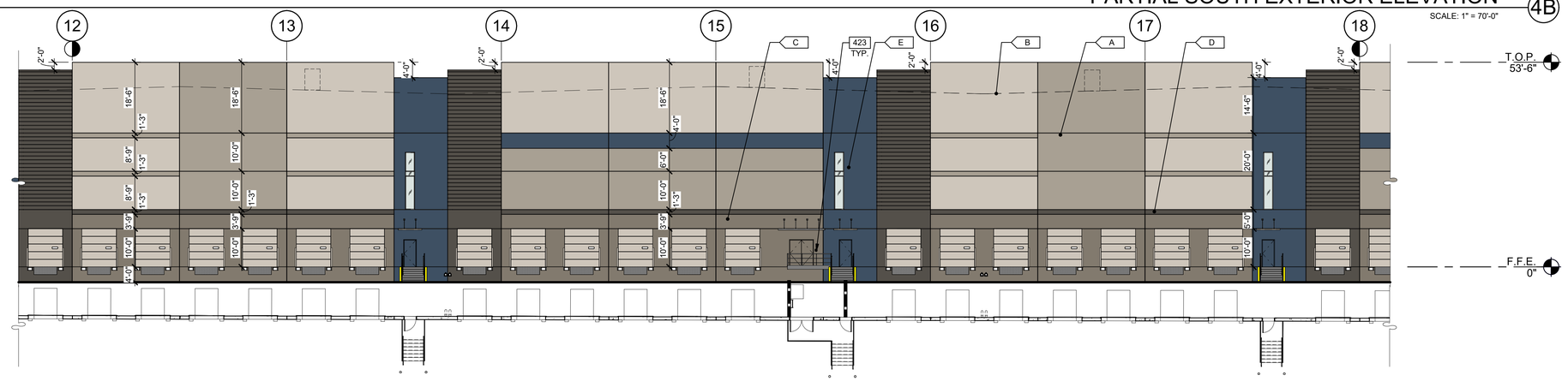
PARTIAL SOUTH EXTERIOR ELEVATION 4A

SCALE: 1" = 70'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 4B

SCALE: 1" = 70'-0"



1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL SOUTH EXTERIOR ELEVATION 4C

SCALE: 1" = 70'-0"

KEYNOTES:

204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	CONCRETE RAMP.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
409	DOCK BUMPER.
411	LINE OF ROOF BEYOND.
412	CLERESTORY WINDOW.
413	OVERFLOW DAYLIGHT WITH ZURN LAMBS TONGUE.
415	HOLLOW METAL DOOR.
416	SECTIONAL VERTICAL LIFT OVERHEAD DOOR.
417	ROLL-UP DOOR.
420	ROOF DRAINAGE DAYLIGHT LOCATIONS AT THIS AREA TO RUN THROUGH SLAB AND MATCH DOCK HIGH ELEVATIONS DRAINAGE OPENINGS.
421	SCREENED FUTURE MECHANICAL UNIT.
423	RECESSED KNOX BOX LOCATION.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARGRAY + SOLARBAN
U FACTOR = XXX AND SHGC = XXX
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED IN SW 7065 - ARGOS

COLORS:

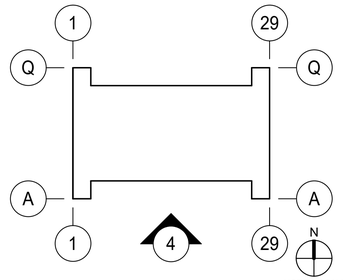
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A	SHERWIN WILLIAMS - INTELLECTUAL GRAY - SW 7045	LVR: 36
B	SHERWIN WILLIAMS - WORLDLY GRAY - SW 7043	LVR: 57
C	SHERWIN WILLIAMS - ANONYMOUS - SW 7046	LVR: 20
D	SHERWIN WILLIAMS - URBANE BRONZE - SW 7048	LVR: 8
E	SHERWIN WILLIAMS - INDIGO BATIK - SW 7602	LVR: 8
F	SHERWIN WILLIAMS - ARGOS - SW 7065	LVR: 51

CITY NOTES

505.1 ADDRESS NUMBERS. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 12 INCHES (305 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCHES (51 MM). UUNITES WITHIN A BUILDING SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STOKE WIDTH OF 1.0 INCH (25.4 MM). INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED BY A PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. ADDRESS WILL NEED TO BE VISIBLE FROM TWO POINTS OF ACCESS.

KEY PLAN



WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001

REGISTERED ARCHITECT
63180
BRADEN P. BLAKE
DATE SIGNED
ARIZONA, U.S.A.
EXP. 31 DEC 2025

BUCKEYE 225

SOUTH OGLESBY ROAD 85 & WEST
SOUTHERN AVENUE
BUCKEYE, ARIZONA 85326

EXTERIOR ELEVATIONS - BUILDING 5

	DATE	REMARKS
1	06/24/2023	PREAPPLICATION SUBMITTAL
2	01/20/2023	1ST DR SUBMITTAL
3	10/18/2023	2ND DR SUBMITTAL
4	06/28/2024	3RD DR SUBMITTAL
5	08/29/2024	4TH DR SUBMITTAL

PA/PM:	A. MADRID
DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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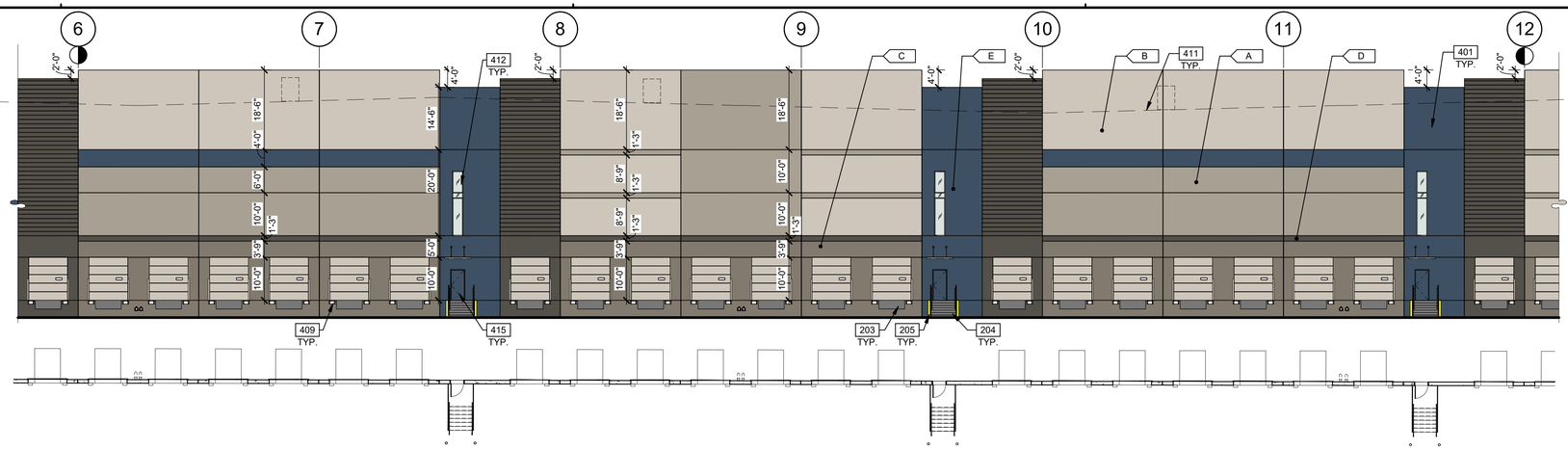
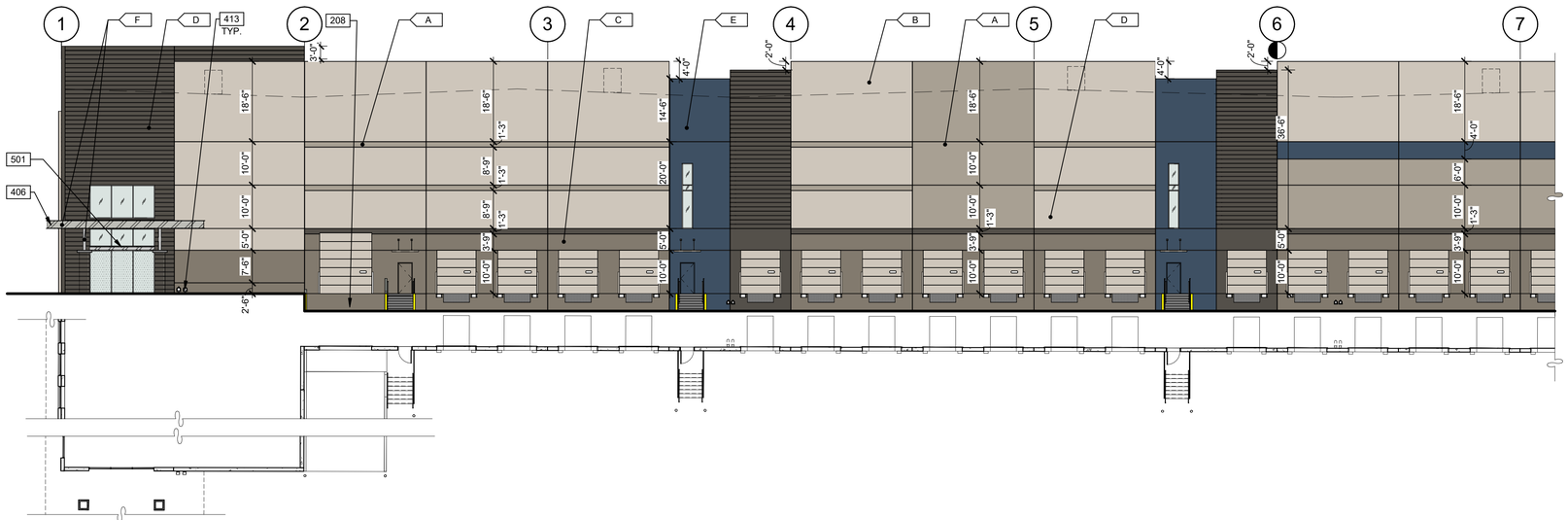


PARTIAL SOUTH EXTERIOR ELEVATION 4D

SCALE: 1" = 70'-0"



PARTIAL SOUTH EXTERIOR ELEVATION 4E

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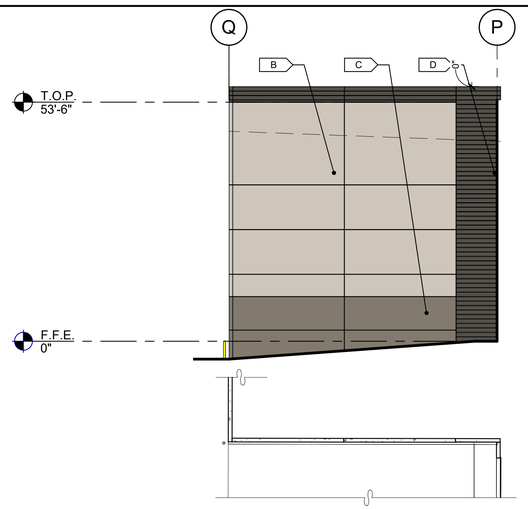
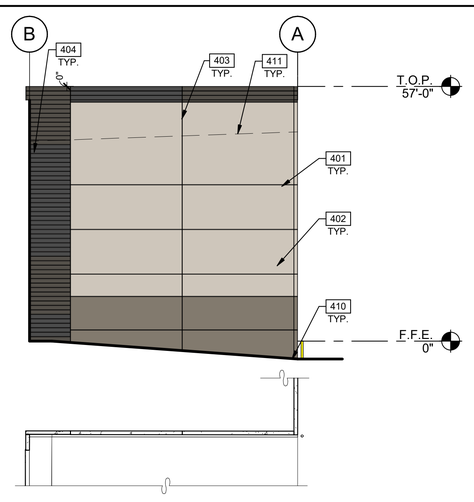


PARTIAL WEST EXTERIOR ELEVATION 1D

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION 1C

SCALE: 1/16" = 1'-0"

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204	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
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208	CONCRETE RAMP.
401	CONCRETE WALL, PAINTED.
402	3/4" V-REVEAL.
403	CONCRETE WALL JOINT.
404	CONCRETE FORM LINER.
406	METAL CANOPY, PAINTED.
409	DOCK BUMPER.
410	FINISH GRADE VARIES.
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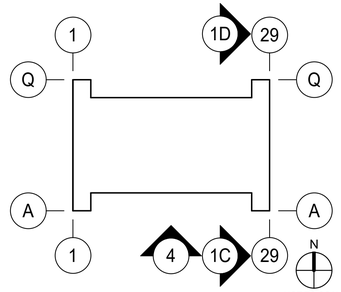

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REGISTERED ARCHITECT
63180
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DRAWN BY.:	S.F. / S.Q.
JOB NO.:	PHX21-0017-00

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Exhibit I

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DEMOLITION NOTES:

A. THE EXISTING CONDITIONS SHOWN WERE TAKEN FROM AVAILABLE RECORD INFORMATION. FIELD VERIFY ALL CONDITIONS THAT MAY AFFECT CONSTRUCTION. IF ANY DISCREPANCIES ARE DISCOVERED, NOTIFY THE ENGINEER IN WRITING AND REQUEST DIRECTION PRIOR TO COMMENCING WORK.

