



# Design Review Board Study Session

**TO:** DESIGN REVIEW BOARD

**FROM:** AMY TEMES, SENIOR PLANNER  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV *AT*

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *ajl*

**MEETING DATE:** SEPTEMBER 11, 2014

**SUBJECT:** DR 14-29, AGRITOPIA EPICENTER

**STRATEGIC INITIATIVE:** Economic Development

To allow for a mixed use development as part of an existing master planned development.

**REQUEST**

DR14-29, Agritopia Epicenter: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 21.8 acres located at the northwest corner of Higley and Ray Roads zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

**RECOMMENDED MOTION**

Request for input only. No motion required.

**APPLICANT/OWNER**

|          |                                                 |          |                                    |
|----------|-------------------------------------------------|----------|------------------------------------|
| Company: | Whitneybell Perry                               | Company: | Johnston Farms                     |
| Name:    | Francisco Soto                                  | Name:    | Joseph Johnston                    |
| Address: | 575 W Chandler Blvd. #123<br>Chandler, AZ 85225 | Address: | 3000 E Ray Rd<br>Gilbert, AZ 85296 |
| Phone:   | 602-265-1891                                    | Phone:   | 480-988-1238                       |
| Email:   | Francisco@whitneybellperry.com                  | Email:   | joe@agritopia.com                  |

## **BACKGROUND/DISCUSSION**

### **History**

*September 19, 2000* The Town Council adopted Ordinance Nos. 1304 and 1305 annexing (A00-1) and rezoning (Z00-1) creating the Agritopia 175 acres Planned Area Development.

*From 2000-2008* Town Council and the Design Review Board approved the open space plan and several commercial pads and community facilities including the following: Surrey Garden School, Agritopia Community Center, Joe's Farm Grill, the bakery shop, the commercial guidelines for the Agro-Commercial component, Mid First Bank (at the corner of the intersection) and Agritopia Senior Living.

*April 5, 2012* Town Council approved GP11-06 (Resolution No. 3113) and Z11-42 (Ordinance No. 2364) for 32 acres within Agritopia from Shopping Center to General Commercial.

### **Overview**

The Agritopia PAD is within the Gateway Character Area which promotes development features such as: pedestrian-oriented commercial configuration surrounded by traditional residential neighborhoods, design of interesting building facades, with ground floor retail and entertainment uses and upper floor office and residential units, minimal setbacks that bring buildings close to the street and promote pedestrian activity, window shopping and street-side dining.

Located at the northwest corner of Ray and Higley Roads, Agritopia Epicenter is the capstone of the Agritopia community/project. The site encompasses approximately 19.31 net acres of vacant land and is currently zoned General Commercial Planned Area Development (GC PAD). The community is designed to create an urban/suburban village that preserves the agricultural heritage of Gilbert in a sustainable way.

The Mixed-Use Development design consists of various 2 and 4-story buildings arranged around a series of interconnecting walkways, courtyards, and amenity areas. The development will include approximately 48,500 sq. ft. for Commercial Retail uses at the ground floor, and a 251 unit Luxury Loft Residential Community, within the upper floors.

The town center concept will generate additional shopping, dining, living, working, and play opportunities to the existing community, future residents, and the general area of Gilbert and the east valley. Epicenter will consist of four major, 4-story buildings arranged in angled undulating patterns to avoid long linear facades parallel and facing the streets. The proposed articulation will provide a diversity of facades and materials that will add visual interest. The town center concept promotes larger urban-feeling buildings that facilitate comfortable pedestrian edges and enclose meaningful open spaces, such as: patios, courtyards, and other public spaces. The proposed architectural character will follow "Neo-classical" forms and details that are traditionally found in American and European small-town centers. In addition, the use of a variety of quality materials and colors will aide in creating variety and dividing the elevations into smaller massing elements.

**Surrounding Land Use & Zoning Designations:**

|       | <b>Existing Land Use Category</b>    | <b>Existing Zoning</b>                     |
|-------|--------------------------------------|--------------------------------------------|
| North | General Commercial (GC)              | General Commercial (GC) with a PAD overlay |
| South | Higley Road and Shopping Center (SC) | Shopping Center (SC) with a PAD overlay    |
| East  | Ray Road, Shopping Center (SC)       | Shopping Center (SC)                       |
| West  | Shopping Center (SC)                 | Shopping Center (SC) with a PAD overlay    |
| Site  | Shopping Center (SC)                 | Shopping Center (SC) with a PAD overlay    |

**Project Data Table**

|                                     | <b>Existing GC PAD</b> |
|-------------------------------------|------------------------|
| <b>Maximum Height</b>               | 55'                    |
| <b>Building Setback</b>             |                        |
| Front to ROW                        | 20'                    |
| Front to non-residential            |                        |
| Side to ROW                         | 10'                    |
| Side to residential                 | 40'                    |
| Side to non-residential             | 5'                     |
| Rear to residential                 | 40'                    |
| Rear to non-residential             | 5'                     |
| <b>Separation Between Buildings</b> | 0'                     |
| <b>Landscape Area</b>               |                        |
| Front to ROW                        | 20'                    |
| Front to non-residential            |                        |
| Side to ROW                         | 10'                    |
| Side to residential                 | 10'                    |
| Side to non-residential             | 5'                     |
| Rear to residential                 | 15'                    |
| Rear to non-residential             | 5'                     |

**DISCUSSION**

**Site Plan**

Mixed use development is allowed with in General Commercial zoning with residential loft living. The applicant has proposed 4 main buildings and 6 secondary buildings with commercial, common amenities or parking on the first floor and residential units above. The applicant has separated the open visitor parking on the east, south and southwest, from the resident parking at the northwest, with subtle ranch fencing while maintaining a reserved parking environment without 8' block walls or fencing.

Staff is concerned about the lack of driveway connectivity to the future signal at Agritopia Loop. Traffic Engineering has in the past expressed concerns regarding the lack of queuing at the north gated entry and the depth of the access lanes to Higley Road. Staff has arranged a meeting with the applicant to discuss access. The parking provided exceeds the Land Development Code

requirements by over 300 stalls. Staff supports the additional parking due to the amount of restaurants and specialty uses planned within the retail/commercial component.

**Landscape**

The landscape proposed are primarily plant materials that are common to the Town. This project does incorporate plants that are crop producing such as Date Palms, citrus, Pecans, Bay, Rosemary and various vegetables and herbs. The useful plant palette is in keeping with the Agritopia agrarian theme. The residents, artisan restaurants and shops will utilize the produce. The surrounding existing residences are buffered by an approximately 30’ wide landscape tract. Adjacent to Merchant Street there is an 8’ multi-use trail shaded by Fan Tex Ash and punctuated with vegetables, grapes, Bear Grass, Lantana and Red Yucca. The residents along Church Street, Tamarisk Street and Pike Lane are to be buffered by citrus trees with an understory of Rosemary, Lantana and Red Yucca. Staff has no outstanding issues with the landscape palette.

**Grading and Drainage**

The majority of the drainage is captured below ground under the parking lots. Engineering is currently in 1<sup>st</sup> Review and has not provided comments at this point in time.

**Elevations and Floor Plans**

The overall aesthetic of the project is contemporary with retro accents. The first floor retail has a 20’ floor plate for commercial flexibility. The retail faces south, southeast and east toward Ray and Higley Roads. The residential units are above the retail, common amenities and garages. There are 251 apartment units. Buildings 2, 3 and 4 are connected with bridges on residential floors 2, 3 and 4. Access to the residential units is via a centralized elevator core within each building. Staff has no outstanding issues with the elevations or floor plans.

**Colors and Materials**

The color and material palette provided is consistent with the Agritopia community and surrounding projects. The neutral color palette with punches of bright colors and texture accents create an interesting composition without being busy. Materials proposed are stucco, brick, slate, glass, metal and concrete roof tiles. Staff has no issues with the materials proposed.

**Lighting**

Lighting consists of standard parking lot pole lights, bollards, carport lights and wall scones. The parking lot light lens shall be limited to 14’ to lens within 100’ of residential district boundary. Staff has requested lighting cut sheets as a 1<sup>st</sup> Review Comment.

Respectfully submitted,



Amy Temes  
Senior Planner

**Attachments and Enclosures:**

1. Vicinity Map
2. Aerial Photo
3. Site Plan
4. Landscape
5. Grading and Drainage
6. Elevations
7. Floor Plans
8. Colors and Materials
9. Lighting