B. EXISTING LIGHT FIXTURES SHALL BE CAREFULLY REMOVED (DO NOT DAMAGE) AND RETURNED TO THE OWNER.

C. ANY AND ALL EQUIPMENT HAVING ELECTRICAL CONNECTIONS THAT REQUIRE DISCONNECTING AND/OR RE-CONNECTING AS A RESULT OF CONSTRUCTION SHALL BE INCLUDED AS A PART OF THIS CONTRACT.

D. THE EXISTING ELECTRICAL DEVICES, CONDUIT, AND/OR EQUIPMENT THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION SHALL BE RELOCATED UNLESS OTHERWISE NOTED. LOCATION IS TO BE AS CLOSE AS POSSIBLE TO THE ORIGINAL LOCATION.

E. ALL CIRCUITS, CONDUIT AND WIRE THAT ARE NOT TO REMAIN IN SERVICE SHALL BE REMOVED BACK TO THE FIRST ACCESSIBLE JUNCTION BOX WHERE IT SHALL BE TIED OFF AND LABELED AS SPARE WITH CIRCUIT NUMBER INDICATED.

F. REMOVE ALL ABANDONED WIRE AND CABLING.

GENERAL NOTES:

1. SYMBOLS LEGENDS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. THE SYMBOLS REPRESENT THE TYPE OF DEVICES THAT MAY BE REQUIRED IN THE WORK; QUANTITIES AND LOCATIONS ARE AS SHOWN ON THE PLAN SHEETS.

2. PROVIDE 3/4" CONDUIT & #12 CONDUCTORS UNLESS NOTED OTHERWISE. PROVIDE ONE NEUTRAL CONDUCTOR FOR EACH UNGROUNDED CONDUCTOR OF SINGLE PHASE LINE-NEUTRAL BRANCH CIRCUITS. DO NOT SHARE NEUTRAL CONDUCTORS.

3. EACH FEEDER AND BRANCH CIRCUIT CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NFPA 70, ARTICLE 250.

4. ALL ELECTRICAL EQUIPMENT IN PORTIONS OF THE BUILDING NOT BEING REMODELED SHALL BE LEFT IN WORKING CONDITION. RESTORE ANY CIRCUITS INTERRUPTED.

5. ALL NEW LIGHT FIXTURES AND FIXTURES IN AREAS ADJACENT DEMOLITION & CONSTRUCTION AREAS ARE TO BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO NOTICE OF SUBSTANTIAL COMPLETION.

6. THE FOLLOWING IS PART OF THIS PROJECT AND ALL COSTS PERTAINING THERETO SHALL BE INCLUDED IN THE BASE BID:

   A. NEW ELECTRICAL EQUIPMENT AND APPARATUS SHALL BE COORDINATED AND CONNECTED INTO THE EXISTING SYSTEM AS REQUIRED.

   B. POWER WIRING AND CABLE INSTALLATIONS SHALL BE CONCEALED ABOVE ACCESSIBLE CEILINGS AND IN WALLS. EXPOSED WIRING SHALL BE INSTALLED IN APPROVED SURFACE METAL RACEWAY WHERE INDICATED.

   C. WHERE EXISTING CONDUITS ARE INDICATED FOR REUSE, FIELD VERIFY INTEGRITY OF REUSED RACEWAYS PRIOR TO INSTALLATION OF CONDUCTORS. PROVIDE NEW RACEWAYS WHERE EXISTING ARE UNUSABLE.

   D. LOCATIONS OF ALL WALL MOUNTED DEVICES SUCH AS SWITCHES, RECEPTACLE, AND OUTLETS ARE SHOWN DIAGRAMMATICALLY. VISIT THE SITE TO CONFIRM EXACT DEVICE LOCATIONS AND COORDINATE INSTALLATIONS WITH FIXED CASEWORK, DOORS AND RELITES.

   E. PROVIDE PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS AS REQUIRED. PROVIDE SUITABLE FIRE RATED MATERIALS AND SEAL ALL CEILING, FLOOR, AND WALL PENETRATIONS TO MATCH FIRE RATING OF SURFACES PENETRATED.

LIGHTING AND RECEPTACLE NOTES:

1. LIGHTING SYSTEMS SHALL BE PROVIDED WITH CONTROLS AS ZONED ON THE LIGHTING PLANS. SWITCHING AND DIMMING ZONES ARE INDICATED ADJACENT TO EACH FIXTURE.

2. MANUAL CONTROLS SHALL ALLOW OCCUPANTS TO UNIFORMLY REDUCE ILLUMINATION LEVELS AT LEAST 50%. EXCEPTION: CORRIDORS, RESTROOMS, LOBBIES, MECHANICAL, ELECTRICAL, AND INFORMATION TECHNOLOGY (IDF) ROOMS CONTROLLED BY OCCUPANCY SENSORS.

3. EACH AREA THAT IS REQUIRED TO HAVE A MANUAL CONTROL SHALL ALSO HAVE AUTOMATIC TIME SWITCH CONTROL. PROVIDE TIMED OVERRIDE SWITCHES THAT WILL SERVE A MAXIMUM AREA OF 2500 S.F. IN LOCATIONS SHOWN ON PLANS.

   EXCEPTIONS:
   A. EMERGENCY EGRESS LIGHTING CONTROLLED BY OCCUPANCY SENSORS.
   B. LIGHTING IN SPACES CONTROLLED BY OCCUPANCY SENSORS.

4. LUMINARIES PROVIDING MEANS OF EGRESS ILLUMINATION AND HAVING BOTH NORMAL AND EMERGENCY POWER SOURCES SHALL BE CONTROLLED BY A COMBINATION OF U.L. 924 LISTED EMERGENCY RELAYS AND OCCUPANCY SENSORS THAT ENABLES THE LIGHTING TO BE SHUT OFF WHEN THE AREAS SERVED ARE UNOCCUPIED AND AUTOMATICALLY ILLUMINATES IN THE EVENT OF NORMAL POWER SOURCE FAILURE.

5. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A 20 AMPERE CIRCUIT LOADED TO NOT MORE THAN 80 PERCENT.

6. PROVIDE FUNCTIONAL TESTING OF AUTOMATIC LIGHTING CONTROLS. SUBMIT WRITTEN PROCEDURES FOR FUNCTIONAL TESTING OF ALL AUTOMATIC CONTROLS WITH DESCRIPTION OF THE EXPECTED SYSTEM RESPONSE.

ABBREVIATIONS

@	AT	MAG	MAGNETIC
A/C	AIR CONDITIONING(ER)	MAN	MANUAL
A (AMP)	AMPERE	MAT	MATERIAL
AC	ABOVE COUNTER, ALTERNATING CURRENT	MAX	MAXIMUM
ADJ	ADJUSTABLE	MCA	MINIMUM CIRCUIT AMPACITY
ADJT	ADJACENT	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AHJ	AUTHORITY HAVING JURISDICTION	MEZZ	MEZZANINE
AIC	AMPERE INTERRUPTING CAPACITY	MG	MOTOR GENERATOR
ALT	ALTERNATE	MH	METAL HALIDE / MANHOLE
ANN	ANNUNCIATOR	MIN	MINIMUM
ARCH	ARCHITECT; ARCHITECTURAL	MISC	MISCELLANEOUS
ATS	AUTOMATIC TRANSFER SWITCH	MLO	MAIN LUG ONLY
AUTO	AUTOMATIC	MOCP	MAXIMUM OVERCURRENT PROTECTION
AUX	AUXILIARY	MS	MAGNETIC STARTER
AWG	AMERICAN WIRE GAUGE	MTD	MOUNTED
		MTG	MOUNTING
BKBD	BACKBOARD	MTR	MOTOR
BKR	BREAKER		
BLDG	BUILDING	N	NORTH; NEUTRAL
		N/A	NOT APPLICABLE
C	CONDUIT	NC	NORMALLY CLOSED
CAP	CAPACITY	NEC	NATIONAL ELECTRICAL CODE
CB	CIRCUIT BREAKER	NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
CKT	CIRCUIT		
CLG	CEILING	NESC	NATIONAL ELECTRICAL SAFETY CODE
CLR	CLEAR	NEUT	NEUTRAL
COL	COLUMN	NFPA	NATIONAL FIRE PROTECTION AGENCY
COM	COMMUNICATION	NIC	NOT IN CONTRACT
CPS	CYCLES PER SECOND	NO	NORMALLY OPEN
CT	CURRENT TRANSFORMER	NTS	NOT TO SCALE
CTL	CONTROL		
CU	COPPER	OC	ON CENTER
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
DC	DIRECT CURRENT	OFOI	OWNER FURNISHED OWNER INSTALLED
DISC SW	DISCONNECT SWITCH	OL	OVERLOAD
DISC	DISCONNECT	OS	OPTIONAL STANDBY
DN	DOWN		
DWG	DRAWING	P	PRIMARY
		PA	PUBLIC ADDRESS
E	EXIST, EAST	PAR	PARALLEL
EDH	ELECTRIC DUCT HEATER	PB	PULL BOX
EF	EXHAUST FAN	PE	PHOTO ELECTRIC
EGC	EQUIPMENT GROUNDING CONDUCTOR	PF	POWER FACTOR
EL	ELEVATION	PH	PHASE
ELEC	ELECTRIC(AL)	PIV	POST INDICATOR VALVE
ELEV	ELEVATOR	PNL	PANEL
EM	EMERGENCY	POC	POINT OF CONNECTION
EMT	ELECTRICAL METALLIC TUBING	PWR	POWER
ENCL	ENCLOSURE		
ENTR	ENTRANCE	QTY	QUANTITY
EP	EXPLOSION PROOF		
EPO	EMERGENCY POWER OFF	R (R)	RELOCATE (D)
EQUIP/EQP	EQUIPMENT	RAD	RADIUS
EWC	ELECTRIC WATER COOLER	RECPT	RECEPTACLE
EWH	ELECTRIC WATER HEATER	REF	REFRIGERATOR
EXH	EXHAUST	RLA	RATED LOAD AMPS
EXT	EXTERIOR	RPM	REVOLUTIONS PER MINUTE
EXIST	EXISTING		
		S	SOUTH
F	FAHRENHEIT/FUSE	SC	SECURITY
FA	FIRE ALARM	SCCR	SHORT CIRCUIT CURRENT RATING
FAA	FIRE ALARM ANNUNCIATOR	SD	SMOKE DETECTOR
FACP	FIRE ALARM CONTROL PANEL	SECT	SECTION
FC	FOOTCANDLE	SF	SUPPLY FAN
FCU	FAN COIL UNIT	SHT	SHEET
FD	FIRE DAMPER	SPD	SURGE PROTECTIVE DEVICE
FDR	FEEDER	SPEC	SPECIFICATION
FIXT	FIXTURE	SPL	SPECIAL
FLA	FULL LOAD AMPS	SQ	SQUARE
FSD	FIRE/SMOKE DAMPER	STOR	STORAGE
		SW	SWITCH
GEN	GENERATOR	SWBD	SWITCHBOARD
GFI	GROUND FAULT CIRCUIT INTERRUPTER	SYM	SYMMETRICAL
GFR	GROUND FAULT RELAY	SYS	SYSTEM
H	HEIGHT	T	THERMOSTAT
HID	HIGH INTENSITY DISCHARGE	TB	TERMINAL BOX
HOA	HAND OFF AUTOMATIC	TC	TIME CLOCK
HOR	HORIZONTAL	TEL	TELEPHONE
HP	HORSEPOWER	TV	TELEVISION
HR	HOUR	TYP	TYPICAL
HT	HEIGHT		
HW	HOT WATER	UFC	UNIFORM FIRE CODE
HZ	HERTZ	UG	UNDERGROUND
		UH	UNIT HEATER
IBC	INTERNATIONAL BUILDING CODE	UL	UNDERWRITERS LABORATORIES
IC	INTERCOM	UON	UNLESS OTHERWISE NOTED
IES	ILLUMINATING	UV	UNIT VENTILATOR
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS	V	VOLT
IG	ISOLATED GROUND	VAV	VARIABLE AIR VOLUME
IMC	INTERMEDIATE METAL CONDUIT	VEL	VELOCITY
IN	INCH	VM	VOLTMETER
		VOL	VOLUME
JB	JUNCTION BOX		
		W	WATT, WEST
KCMIL	THOUSAND CIRCULAR MILLS	W/	WITH
KVA	KILOVOLT AMPERES	W/O	WITHOUT
KVAR	KILOVOLT AMPERES REACTIVE	WH	WATER HEATER
KW	KILOWATT	WHM	WATT HOUR METER
KWH	KILOWATT HOUR	WP	WEATHERPROOF
LBS	POUNDS	X	REACTANCE
LF	LINEAR FEET (FEET)	XFMR	TRANSFORMER
LRA	LOCKED ROTOR AMPS	XMTR	TRANSMITTER
LS	LIFE SAFETY		
LT	LIGHT	Z	IMPEDANCE
LTG	LIGHTING		
LV	LOW VOLTAGE	&	AND
		I.E.:	THAT IS

SPECIFICATIONS

DIVISION 26 - ELECTRICAL SPECIFICATIONS

1 GENERAL PROVISIONS:

SUMMARY: THIS DIVISION DESCRIBES IN GENERAL, REQUIREMENTS OF THE ELECTRICAL SYSTEM AND RELATED ITEMS OF WORK NECESSARY FOR THE COMPLETE JOB INDICATED BY THE CONTRACT DOCUMENTS. THE GENERAL AND SUPPLEMENTAL CONDITIONS OF THE CONTRACT ARE APPLICABLE TO THIS DIVISION AND SHALL FORM A PART OF THE CONTRACT.

ELECTRICAL RELATED WORK DESCRIBED IN OTHER DIVISIONS SHALL BE PROVIDED UNDER THIS DIVISION IN ACCORDANCE WITH THE ELECTRICAL REQUIREMENTS PRESCRIBED IN THE RESPECTIVE EQUIPMENT SPECIFICATIONS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR ELECTRICAL RELATED WORK AND PROVIDE ELECTRICAL CONNECTIONS IN COORDINATION WITH WORK OF OTHER DIVISIONS

GENERAL LIST OF WORK:

DISTRIBUTION SYSTEMS FOR LIGHTING AND POWER INCLUDING FEEDERS, BRANCH CIRCUIT PANELS, LIGHTING FIXTURES WITH LAMPS, CONTROL SWITCHES/SYSTEMS, RECEPTACLES, AND DISCONNECT SWITCHES.

ELECTRICAL CONNECTIONS FOR KITCHEN EQUIPMENT

SLEEVES, BLOCK-OUTS, INSERTS, ANCHORAGE DEVICES, ETC.

ELECTRICAL CONNECTIONS FOR HVAC EQUIPMENT AND LINE VOLTAGE CONTROL SYSTEMS.

PERMITS: SECURE AND PAY FOR ALL NECESSARY PERMITS AND LICENSES, SERVICES, AND ALL INSPECTION FEES AS REQUIRED BY JOB.

CODES AND ORDINANCES: INSTALL ALL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ITS LATEST REVISIONS, WITH THE REGULATIONS OF ANY AND ALL STATE AND LOCAL CODES AND ORDINANCES.

CERTIFICATES:

ALL WORK INCLUDED SHALL COMPLY WITH ALL STATE AND LOCAL RULES AND REGULATIONS. FURNISH TO THE OWNER ALL CERTIFICATES OF INSPECTION AND APPROVAL AS REQUIRED.

EXAMINATION OF PREMISES:

PRIOR TO SUBMITTING A PROPOSAL, EXAMINE THE CONTRACT DOCUMENTS IN THEIR ENTIRETY AND VISIT THE SITE TO BECOME FAMILIAR WITH CONDITIONS WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. ALL SITE RELATED COSTS SHALL BE INCLUDED IN BASE BID. AFTER CONTRACT AWARD, CHANGES TO THE CONTRACT SUM OR CONTRACT TIME DUE TO SITE CONDITIONS WILL NOT BE ALLOWED.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, VERIFY THE DIMENSIONS AT THE SITE. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. IMMEDIATELY REPORT DIFFERENCES TO THE ARCHITECT AND DO NOT PROCEED WITH WORK UNTIL THE ARCHITECT RENDERS HIS DECISION.

HANGERS: PROVIDE ALL UNISTRUT, HANGERS, SUPPORTS, ETC., REQUIRED FOR WORK UNDER THIS DIVISION. SUPPORT CONDUIT FROM BUILDING STRUCTURE, NOT FROM CEILING SUPPORTS. BRANCH CIRCUIT CONDUIT 3/4" AND SMALLER MAY BE SUPPORTED USING SPRING STEEL CLIPS ON STEEL SUPPORT WIRE INSTALLED INDEPENDENT OF CEILING SUPPORTS.

FINAL LOCATION OF SURFACE FEATURES: SHALL BE ACCOMPLISHED IN THE FIELD, SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE LOCATION OF ALL SWITCHES, FIXTURES, PANELS, ETC., AND THEIR PROXIMITY AND RELATIONSHIP TO ALL VISIBLE FEATURES OF EQUIPMENT FURNISHED BY OTHER TRADES, SHALL BE MADE KNOWN TO THE ARCHITECT. IN CASE OF CONFLICT BETWEEN TRADES, OR BETWEEN A TRADE AND THE ARCHITECT, THE DECISION OF THE ARCHITECT SHALL BE FINAL AND HIS INSTRUCTIONS IN THESE MATTERS SHALL BE FOLLOWED BY ALL CONCERNED.

STANDARD OF MATERIAL AND WORKMANSHIP: ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO UL STANDARDS IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED AND SHALL BEAR THE UL LABEL. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST ACCEPTED STANDARDS OF GOOD WORKMANSHIP AND SHALL PRESENT A NEAT APPEARANCE WHEN COMPLETE.

CUTTING AND PATCHING:

ALL CUTTING NECESSARY FOR INSTALLATION OF THE WORK AND REPAIR OF ALL DAMAGE TO WORK UNDER OTHER DIVISIONS, SHALL BE INCLUDED IN WORK SPECIFIED UNDER THIS DIVISION INCLUDING PATCHING, FLASHING AND SEALING ALL ROOF PENETRATIONS. NO CUTTING SHALL BE DONE WITHOUT APPROVAL OF ARCHITECT.

COORDINATE WORK WITH THAT OF OTHER TRADES. CUTTING, PATCHING, AND PROVIDING ANY OPENINGS, LINTEL, OR SUPPORTS REQUIRED FOR INSTALLATION OF THE WORK SHALL BE INCLUDED IN THIS DIVISION.

PAINTING:

ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUIT, FLUSH PANEL FRONTS, TRANSFORMERS, SWITCHES, SWITCHBOARDS, PANELS AND SIMILAR ITEMS SHALL BE PAINTED AS SPECIFIED UNDER THE PAINTING SECTION OF ARCH. SPECIFICATIONS.

SUPERVISE ALL PAINTING OF ELECTRICAL EQUIPMENT.

EXISTING SERVICES AND REMODEL AREAS:

MAINTAIN ALL SERVICES, POWER, SOUND, TELEPHONE, ETC., TO EXISTING BUILDINGS OR AREAS. ANY INTERRUPTIONS OF SERVICES REQUIRED FOR "CUT-OVERS" OR CONNECTIONS OF NEW, ETC., SHALL BE DONE AT A TIME THAT IS CONVENIENT TO THE OWNER AND SHALL BE APPROVED IN WRITING PRIOR TO THE INTERRUPTION.

ALL SERVICES TO EXISTING BUILDINGS THAT ARE INTERRUPTED OR DISCONNECTED AS A RESULT OF THE NEW CONSTRUCTION SHALL BE RESTORED. ANY OUTLET, SWITCHES, RECEPTACLES, ETC. THAT ARE DISCONNECTED OR REMOVED BY THE CONSTRUCTION OR REMODELING SHALL BE RECONNECTED AND/OR REPLACED.

WORK BY OTHERS: CERTAIN ITEMS OF WORK BY OTHER TRADES WILL BE NECESSARY FOR THE COMPLETION OF WORK UNDER THIS DIVISION. COOPERATE WITH OTHER TRADES AND ARRANGE FOR THESE ITEMS TO BE PERFORMED IN ORDERLY COURSE OF WORK. FAILURE TO COOPERATE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR SAID ITEMS.

CLEANING UP THE PREMISES: AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH. METAL FLOOR PANS SHALL BE PROVIDED FOR PIPE THREADING MACHINES AND BENCHES AND SHALL BE USED AT ALL TIMES TO PREVENT CONCRETE FLOORS FROM BECOMING OIL SOAKED. UPON COMPLETION OF THE JOB, REMOVE ALL DEBRIS, CLEAN ALL SWITCHPLATES, FIXTURES, PANEL TRIMS AND IN GENERAL, LEAVE THE PREMISES IN A CLEAN AND TIDY CONDITION.

FINAL INSPECTION AND TEST:

FURNISH ALL METERS, CABLE, CONNECTIONS AND APPARATUS NECESSARY FOR MAKING TESTS.

TEST SYSTEM FOR SHORTS AND GROUNDS. FAULTY WIRING SHALL BE REMOVED AND REPLACED. ANY DEVICE, APPARATUS OR FIXTURE INSTALLED SHOWING SUBSTANDARD PERFORMANCE SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ARCHITECT.

GUARANTEE: FULLY GUARANTEE ALL WORK UNDER THIS DIVISION FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, AGAINST IMPERFECT WORKMANSHIP OR FAILURE/MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. GIVE THIS GUARANTEE IN WRITING TO THE OWNER AT THE TIME OF ISSUING FINAL CERTIFICATE. WORK FOUND TO BE DEFECTIVE WITHIN THIS PERIOD SHALL BE REPLACED WITHOUT COST TO THE OWNER.

2 BASIC MATERIALS AND METHODS:

WIRE AND CABLE:

GENERAL: ALL CONDUCTORS SHALL BE COPPER.

ALL INTERIOR BRANCH WIRING SHALL BE TYPE "THW-2", "THHN-2" OR "THWN-2", 600 VOLT AND A MINIMUM OF #12 EXCEPT FOR CONTROL WIRING WHICH SHALL BE STRANDED AND A MINIMUM OF #14.

WIRE #8 AND LARGER SHALL BE STRANDED. WIRE #2 AND LARGER, OR AS NOTED, SHALL BE TYPE "XHHW-2" WITH CROSS LINK POLYETHYLENE INSULATION.

MANUFACTURERS SHALL BE GENERAL CABLE, OKONITE, ROME CABLE, ANACONDA, GENERAL ELECTRIC, KAISER OR SOUTH-WIRE.

INSTALLATION: INSTALL ALL WIRE AND CABLE IN CONDUIT.