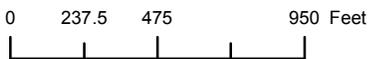
# DR14-29

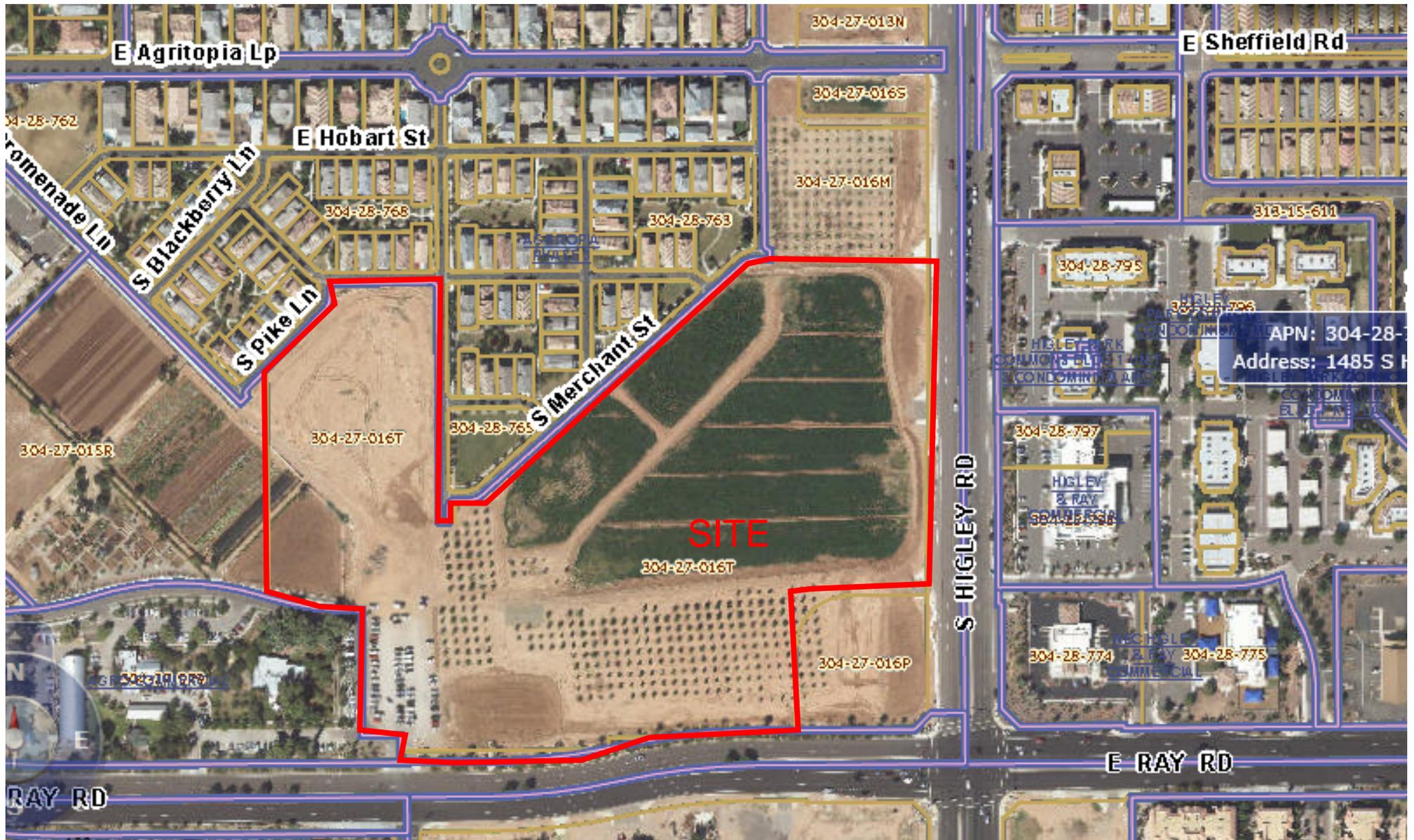
## Vicinity Map

SITE LOCATION:



TOWN OF GILBERT

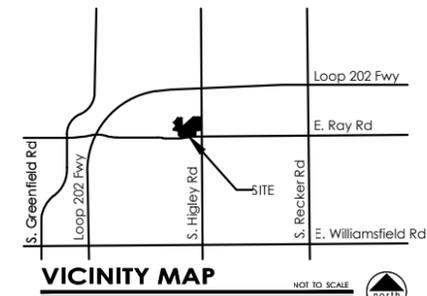




**Town of Gilbert Standard Commercial and Industrial Site Plan Notes:**

- All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated under ground.
- All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall of least 6 feet in height.
- All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6-foot masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
- S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
  - Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet.
  - Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet.
  - An alternative screening method approved by the Planning Department prior to issuance of any permits.
- The location of all electrical utility equipment shall be identified on the construction plans.

- Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
  - The parapet wall of the building shall equal or exceed the height of the mechanical units, or
  - By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
- Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
- Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment. Design Review Non-Residential and Multi-Family Application
- Pneumatic tubes, whether metal or plastic, shall be either:
  - Enclosed in planters, columns or other architectural features of the canopy or building, or
  - Routed under ground.
- All backflow prevention devices larger than 2" shall be screened with landscape located within 8' radius of the device. All backflow preventers 2" or smaller shall be placed in a locked wire mesh cage painted to match the primary building color.
- All freestanding light poles shall:
  - Be located within landscaped areas or planter islands.
  - Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30' from adjacent grade.
  - Be located to avoid conflict with trees.
- Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
- Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tract) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
- Commercial building downspouts shall be interlocked. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
- Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, stone, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
- Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
- All exterior metal shall be finished or painted to match the approved project colors.
- Existing on-site plant material damaged during construction shall be replaced with comparable species and size.



**PROJECT DATA**

**OWNER :**  
 JOHNSTON FARMS LLC  
 N.W.C. OF HIGLEY RD & RAY RD  
 GILBERT, AZ  
 PH: (480) 988-1238  
 CONTACT: JOE JOHNSTON

**ARCHITECTURAL :**  
 WHITNEYBELL PERRY INC  
 575 W CHANDLER BLVD  
 SUITE 123  
 CHANDLER, AZ 85225  
 PH: (602) 265-1891  
 FAX: (480) 821-0148  
 CONTACT: JAMES MICHAEL PERRY, AIA

**DR14-29: Epicenter**  
**Exhibit 3 - Site Plan**

**TERRA:**  
 1102 E  
 PHOENIX  
 PH: (602) 265-0900  
 CONTACT: DAVID M SOLTYSIK, P.E.

**LANDSCAPE :**  
 FLOOR ASSOCIATES  
 1425 NORTH FIRST STREET  
 SECOND FLOOR  
 PHOENIX, AZ 85004  
 PH: (602) 462-1425  
 FAX: (602) 462-1427  
 CONTACT: KRIS FLOOR

**agritopia**

**ADDRESS:** NORTHWEST CORNER OF HIGLEY & RAY RD GILBERT, AZ

**APN NUMBERS:** 304-27-016T

**NET SITE AREA (TO PROPERTY LINE):** 19.31 ACRES (841,310 S.F.)

**GROSS SITE AREA (TO CENTERLINE):** 21.77 ACRES (948,424 S.F.)

**CURRENT ZONING:** PAD GC

**ADJACENT ZONING WITHIN 300':**

|            |               |
|------------|---------------|
| NORTH:     | SF-D, SF7, GC |
| EAST:      | SC            |
| SOUTHEAST: | SC            |
| SOUTH:     | SC            |
| SOUTHWEST: | SF-D          |
| WEST:      | SC            |

**BUILDING HEIGHT**

**ALLOWED:** MAX 55'-0"

**PROVIDED:** 55'-0"

**LOT COVERAGE:** 14.99%

**LANDSCAPED AREA:** 15% REQUIRED 20.7% PROVIDED

**BUILDING AREA:**

**TOTAL GROSS BUILDING AREA:** 477,328 S.F.

**RETAIL BUILDING AREA:**

|              |             |
|--------------|-------------|
| BUILDING I   | 29,976 S.F. |
| BUILDING II  | 2,789 S.F.  |
| BUILDING III | 4,205 S.F.  |
| BUILDING IV  | 11,480 S.F. |
| RETAIL TOTAL | 48,451 S.F. |

**RESIDENTIAL BUILDING AREA:**

|                         |              |
|-------------------------|--------------|
| LEASING / CLUBHOUSE     | 6,485 S.F.   |
| FITNESS CENTER          | 4,879 S.F.   |
| GARAGES / STORAGE       | 30,836 S.F.  |
| STAIRS / ELEVATORS      | 16,323 S.F.  |
| CORRIDORS / CIRCULATION | 49,653 S.F.  |
| RESTROOMS (POOL AREA)   | 483 S.F.     |
| MAINTENANCE OFFICE      | 1,108 S.F.   |
| UTILITY ROOMS           | 6,720 S.F.   |
| ROOF DECK               | 16,387 S.F.  |
| RESIDENTIAL             | 296,003 S.F. |
| LIVABLE                 | 263,962 S.F. |
| NON-LIVABLE             | 32,041 S.F.  |
| RESIDENTIAL TOTAL       | 428,877 S.F. |