WIRE SINGLE PHASE EQUIPMENT AND LIGHTING SO THERE IS A MINIMUM OF IMBALANCE BETWEEN CURRENT CARRYING CONDUCTORS. CONDUCTORS SHALL BE CONTINUOUS AND OF SUCH LENGTHS THAT NO SPLICE OCCURS EXCEPT WITHIN OUTLET, JUNCTION OR PULL-BOXES, SWITCH, CONDUIT FITTINGS, OR OTHER SIMILAR DEVICES IN EQUIPMENT. SPLICES SHALL JOIN CONDUCTORS SECURELY TOGETHER BOTH MECHANICALLY AND ELECTRICALLY.

MAKE CONNECTIONS AND SPLICES FOR #10 WIRE AND SMALLER WITH BUCHANAN B-CAP, 3-M SCOTCHLOK OR IDEAL WING-NUT, PRE- INSULATED WIRE CONNECTORS (SIZES AS RECOMMENDED BY MANUFACTURER). MAKE CONNECTIONS AND SPLICES FOR #8 COMPRESSION TYPE CONNECTORS BY O.Z., BURNDY, BUCHANAN, T & B OR ILSCO. TAPE ALL SPLICES WITH PLASTIC SO INSULATION IS AT LEAST EQUIVALENT TO INSULATION OF CONDUCTORS. THOROUGHLY CLEAN ENDS BEFORE SPLICING. WHERE PLASTIC TAPE IS USED AND THERE IS ANY DANGER OF INSULATION DAMAGE FROM PRESSURE OR JOINT AGAINST NON-CURRENT CARRYING METAL PARTS, USE FRICTION TAPE FOR ADDITIONAL PROTECTION.

ALL WIRING IN PANELBOARDS, CENTERS AND GUTTERS SHALL BE NEATLY ARRANGED. WIRE SHALL BE HELD BUNDLED BY TY-RAPS. WIRES SHALL BE CONNECTED TO CIRCUIT BREAKERS, SWITCHES AND OTHER DEVICES PERPENDICULAR TO TERMINAL LUGS.

LIGHTING AND POWER CIRCUITS SHALL BE IDENTIFIED BY PANEL LETTER AND CIRCUIT NUMBER WITH BRADY WRAPAROUND CLOTH WIRE MARKERS AT ALL TERMINATIONS AND JUNCTIONS.

ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS SHALL BE COLOR- CODED TO CONFORM TO THE EXISTING COLOR CODES.

SOLID CONDUCTORS SHALL LOOP TIGHTLY AND COMPLETELY AROUND TERMINAL SCREWS ON ALL WIRING DEVICES.

CONDUIT RACEWAYS:

CONDUIT SYSTEMS SHALL BE RIGID GALVANIZED METAL, INTERMEDIATE METAL CONDUIT (IMC), ELECTRICAL METALLIC TUBING (EMT), RIGID, NON-METALLIC PVC OR AS SPECIFIED HEREIN OR AS INDICATED ON THE PLANS. ALL SYSTEMS SHALL BE CONTINUOUS.

RIGID STEEL CONDUIT SHALL BE HEAVY-WALLED, HOT-DIPPED, GALVANIZED OR SHERARIZED. USE RIGID STEEL CONDUIT IN CONCRETE SLABS, IN GRADE, IN EXPOSED LOCATIONS SUCH AS TUNNELS AND EQUIPMENT ROOMS, WHERE EXPOSED TO WEATHER AND WHERE BURIED IN EARTH.

IMC SHALL BE ZINC COATED STEEL TUBING. IMC MAY BE USED WHERE RIGID STEEL IS PERMITTED.

EMT SHALL BE ZINC-COATED. EMT MAY BE USED IN FURRED SPACES, IN METAL OR WOOD STUD WALLS IN EITHER EXPOSED OR CONCEALED FASHION AND WHERE NOT SUBJECT TO DAMAGE EXCEPT FOR BRANCH CIRCUITS AND FEEDERS OVER 100A. EMT SHALL BE REAMED AFTER CUTTING AND SHALL BE MADE TO BUTT IN THE CENTER OF THE COUPLING.

FLEXIBLE CONDUIT SHALL BE USED IN MINIMUM LENGTHS TO CONNECT TO MOTORS, RECESSED FIXTURES, TRANSFORMERS AND EQUIPMENT SUBJECT TO VIBRATION. IN EXTERIOR AND WET LOCATIONS, USE ANACONDA TYPE VA FLEXIBLE CONDUIT WITH APPLETON OR T & B WATER TIGHT CONNECTORS. FLEXIBLE CONDUIT CONNECTORS SHALL BE COMPRESSION OR CLAMP TYPE; SCREW ON TYPE NOT PERMITTED.

WHERE EXPOSED, INSTALL CONDUIT PARALLEL TO WALLS AND PARTITIONS; DO NOT CROSS WINDOW OPENINGS.

WHERE SUSPENDED CEILING OCCURS, RUN CONDUIT CONCEALED ABOVE FURRED CEILING AND IN WALLS.

ALL CONDUIT STUBBED-UP THROUGH ROOF SHALL BE FLASHED WITH A TYPE OF FLASHING APPROVED BY MANUFACTURER OF ROOFING MATERIALS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

CONDUIT SHALL BE FIRMLY FASTENED WITHIN 3 FEET OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING AND SHALL BE SUPPORTED AT LEAST EVERY 10 FEET.

CONDUIT FITTINGS:

EMT OR THREADLESS RIGID SHALL BE COMPRESSION TYPE, MACHINE STEEL INSULATED THROAT, APPLETON, RACO, T & B, OR TOMIC INSULATED TAP-ON. SET SCREW FITTINGS WILL BE PERMITTED IN DRY LOCATIONS WHEN TWO SCREWS PER CONDUIT END ARE PROVIDED. SINGLE SET SCREWS SHALL BE PERMITTED IN 1/2" AND 3/4" SIZES.

PROVIDE DOUBLE LOCKNUTS AND BUSHINGS AT ALL RIGID CONDUIT TERMINATIONS EXCEPT AT THREADED HUBS. BUSHINGS SHALL BE O.Z. TYPE A, MOLDED BAKELITE EXCEPT FOR 2" CONDUIT AND LARGER SHALL BE O.Z. TYPE B OR BL WHERE GROUNDING IS REQUIRED.

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GUTTER, PULLBOXES AND JUNCTION BOXES:

BOXES SHALL BE FABRICATED FROM CODE GAUGE STEEL WITHOUT KNOCKOUTS AND A MINIMUM 14 GAUGE FRONT COVER. FINISH SHALL BE GALVANIZED STEEL OR PHOSPHATE UNDERCOATING WITH 2 FINISH COATS; HAMMER GRAY OR BAKED ENAMEL.

JUNCTION BOXES SHOWN OUTSIDE, FLUSH OR SURFACE MOUNTED, SHALL BE WATER TIGHT, ALL WELDED CONSTRUCTION WITH NEOPRENE GASKETED SCREWED COVERS, NEMA TYPE III.

NAMEPLATES:

PROVIDE CONTRAST PLASTIC EMBOSSING TAPE, ADHESIVE BACKED NAMEPLATES FOR ALL STARTERS AND DISCONNECT SWITCHES.PROVIDE LAMICOID NAMEPLATES FOR ALL DISTRIBUTION SWITCHES, BREAKERS, LIGHTING AND POWER PANELS; SIZE OF LETTERS SHALL BE A MINIMUM OF 3/16" HIGH.

FUSES:

FUSES SHALL BE HIGH-CAPACITY, CURRENT-LIMITING, LOW-PEAK OR DUAL ELEMENT AS INDICATED.

DUAL-ELEMENT FUSES SHALL BE USED FOR ALL MOTOR LOADS.

TYPE "R" FUSE SHALL BE USED FOR MOTOR LOADS AND WHERE INDICATED ON DRAWINGS.

FURNISH TO THE OWNER AT EACH SWITCHBOARD, 2 SETS OF SPARE FUSES FOR EACH SIZE USED BELOW 100 AMPS AND ONE SET FOR EACH SIZE 100 AMPS AND ABOVE.

ALL FUSES SHALL BE BY THE SAME MANUFACTURER.

OUTLETS:

OUTLET BOXES SHALL BE STANDARD GALVANIZED STEEL TYPE MINIMUM 1.5" DEEP, SINGLE OR GANG STYLE, OF SIZE TO ACCOMMODATE DEVICE NOTED AND INSTALLED IN ACCORDANCE WITH ARTICLE 370 OF THE NEC. HANDY BOXES AND SECTIONAL SWITCH BOXES WILL NOT BE PERMITTED. BOXES EXPOSED OUTDOORS SHALL BE CAST FERROUS ALLOY, TYPE FS UNLETS WITH SCREW HUBS OR EQUAL.

BOXES SHALL BE SECURELY AND RIGIDLY FASTENED TO THE STRUCTURE UPON WHICH THEY ARE MOUNTED OR SECURELY AND RIGIDLY EMBEDDED IN CONCRETE OR MASONRY.

PROVIDE FIXTURE STUDS AND PLASTER RINGS AS REQUIRED TO BRING ALL OUTLETS TO WITHIN 1/8" OR LESS OF FINISHED SURFACE.

APPROVED MANUFACTURERS ARE: APPLETON, RACO, STEEL CITY OR BOWERS.

LIGHT SWITCHES: (COLOR SELECTION BY ARCH.)

HUBBELL #1221-I 20A SINGLE POLE

HUBBELL #1223-I 20A THREE WAY

MANUFACTURERS SHALL BE HUBBELL, BRYANT OR SIERRA.

RECEPTACLES:

HUBBELL #5362-I 20A/125V/DUPLEX
OR #5242 MOUNT WITH GROUND "U" SLOT DOWN FOR ISOLATED GROUND - HUBBELL #IG8300 (ORANGE)

FINISH WALL PLATES:

PLATES SHALL BE SMOOTH PLASTIC TO MATCH RECEPTACLE AND OF ONE MANUFACTURER; BRYANT, SIERRA OR APPROVED EQUAL. COLORS/FINISHES MUST BE SELECTED BY ARCH.

PROVIDE STAINLESS STEEL PLATES IN FOOD PREP AREAS.

DEVICE PLATES SHALL BE INSTALLED SO AS TO COMPLETELY SEAT AGAINST THE WALL SURFACE.

3 SERVICE AND DISTRIBUTION:

PANELBOARDS:

ELECTRICAL PANELS SHALL BE CIRCUIT BREAKER TYPE. CABINETS SHALL HAVE DOORS FASTENED TO TRIM WITH CONCEALED HINGES AND BE PROVIDED WITH FLUSH TYPE COMBINATION LATCH AND LOCK; THREE KEYS FOR EACH. ALL PANELS SHALL BE KEYED ALIKE. CABINETS AND TRIMS SHALL BE FACTORY PAINTED TWO FINISH COATS AND SHALL BE FLUSH OR SURFACE MOUNTED AS INDICATED. EACH CIRCUIT SHALL BE NUMBERED AND COMPLETELY IDENTIFIED BY MEANS OF A TYPEWRITTEN CARD PLACED IN DIRECTORY HOLDER ON INSIDE OF DOOR. ALL DIRECTORY HOLDERS SHALL BE SIX (6) INCHES WIDE. BEFORE INSTALLING, TIGHTEN ALL BOLTED CONNECTIONS THAT MAY HAVE BECOME LOOSE IN SHIPPING.

CABINETS SHALL BE WITHOUT KNOCKOUTS. ALL KNOCKOUTS SHALL BE CUT ON THE JOB.

STUB UP ON 3/4" CONDUIT INTO THE FURRED SPACE ABOVE FLUSH MOUNTED CABINETS FOR EACH TWO SPARE CIRCUITS OR SPACES; TO A MAXIMUM OF 5 CONDUITS.

ALL PANELS SHALL BE EQUIPPED WITH COPPER GROUND BUS.

ALL PANELBOARDS SHALL HAVE THE SIZE OF THE FEEDER AND CONDUIT STENCILED ON THE INSIDE OF THE DOOR. "DYMO" TAPE OR EQUIVALENT IS NOT ACCEPTABLE.