**REQUIRED PARKING:**

**RETAIL PARKING REQUIRED:** 48,451 S.F. RETAIL/250 SQ. FT. = 194 P.S.

**RETAIL PARKING PROVIDED:** (1/91.07 S.F.) = 532 P.S.

**ADA ACCESSIBLE PARKING:**

**ACCESSIBLE SPACES REQUIRED:** 532 P.S. x 2% = 11 P.S.

**ACCESSIBLE SPACES PROVIDED:** 18 P.S.

**VAN ACCESSIBLE:** 2 P.S. REQUIRED, 8 PROVIDED

**RESIDENTIAL PARKING REQUIRED:**

|                 | # UNITS   | SPACES REQ'D |            |
|-----------------|-----------|--------------|------------|
| 1 BEDROOM UNITS | 89        | x 1          | = 89 P.S.  |
| 2 BEDROOM UNITS | 133       | x 2          | = 266 P.S. |
| 3 BEDROOM UNITS | 29        | x 2          | = 58 P.S.  |
| GUEST PARKING   | TOTAL 251 | x .25        | = 63 P.S.  |
| MINIMUM         |           |              | 476 P.S.   |

**RESIDENTIAL PARKING PROVIDED:**

|                                            |            |
|--------------------------------------------|------------|
| UNCOVERED PARKING SPACES:                  | = 198 P.S. |
| COVERED PARKING SPACES:                    | = 153 P.S. |
| GARAGE:                                    | = 99 P.S.  |
| NON-GATED GUEST PARKING:                   | = 32 P.S.  |
| NON-GATED LEASING PARKING SPACES:          | = 8 P.S.   |
| TOTAL RESIDENTIAL PARKING SPACES PROVIDED: | = 490 P.S. |

**ADA ACCESSIBLE PARKING:**

**REQUIRED:** 9 HANDICAP SPACES

**PROVIDED:** 10 HANDICAP SPACES

**VAN ACCESSIBLE:** 2 REQUIRED 2 SPACES PROVIDED

**GARAGE ACCESSIBLE:** 1 REQUIRED 4 SPACES PROVIDED

**BICYCLE PARKING REQUIRED:** 670 REQUIRED CAR P.S. / 10 = 67 B.P.S.

**BICYCLE PARKING PROVIDED:** 1 BIKE P.S. PER 10 REQ'D CAR P.S. = 67 B.P.S.

**RESIDENTIAL UNITS:**

|                     | # OF UNITS | %     |
|---------------------|------------|-------|
| 1 BEDROOM LOFT UNIT | 12 UNITS   | 4.8%  |
| 1 BEDROOM UNIT      | 77 UNITS   | 30.7% |
| 2 BEDROOM UNIT      | 133 UNITS  | 53.0% |
| 3 BEDROOM UNIT      | 29 UNITS   | 11.6% |
| TOTAL               | 251 UNITS  |       |