SAFETY (DISCONNECT) SWITCHES:

SHALL BE HEAVY DUTY TYPE WITH COVER INTERLOCKS. PROVIDE ALL DISCONNECT SWITCHES REQUIRED BY CODE. SWITCHES FOR MOTOR APPLICATIONS SHALL BE HORSEPOWER RATED.

SWITCHES LOCATED OUTSIDE/EXTERIOR OF THE B

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SYMBOLS LEGEND - GENERAL

SYMBOL	DESCRIPTION
1	DRAWING CONSTRUCTION ("FLAG") NOTE
X-XX	EQUIPMENT IDENTIFIER
	MATCHLINE
	REVISION CLOUD (ENCIRCLES DRAWING CHANGES MADE SINCE THE PREVIOUS RELEASE)
1	REVISION REFERENCE
	EXISTING TO BE REMOVED (HATCH)
	HEAVY LINEWEIGHT INDICATES NEW WORK
	LIGHT LINEWEIGHT INDICATES EXISTING INFORMATION
	POINT OF CONNECTION
X / XX.XX	DETAIL REFERENCE DETAIL IDENTIFICATION NUMBER SHEET WHERE DETAIL IS DRAWN
X / XX.XX	ELEVATION REFERENCE ELEVATION IDENTIFICATION NUMBER SHEET WHERE ELEVATION IS DRAWN
X / XX.XX	SECTION REFERENCE SECTION IDENTIFICATION NUMBER SHEET WHERE SECTION IS DRAWN
N	NORTH REFERENCE

SYMBOLS LEGEND - POWER

SYMBOL	DESCRIPTION
T	TRANSFORMER
X-XX-X	POLE-MOUNTED TRANSFORMER
	POLE
	DELTA
	WYE
	MEDIUM VOLTAGE CABLE TERMINATOR
	LIGHTNING ARRESTORS
	SURGE ARRESTORS
	NEUTRAL GROUNDING RESISTOR
M	METER
MM	MICROPROCESSOR CONTROLLED MONITOR REFER TO SPECIFICATIONS FOR METERING VALUES AND PROTECTIVE FUNCTIONS
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
AM	INDICATING INSTRUMENT AM-AMMETER; VM-VOLTMETER; FM-FREQUENCY METER; kVAR-KILOVAR METER; kWH-KILOWATT HOUR METER; kWH/D-KILOWATT HOUR DEMAND METER
AS	INSTRUMENT SWITCH AS-AMMETER SWITCH; VS-VOLTMETER SWITCH; SS-SYNCHRONIZING SWITCH; SV-SUPERVISORY (LOCAL-REMOTE) SWITCH
	SEPARABLE CONNECTOR
S2	DRAWOUT AC TYPE POWER CIRCUIT BREAKER

SYMBOLS LEGEND - POWER

SYMBOL	DESCRIPTION
CB / ST	CIRCUIT BREAKER ST - INDICATES SHUNT TRIP
G	BREAKER WITH EXTERNAL GROUND FAULT RELAY AND CT
G	CIRCUIT BREAKER WITH GROUND FAULT PROTECTION
M	MOTOR-OPERATED CIRCUIT BREAKER
ST / G	SWITCH WITH EXTERNAL GROUND FAULT RELAY AND CT
	MOV SURGE PROTECTION
	RESISTOR
	FUSE
	MOTOR THERMAL OVERLOADS - (3) UNLESS OTHERWISE NOTED
	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
SV	SOLENOID VALVE
M	MOTOR-OPERATED VALVE
T 65°	THERMOSTAT
	TERMINAL BLOCK
B	INDICATING LIGHT - TYPE AS NOTED A-AMBER; B-BLUE; G-GREEN; R-RED; W-WHITE
- +	BATTERY

SYMBOLS LEGEND - POWER

SYMBOL	DESCRIPTION
	2-POSITION SELECTOR SWITCH
	3-POSITION SELECTOR SWITCH HAND-OFF-AUTOMATIC
	ON-OFF SELECTOR SWITCH
	2-CIRCUIT PUSHBUTTON
	PUSHBUTTON SWITCH MOMENTARY CONTACT
	EQUIPMENT CONNECTION
G	GENERATOR
M	MOTOR CONNECTION
M SD	SMOKE DAMPER
M FSD	FIRE SMOKE DAMPER
M	STARTER 3-POLE, NEMA SIZE 1 MINIMUM UNLESS NOTED OTHERWISE
	COMBINATION STARTER HP RATED, 3-POLE, NEMA SIZE 1 MINIMUM, UNLESS NOTED OTHERWISE - OVERCURRENT PROTECTION AS REQUIRED BY EQUIPMENT MANUFACTURER OR AS NOTED
	DISCONNECT SWITCH 3-POLE UNLESS NOTED OTHERWISE
	FUSED DISCONNECT SWITCH 3-POLE UNLESS NOTED OTHERWISE - OVERCURRENT PROTECTION AS REQUIRED BY EQUIPMENT MANUFACTURER OR AS NOTED
C	CONTACTOR
CR	RELAY COIL CR-CONTROL RELAY; TD-TIME DELAY RELAY; UV-UNDERVOLTAGE RELAY; M-MOTOR CONTACTOR;
M	MOTOR-RATED SWITCH - SIZE OL PER MOTOR REQUIREMENTS
	EQUIPMENT EMERGENCY SHUTDOWN SWITCH

SYMBOLS LEGEND - GENERAL

SYMBOL	DESCRIPTION
	MINIMUM 3/4" CONDUIT CONCEALED IN CEILING SPACE OR IN WALL MINIMUM 3/4" WITH #12 AWG CONDUCTORS WITH DEDICATED NEUTRAL EACH CIRCUIT, UNLESS OTHERWISE NOTED ON PLAN. PROVIDE EQUIPMENT GROUNDING CONDUCTORS SIZED PER NFPA 70.
	FLEXIBLE METAL CONDUIT
	CONDUIT - CONCEALED IN OR UNDER FLOOR
UG	CONDUIT - ROUTED UNDERGROUND
LV	LOW-VOLTAGE WIRING (CLASS B)
	CONDUIT OR CABLE VERTICAL DOWN
	CONDUIT OR CABLE VERTICAL UP
	CONDUIT STUB - TERMINATE WITH BUSHING OR CAP IF UNDERGROUND
	BREAK LINE
	CONDUIT SEAL
	EXPANSION FITTING
	CABLE TRAY
A-1,3,5	BRANCH CIRCUIT NUMBERS PANEL DESIGNATION HOME RUN TO SOURCE OF SUPPLY
	CONDUCTORS - CONNECTED
	CONDUCTORS - NOT CONNECTED
J	JUNCTION BOX
PB	PULLBOX - SIZE AS INDICATED OR AS REQUIRED BY CODE
HH	HANDHOLE
MH	MANHOLE

SYMBOLS LEGEND - POWER

SYMBOL	DESCRIPTION
	480Y/277V, 3Ø, 4W PANELBOARD
	208Y/120V, 3Ø, 4W PANELBOARD
	EQUIPMENT CABINET - TYPE AS NOTED
XXX	PANELBOARD
	TRANSFER SWITCH (AUTO)
XXXXXX	AMPERES SHORT CIRCUIT AVAILABLE (SYMMETRICAL)
#####	FEEDER TAG - REFER TO FEEDER SCHEDULE

SYMBOLS LEGEND - GROUNDING

SYMBOL	DESCRIPTION
	GROUND CONNECTION
	GROUND ROD
	GROUND WELL
	AIR TERMINAL

SYMBOLS LEGEND - WIRING DEVICES

SYMBOL	DESCRIPTION
$	SINGLE-POLE WALL SWITCH MOUNT SWITCHES AT 48" AFF. TO CL, UON.
$XX	WALL SWITCH - SUBSCRIPT 2 = 2-POLE 3 = 3-WAY 4 = 4-WAY K = KEYED LV = LOW-VOLTAGE OS = OCCUPANCY SENSOR TYPE OP = OCCUPANCY/PHOTOELECTRIC TYPE WP = WEATHERPROOF
	LOWER CASE LETTER INDICATES SWITCHING GROUP
	MOUNT SWITCHES AT +48" AFF. TO CL, UON. ANY COMBINATION OF SWITCH TYPES CAN BE USED (IE. 3K = 3-WAY KEYED SWITCH)
	SPECIAL PURPOSE RECEPTACLE TYPE AS SHOWN ON PLANS
	SINGLE SERVICE OR COMBINATION FLUSH MOUNTED FLOOR BOX. REFER TO FLOOR PLANS FOR DEVICES.
	SINGLE SERVICE OR COMBINATION FLUSH FLOOR POKE THRU. REFER TO FLOOR PLANS FOR DEVICES.
	POWER/COMM POLE - FLOOR TO CEILING.
	SURFACE MOUNTED FLOOR BOX (PEDESTAL TYPE).
	PUSH BUTTON
	SIMPLEX RECEPTACLE NEMA 5-20R, +18" AFF UON
	DUPLEX/DOUBLE DUPLEX RECEPTACLES
	NEMA 5-20R, +18" AFF UON
T	TAMPER RESISTANT, NEMA 5-20R, +18" AFF UON
IG	ISOLATED GROUND, NEMA 5-20R, +18" AFF UON
	NEMA 5-20R W/ GROUND FAULT CIRCUIT INTERRUPTER, +18" AFF UON
	SPLIT WIRED, NEMA 5-20R, +18" AFF UON
	CONTROLLED, NEMA 5-20R, +18" AFF UON
	NEMA 5-20R, ABOVE COUNTER, +18" AFF UON
	NEMA 5-20R WITH GROUND FAULT CIRCUIT INTERRUPTER, ABOVE COUNTER. COORDINATE WITH CASEWORK SHOP DRAWINGS AND ARCHITECTURAL DRAWINGS.
T	TAMPER RESISTANT, NEMA 5-20R WITH GROUND FAULT CIRCUIT INTERRUPTER, ABOVE COUNTER. COORDINATE WITH CASEWORK SHOP DRAWINGS AND ARCHITECTURAL DRAWINGS.
	NEMA 5-20R, CONNECTED TO EMERGENCY CIRCUIT, +18" AFF UON
	NEMA 5-20R MOUNTED ABOVE COUNTER. COORDINATE WITH CASEWORK SHOP DRAWINGS AND ARCHITECTURAL DRAWINGS.
	CEILING-MOUNTED, NEMA 5-20R
	NEMA 5-20R WITH USB CHARGER - (2) TYPE A USB PORTS
T	TAMPER RESISTANT, NEMA 5-20R WITH USB CHARGER - (2) TYPE A USB PORTS

SYMBOLS LEGEND - LIGHTING

SYMBOL	DESCRIPTION
XXXX	LIGHT FIXTURE IDENTIFIER - REFER TO LIGHTING FIXTURE SCHEDULE
	SHADING INDICATES LUMINAIRE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP BALLAST
	2x4 LUMINAIRE
	1x4 LUMINAIRE
	2x2 LUMINAIRE
	WALL MOUNTED LUMINAIRE
	UNDER-CABINET LUMINAIRE
	STRIP LUMINAIRE
	STAGGERED-STRIP LUMINAIRE
	DOWNLIGHT
	WALL MOUNTED LUMINAIRE
	WALL WASH LUMINAIRE
	WALL MOUNTED DIRECTIONAL LUMINAIRE
	DECORATIVE PENDENT LIGHTING FIXTURE - TYPE AS NOTED
	TRACK LIGHT - LENGTH AS INDICATED ON PLANS NUMBER OF LUMINAIRES AS SHOWN
	POLE-MOUNTED LUMINAIRE NUMBER OF LUMINAIRES AS SHOWN ON PLANS
	STREET LIGHT
	IN-GROUND LANDSCAPE LUMINAIRE
	ILLUMINATED EXIT SIGN - SINGLE FACE ARROW INDICATES DIRECTION OF EGRESS, UNIVERSAL MOUNT
	ILLUMINATED EXIT SIGN - DOUBLE FACE ARROW INDICATES DIRECTION OF EGRESS, UNIVERSAL MOUNT
	BATTERY-POWERED EMERGENCY WALLPACK
	COMBINATION BATTERY POWERED EMERGENCY WALLPACK AND ILLUMINATED EXIT SIGN
TC	TIME CLOCK - TYPE AS NOTED
PP	LIGHTING CONTROL SYSTEM POWER PACK
SB	SWITCH BYPASS DEVICE
ICS1-1	ILLUMINATION CONTROL STATION
OS	CEILING MOUNTED OCCUPANCY SENSOR WITH POWER PACK -PASSIVE INFRARED TYPE UNLESS NOTED: U = ULTRASONIC DT = DUAL TECHNOLOGY
PC	PHOTOELECTRIC CONTROL CEILING MOUNTED
OS	OCCUPANCY SENSOR WALL MOUNTED
PC	PHOTOELECTRIC CONTROL WALL MOUNTED