**GENERAL NOTES:**

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

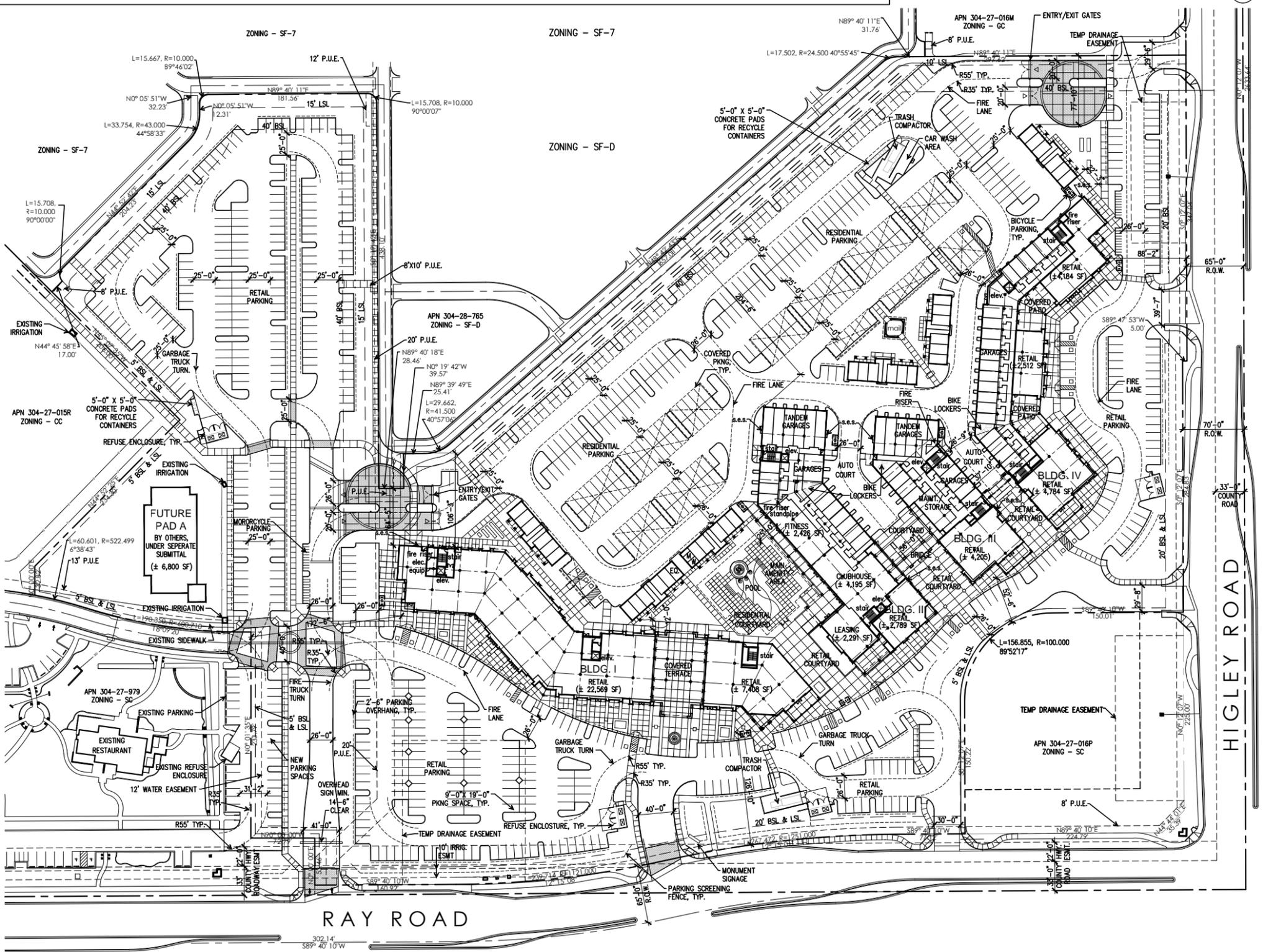
SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

SIGNS REQUIRE A SEPARATE PERMIT.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.



**RED**

**ipa**

INVESTMENT PROPERTY ASSOCIATES LLC

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 Grand Haven, Michigan 49417  
 PHONE 616.846.6900 FAX 616.846.9251  
 www.ipapartners.com

**AGRITOPIA EPICENTER**

**GILBERT, ARIZONA**

REGISTERED ARCHITECT  
 24104  
 James Michael Perry  
 No. 58114  
 ARIZONA, U.S.A.  
 EXPIRES 12/31/15

**PRELIMINARY NOT FOR CONSTRUCTION**

**WHITNEYBELL ARCHITECTS INC**  
 1102 East Missouri Avenue  
 Phoenix, Arizona 85014-2784  
 (602)265-1891

**ARCHITECTURE AND PLANNING**

**1.10**

1323

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**SITE PLAN**

**PRELIMINARY SITE PLAN**



**GENERAL NOTES**

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH & OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.

2. ALL LANDSCAPE AND IRRIGATION MATERIALS & INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430 757 AND 795 OF THE M.A.G. SPECIFICATIONS.

3. IRRIGATION VALVE BOXES: INSTALL GREEN IRRIGATION BOXES IN TURF AREAS & TAN IRRIGATION BOXES IN ALL OTHER AREAS. BOXES SHALL BE LOCATED A MINIMUM OF 6' BEHIND ALL CIRCULATION AREAS & SHALL BE ORGANIZED IN AN ORDERLY MANNER INCLUDING GROUPING BOXES TOGETHER & SETTING THE BOXES IN LINE WITH ADJACENT WALKS AND CURBS. BOXES SHALL BE SET FLUSH WITH FINISH GRADE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.

5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS & MANHOLES IN AN EXPOSED CONDITION.

6. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN & BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. BOX SIZES ARE SHOWN FOR REFERENCE ONLY.

7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.

8. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

9. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES & OTHER OBSTRUCTIONS.

10. THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR APPROVAL UNLESS OTHERWISE AGREED UPON.

11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SHRUBS & CONTAINER TREES FOR CONDITIONS OF ROOTBALLS. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE OF PLANTING. UPON SUCH INSPECTIONS IF THE ROOTBALL CONDITION IS UNACCEPTABLE THE CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT AT NO COST.

12. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, REFER TO HARDPAN DETAIL.

13. SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.

14. ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.

15. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE.

16. SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM THE EDGE OF WALKS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

17. MAINTAIN 5' CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

18. MAINTAIN 5' CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.

**GENERAL NOTES**

19. SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING & OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.

20. ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH WEED KILLER SUCH AS 'ROUND-UP' PER MANUFACTURER'S RECOMMENDATIONS & ALL WEEDS REMOVED 7-10 DAYS PRIOR TO PLACEMENT OF DECOMPOSED GRANITE.

21. ALL LANDSCAPE AREAS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS -- WITH THE EXCEPTION OF AREAS RECEIVING SEED MIX. DEAD DEBRIS SHALL BE PROPERLY DISPOSED OF PRIOR TO PLACEMENT OF DECOMPOSED GRANITE.

22. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A LETTER CERTIFYING THE CHEMICAL, DATE AND RATE OF APPLICATION FOR BOTH WEED KILLER AND PRE-EMERGENT.

23. LANDSCAPE AREAS NOT OTHERWISE COVERED BY TURF, PAVING OR BUILDINGS SHALL BE DECOMPOSED GRANITE -- 2" DEPTH UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR TO SUBMIT A QUANTITY OF TWO 5 LB. SAMPLE BAGS OF DECOMPOSED GRANITE TO LANDSCAPE ARCHITECT FOR APPROVAL.

24. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED MORE THAN 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIAL UNLESS OTHERWISE NOTED BY THE LANDSCAPE ARCHITECT.

25. ALL ROCKS AND DEBRIS OF 1" DIA. SIZE OR LARGER SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF PRIOR TO THE PLACEMENT OF DECOMPOSED GRANITE -- WITH THE EXCEPTION OF ANY AREAS RECEIVING LARGER SIZE COBBLE. SEE PLANS FOR LOCATIONS.

26. ALL REVEGETATED PLANTING AREAS AND ANY DISTURBED AREAS SHALL RECEIVE A FINE GRADE OF NATIVE SOIL AND COBBLE TO REPRESENT THE 'NATIVE DESERT PAVEMENT' ADJACENT TO THE PROJECT -- REFER TO PLANTING DETAILS. FINAL PRODUCT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

27. TOP DRESSING, DECOMPOSED GRANITE AND/OR DESERT PAVEMENT SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON THE PLANS.

28. FINISH GRADE IN ALL AREAS SHALL BE SMOOTH, EVEN AND 1/2" BELOW TOP OF CURBS, PAVING AND ADJACENT WALKS.

29. WHEN BOXED TREES ARE INSTALLED, THE BOTTOM OF THE TREE BOXES SHALL NOT BE REMOVED UPON PLANTING. THE SOIL LINE OF THE PLANTED TREE SHALL MATCH THE SURROUNDING FINISH GRADE.

30. NEW LANDSCAPING, SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

31. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 (ONE) YEAR WARRANTY ON THE IRRIGATION SYSTEM, A 1 (ONE) YEAR WARRANTY ON ALL TREES, CACTI, OCOTILLOS AND 15 GALLON PLANT MATERIAL AND A 90 (NINETY) DAY WARRANTY ON ALL REMAINING PLANT MATERIAL.

32. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ENTIRE PROJECT FOR A MAINTENANCE PERIOD OF 90 DAYS AFTER ACCEPTANCE OF WORK BY THE OWNER AS PER SECTION 430.8 OF THE M.A.G. SPECIFICATIONS. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.

33. ALL LANDSCAPE AREAS & MATERIALS, INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**CITY NOTES**

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.

2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.

3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.

4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:  
 A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;  
 B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;  
 C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.

5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.

6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:  
 A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;  
 B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.

7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.

8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.

9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:  
 A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;  
 B. ROUTED UNDER GROUND.

10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

11. ALL FREESTANDING LIGHT POLES SHALL:  
 A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.  
 B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.  
 C. BE LOCATED TO AVOID CONFLICT WITH TREES.

12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.

**CITY NOTES**

13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.

14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.

15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.

17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.

18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE. RESPONSIBILITY OF THE PROPERTY OWNER.