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ELECTRICAL LEGEND

	DATE	REMARKS
1	10/06/2023	DRB SUBMITTAL

PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX22-0017-00

SHEET
E0.01

Fri, 16 Aug 2024

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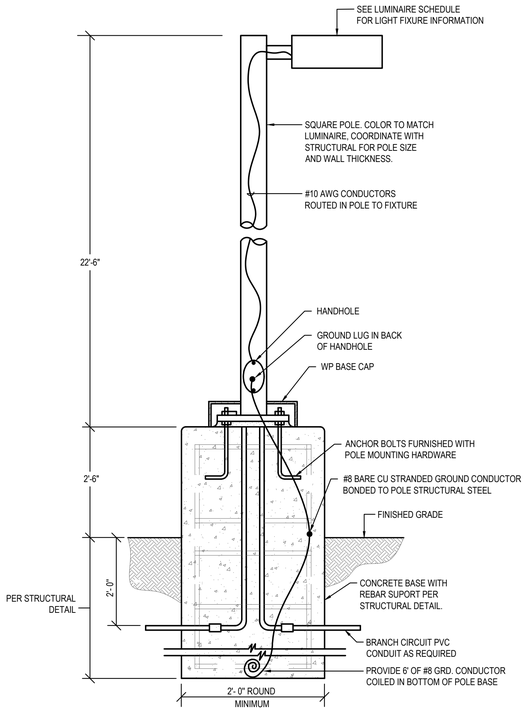


NOTE: THE POLE MANUFACTURER SHALL PROVIDE AN ENGINEERED POLE BASE DESIGN FOR 100 MPH WIND LOADING WITH A 1.3 GUST FACTOR. THE POLE BASE DESIGN SHALL BE FROM A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA. THE STRUCTURAL ENGINEER SHALL VERIFY THE WIND LOADING AND GUST FACTOR CRITERIA ABOVE ARE ADEQUATE FOR THE AREA OF INSTALLATION.

LIGHT POLE BASE DETAIL

SCALE: NTS

.

TYPE: S1, S2, S3, S4, S5, S6

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Architect™ · BAA

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

DLC · DLC Premium · 3G VIB · IP66 · 5 YEAR

Quick Facts

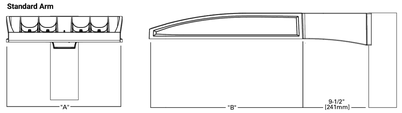
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

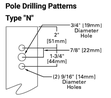
Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

McGraw-Edison — GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN–Galleon II **BAA-GALN**–Galleon II Buy American Act Compliant [3] **TAA-GALN**–Galleon II Trade Agreements Act Compliant [3]	**SA1**-1 Square **SA2**-2 Squares **SA3**-3 Squares **SA4**-4 Squares **SA5**-5 Squares **SA6**-6 Squares **SA7**-7 Squares **SA8**-8 Squares **SA9**-9 Squares	**A**–600mA **B**–800mA **C**–1000mA **D**–1200mA [4,21]	**722**–703CRI, 2200K **727**–703CRI, 2700K **730**–703CRI, 3000K **735**–703CRI, 3500K **740**–703CRI, 4000K **750**–703CRI, 5000K **760**–703CRI, 6000K **827**–803CRI, 2700K **830**–803CRI, 3000K **AMB**–Amber, 590nm [5, 6]	**U**=120-277V **H**=347-480V [7, 38] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [38] **DV**–277V-480V DuroVolt Drivers [28, 36, 37]	**T2**–Type II **T2R**–Type II Roadway **T3**–Type III **T3R**–Type III Roadway **TFTF**–Type IV Forward Throw **T4W**–Type IV Wide **SNQ**–Type V Narrow **SMQ**–Type V Square Medium **SWQ**–Type V Square Wide **SL2**–Type II w/Spill Control **SL3**–Type III w/Spill Control **SL4**–Type IV w/Spill Control **SLL**–90° Spill Light Eliminator Left **SLR**–90° Spill Light Eliminator Right **HH**–Rectangular Wide Type I **AFL**–Automotive Frontline	**[Blank]**–Standard Pole Mount Arm with Quick Mount Adaptor **MA**–Mast Arm, Adjustable **SP**–Slipfitter, Adjustable [8] **MA**–Mast Arm, Fixed **WM**–Wall Mount, Fixed **WA**–Wall Mount, Adjustable **UP**–Uppswept Arm	**AP**–Grey **BZ**–Bronze **BK**–Black **DP**–Dark Platinum **GM**–Graphite Metallic **WH**–White **KALXX**–Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [31]
DIM–External 0-10V Dimming Leads [9] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**–Double Fuse (208, 240 or 480V Specify Voltage) **SPD**–Surge Protective fused surge protective device [10] **2L**=Two Circuits [11] **HA**–50°C High Ambient **HSS**–Installed House Side Shield [12] **GRSBK**–Glare Reducing Shield, Black [13] **GRSWH**–Glare Reducing Shield, White [13] **LCF**–Light Square Trim Painted to Match Housing [26] **TH**–Twist-less Door Hardware [14] **CC**–Coastal Construction finish [15] **LH**–Optics Rotated 90° Left **RH**–Optics Rotated 90° Right **AHD145**–After Hours Dim, 5 Hours [16] **AHD245**–After Hours Dim, 6 Hours [16] **AHD255**–After Hours Dim, 7 Hours [16] **AHD355**–After Hours Dim, 8 Hours [16] **DALI**–DALI Drivers	**BPC**–Button Type Photocontrol [17] **PR**–NEMA 3-PIN Photocontrol Receptacle **PR7**–NEMA 7-PIN Photocontrol Receptacle [17] **SPBO**–Dimming Motion Sensor, Bottom mounted [18] **SPBS**–Dimming Motion Sensor, 9'-20' mounting [19] **SPB4**–Dimming Motion Sensor, 21'-40' mounting [20] **SPB2X**–Dimming Motion Sensor, limited square count, 9'-20' mounting [19] **SPB4/X**–Dimming Motion Sensor, limited square count, 21'-40' mounting [20] **ZW**–WaveLinx-enabled 4-PIN Twistlock Receptacle [39] **ZD**–SR Driver-enabled 4-PIN Twistlock Receptacle [39] **ZW-WDBXX**–WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 13' Mounting [40, 41, 42] **ZW-WDFXX**–WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [40, 41, 43] **ZW-WMPD4XX**–WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 13' Mounting [40, 41, 42] **ZW-SWPDSXX**–WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 13' Mounting [40, 41, 42] **ZD-SWPD4XX**–WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-13' Mounting [40, 41, 42] **ZD-SWPDSXX**–WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [40, 41, 43] **DIM10-MS/DIM-L20**–Synapse Occupancy Sensor (9'-20' Mounting) [44] **DIM10-MS/DIM-L40**–Synapse Occupancy Sensor (21'-40' Mounting) [44]	**0A/RA1016**–NEMA Photocontrol Multi-Tap - 105-285V **0A/RA1027**–NEMA Photocontrol - 480V **0A/RA1201**–NEMA Photocontrol - 347V **0A/RA1208**–Photocontrol Shorting Cap **0A/RA1414**–120V Photocontrol [24] **MA1252**–120V Surge Module Replacement **MA1030-XX**–Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**–Dg180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**–Dg0/120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**–dg090° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**–Dg090° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**–3@090° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**–Dg0/120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**–Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**–Dg180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**–3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**–dg090° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**–Dg090° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**–3@090° Tenon Adapter for 3-1/2" O.D. Tenon **SRA238**–Adapter kit for mounting to 2-3/8" O.D. Tenon **LS/HSS**–Field Installed House Side Shield [12] **LS/GRSBK**–Glare Reducing Shield, Black [13] **LS/GRSWH**–Glare Reducing Shield, White [13] **LS/PS**–Perimeter Shield, Black [13] **WGL-ZT-10**–WaveLinx Outdoor Control Module [45, 46] **WGL-SP-10**–WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 13' Mounting [40, 41, 42, 46] **WSF-XX**–WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [40, 41, 43, 46] **SWP04-XX**–WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 13' Mounting [40, 41, 42, 46] **SWP0S-XX**–WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [40, 41, 43, 46]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP7004 for CSA certification support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Assembled and tested in the USA using parts tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with Premium finish.
4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
5. 1% option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires 480V to 277V external isolation transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Not available with T4W.
12. Replace XX with sensor color (WH, BZ or BK).
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires 2W or 2D receptacle.
15. Coastal Construction (CC) option for wildlife and observatory use. Choose drive current A, supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with SWQ, SMQ, SLC, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with SNQ, SMQ, SWQ or RW optics.
19. Cannot be used with other control options.
20. Not available with SPBO, SPBS or SPB2X. Not available in wildlife fixture. Not available with DALI or integrated controls options
21. Not available if any DIM, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with 16FT,T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Not available with HSS, GRSBK or GRSWH. Can be ordered as a loose part, specified by the SPA, referencing the "SPA/X Availability Table" on the controls page.
26. Not available with HSS, GRSBK or GRSWH.
27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. 347V or 480V DuroVolt drivers and accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
29. Duralmit drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duralmit for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available with SPB. Not available with WaveLinx Lite sensors. Not available with any control option except SPB.
32. Cannot be used with PR7 or other motion response control options.
33. Not available with SPB, SPBO, SPB2X, SPB4, SPB4/X, SPBS, SPBO, SPBS

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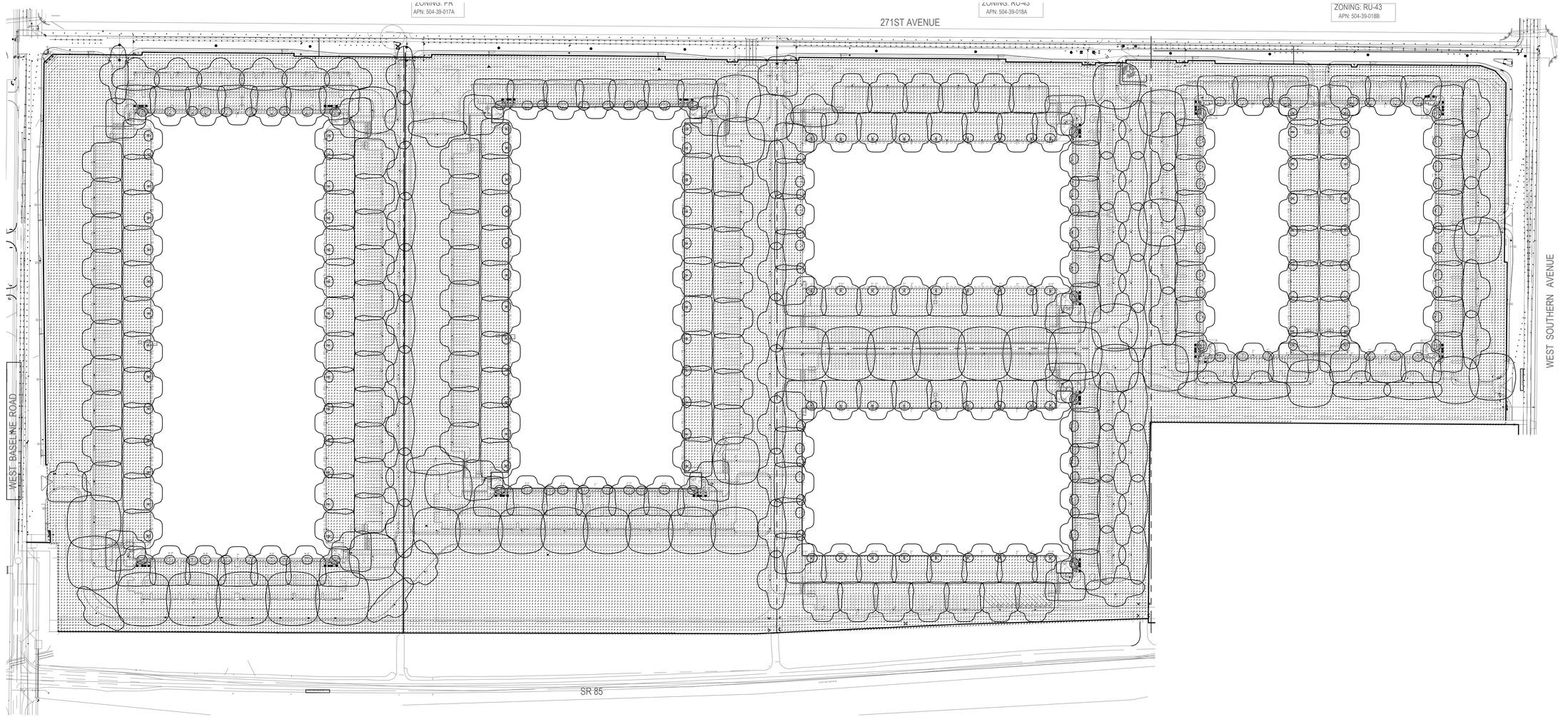

OVERALL ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1" = 180'

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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]	Mounting Height
	182	S1	Single	GALN-SAAD-730-U-T4FT-WM-BZ	0.900	27809	245	MCGRAWW EDISON	25
	7	S2	Single	GALN-SAAD-730-U-T3-BZ/ SSS. 22.5' WITH 2.5' BASE	0.900	27638	245	MCGRAW EDISON	25
	55	S3	Single	GALN-SAAD-730-U-T2-BZ/ SSS. 22.5' WITH 2.5' BASE	0.900	28029	245	MCGRAW EDISON	25
	14	S4	Back-Back	GALN-SAAD-730-U-5WQ-BZ/ SSS. 22.5' WITH 2.5' BASE	0.900	29169	245	MCGRAW EDISON	25
	54	S5	Single	GALN-SAAD-730-U-T4FT-BZ/ SSS. 22.5' WITH 2.5' BASE	0.900	27809	245	MCGRAW EDISON	25
	25	S6	Single	GALN-SAAD-730-U-5WQ-BZ/ SSS. 22.5' WITH 2.5' BASE	0.900	29169	245	MCGRAW EDISON	25
	213	S7	Single	AXCS1A-W-CBP	0.900	1526	13.5	LUMARK	10

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.06	1.5	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.34	11.2	0.0	N.A.	N.A.

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Fax 206.267.1701
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CERTIFICATE NO.
79531
TODD THAYER
Date Signed 8/16/24
STATE OF ARIZONA, U.S.A.

BUCKEYE 225 INDUSTRIAL

SWC OF MC85 & WEST SOUTHERN AVE.
BUCKEYE ARIZONA 85326

PHOTOMETRIC PLAN OVERALL

	DATE	REMARKS
1	10/06/2023	DRB SUBMITTAL

PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX22-0017-00

SHEET
E3.00

Fri, 16 Aug 2024

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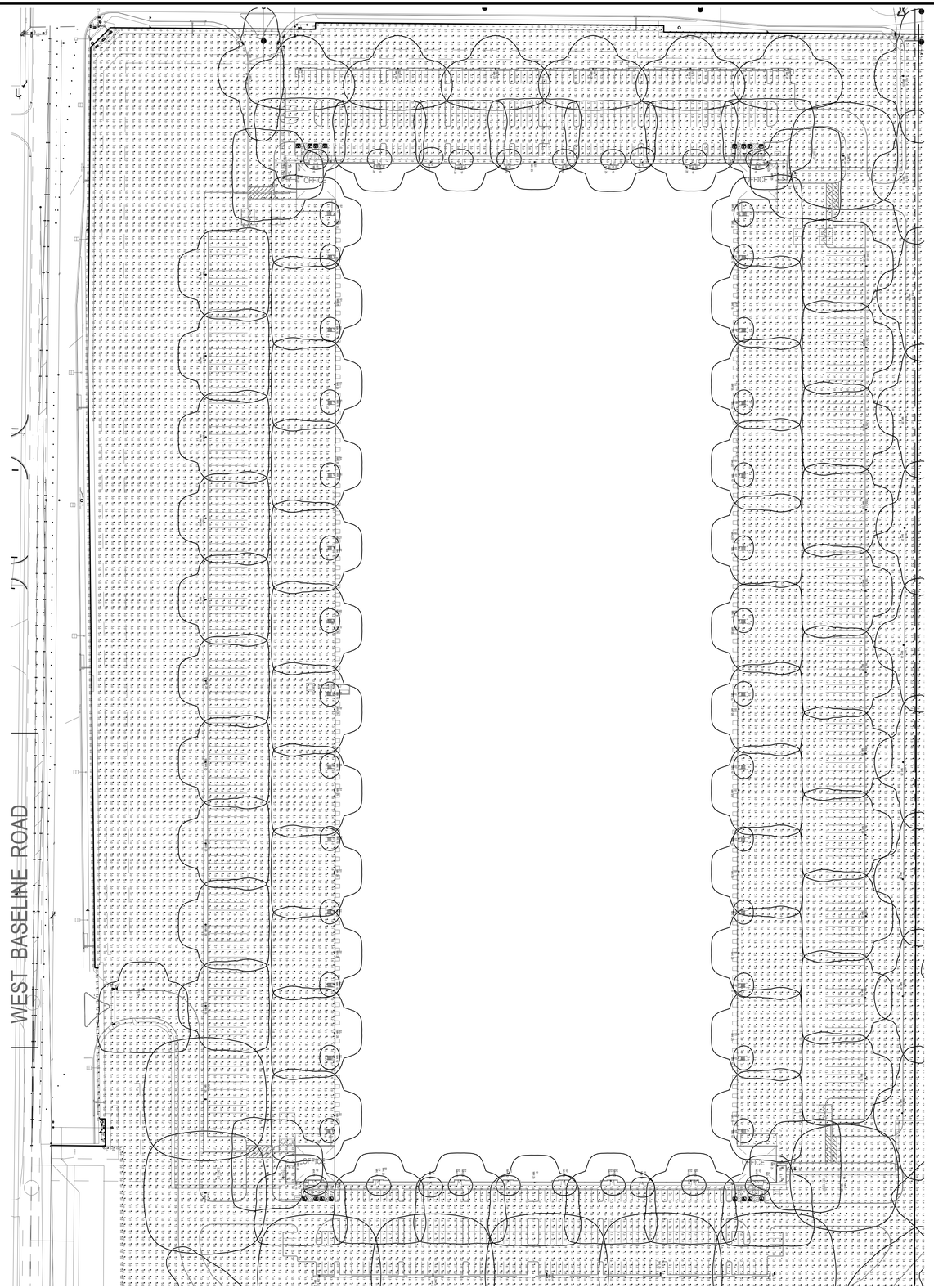

ELECTRICAL PHOTOMETRIC PLAN - BUILDING #5

SCALE: 1" = 90'

N

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BLDG 5-PHOTOMERIC PLAN

	DATE	REMARKS
1	10/06/2023	DRB SUBMITTAL

PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX22-0017-00

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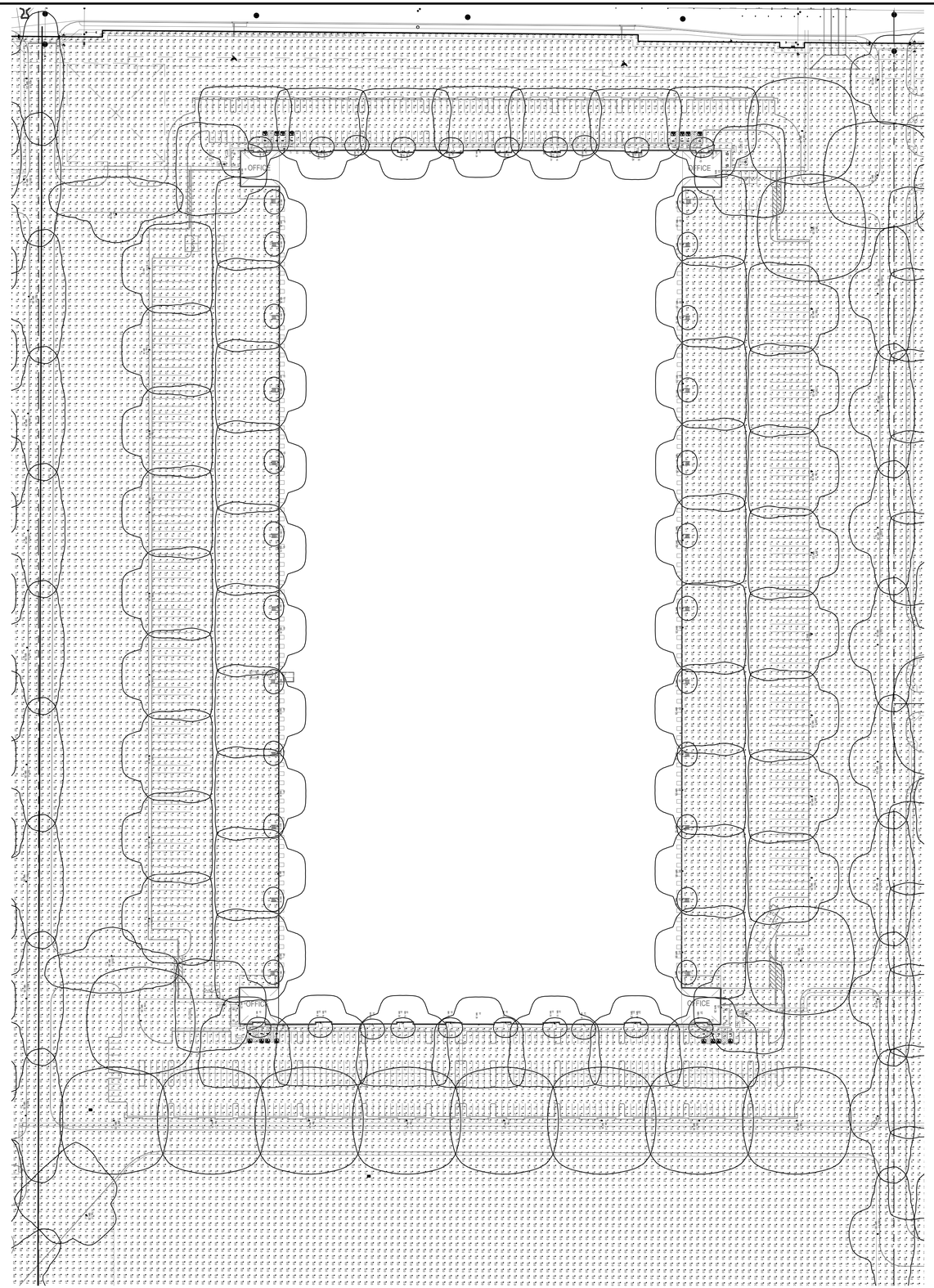

ELECTRICAL PHOTOMETRIC PLAN - BUILDING #4

SCALE: 1" = 90'

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BLDG 4-PHOTOMERIC PLAN

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PA / PM:	B. BLAKE
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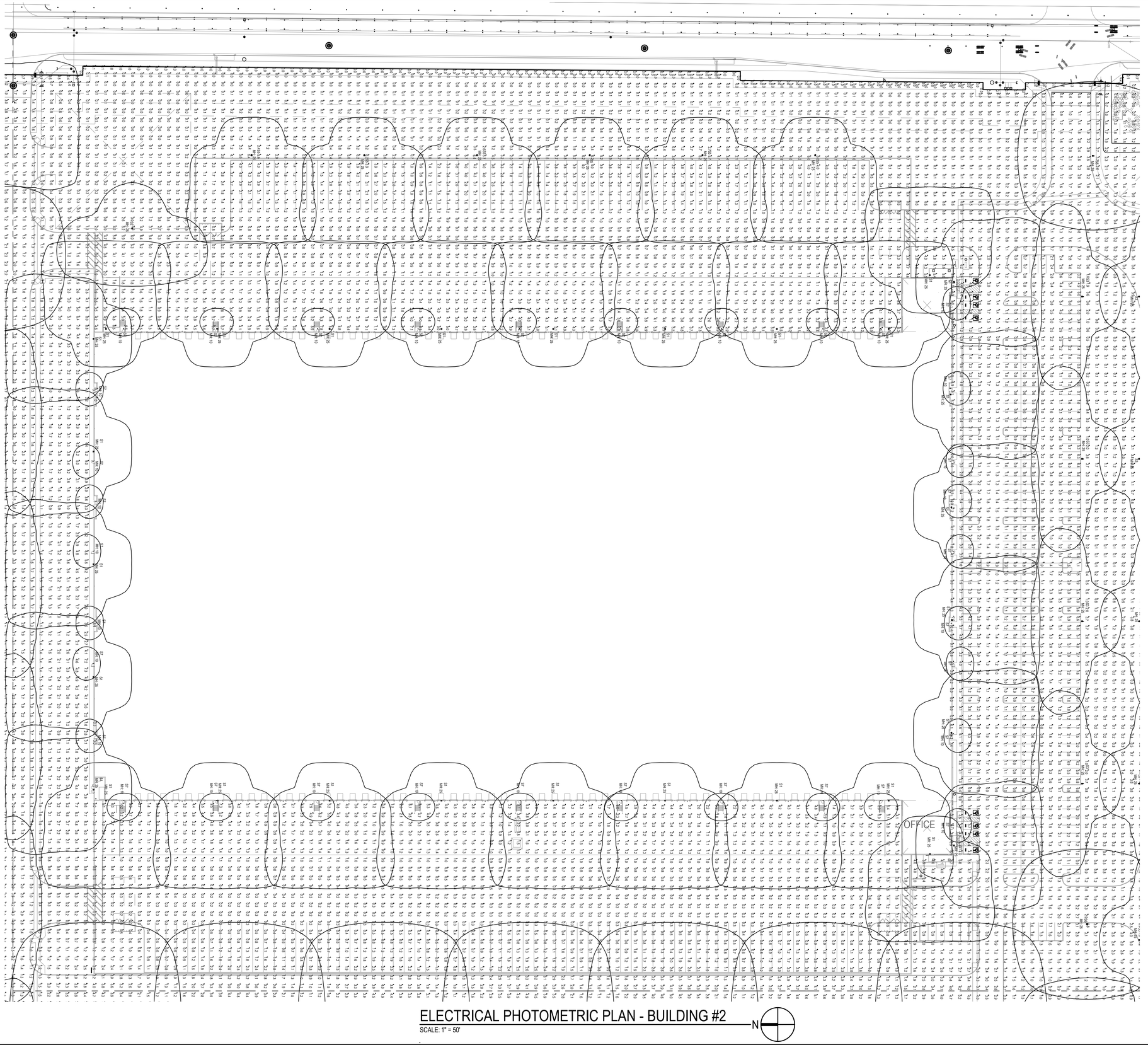

ELECTRICAL PHOTOMETRIC PLAN - BUILDING #2

SCALE: 1" = 50'

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BLDG 2-PHOTOMERIC PLAN

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1	10/06/2023	DRB SUBMITTAL

PA / PM:	B. BLAKE
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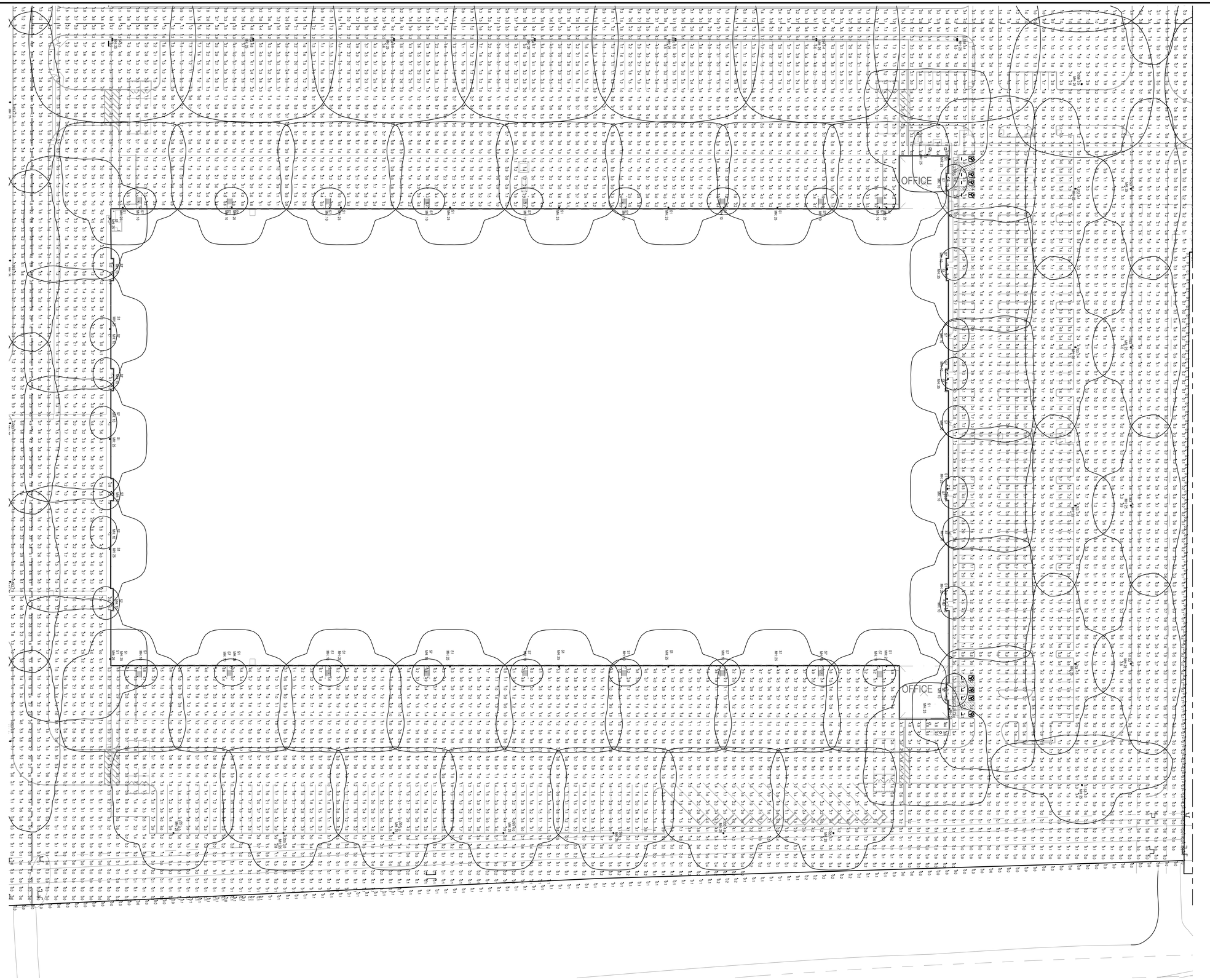

ELECTRICAL PHOTOMETRIC PLAN - BUILDING #3

SCALE: 1" = 50'

N

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BLDG 3-PHOTOMERIC PLAN

	DATE	REMARKS
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PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX22-0017-00

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Fri, 16 Aug 2024

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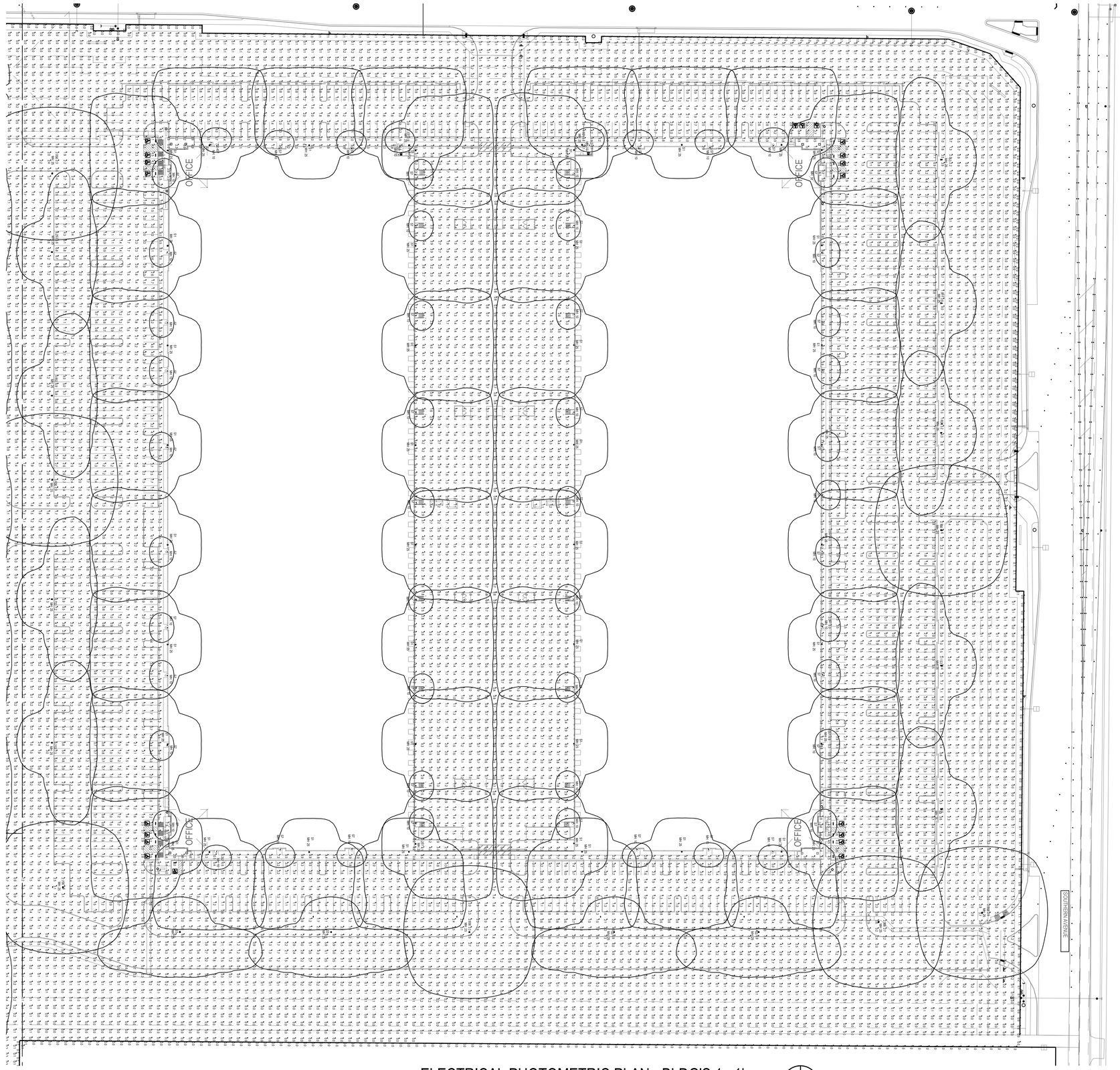

ELECTRICAL PHOTOMETRIC PLAN - BLDG'S 1a,1b

SCALE: 1" = 50'

N

SÄZÄN
GROUP
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SAZAN # 837-22064

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Registered Professional Engineer
CERTIFICATE NO.
79531
TODD THAYER
Date Signed 9/19/24
STATE OF ARIZONA, U.S.A.

BUCKEYE 225 INDUSTRIAL

SWC OF MC85 & WEST SOUTHERN AVE.
BUCKEYE ARIZONA 85326

BLDGS 1a,1b,-PHOTOMERIC PLAN

	DATE	REMARKS
1	10/06/2023	DRB SUBMITTAL

PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX22-0017-00

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