**PLANT LEGEND**

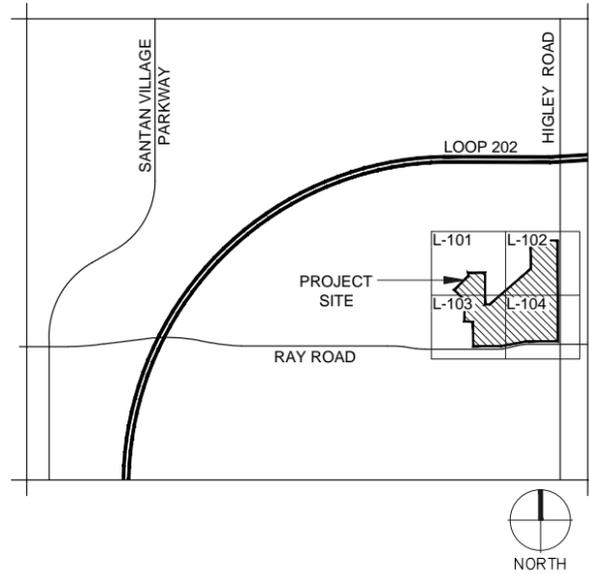
| SYM.                      | BOTANICAL NAME<br>(COMMON NAME)                                                      | SIZE             | MIN. CAL<br>HT & W     | QTY.       |
|---------------------------|--------------------------------------------------------------------------------------|------------------|------------------------|------------|
| <b>TREES</b>              |                                                                                      |                  |                        |            |
|                           | CARYA ILLINOINENSIS<br>PECAN TREE                                                    | 24" BOX          | 2.0' CAL.<br>9H X 4W   | 32         |
|                           | CITRUS SPP.<br>CITRUS                                                                | SALVAGED         | VARIES                 | 138        |
|                           | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                                              | 24" BOX          | 1.5' CAL.<br>9H X 4W   | 206        |
|                           | FRAXINUS VELUTINA<br>'FAN TEX' ASH                                                   | 24" BOX          | 1.5' CAL.<br>9H X 4W   | 51         |
|                           | CHITALPA TASHKENTENSIS<br>'PINK DAWN' CHITALPA TREE                                  | 24" BOX          | 1.5' CAL.<br>7H X 4W   | 11         |
|                           | PISTACIA CHINENSIS<br>CHINESE PISTACHE                                               | 24" BOX          | 1.5' CAL.<br>9H X 3.5W | 13         |
|                           | OLEA EUROPAEA<br>'SWAN HILL' OLIVE TREE                                              | 36" BOX<br>MULTI | 2.0' CAL.<br>8H X 5W   | 21         |
|                           | PHOENIX DACTYLIFERA<br>DATE PALM                                                     | 20' HT.          |                        | 47         |
|                           | FRUIT TREE<br>ESPALIER                                                               | BY TENANT        |                        | 14         |
| <b>SHRUBS</b>             |                                                                                      |                  |                        |            |
|                           | LAURUS NOBILIS<br>SWEET BAY                                                          | 5 GALLON         |                        | 45         |
|                           | TICOMA X SOLAR FLARE<br>SOLAR FLARE ESPERANZA                                        | 5 GALLON         |                        | 23         |
|                           | LEUCOPHYLLUM LANGMANIAE<br>'RIO BRAVO' SAGE                                          | 5 GALLON         |                        | 494        |
|                           | LEUCOPHYLLUM CANDIDUM<br>'THUNDERCLOUD' SAGE                                         | 5 GALLON         |                        | 428        |
|                           | ROSA SP.<br>JULIA CHILD' FLORIBUNDA ROSE                                             | 5 GALLON         |                        | 21         |
|                           | ROSMARINUS OFFICINALIS<br>'TUSCAN BLUE' ROSEMARY                                     | 5 GALLON         |                        | 134        |
|                           | POLIOINTHA MADERENSIS<br>LAVENDER SPICE                                              | 5 GALLON         |                        | 68         |
|                           | PUNICA GRANATUM NANA'<br>DWARF POMEGRANATE                                           | 5 GALLON         |                        | 98         |
|                           | MYRTUS COMMUNIS<br>'COMPACTA' DWARF MYRTLE                                           | 1 GALLON         |                        | 132        |
|                           | EREMOPHILA GLABRA SP. CARNOSA<br>'WINTER BLAZE' EREMOPHILA                           | 5 GALLON         |                        | 12         |
|                           | BUXUS MICROPHYLLA JAPONICA<br>'GREEN BEAUTY' BOXWOOD                                 | 1 GALLON         |                        | 156        |
|                           | DODONAEA VISCOSA<br>HOPBUSH                                                          | 5 GALLON         |                        | 14         |
|                           | SALIVA LEUCANTHA<br>MEXICAN BUSH SAGE                                                | 1 GALLON         |                        | 39         |
|                           | RUBUS SPP.<br>BERRY BUSHES                                                           | 1 GALLON         |                        | 34         |
| <b>ACCENTS</b>            |                                                                                      |                  |                        |            |
|                           | HESPERALOE FUNIFERA<br>GIANT HESPERALOE                                              | 5 GALLON         |                        | 94         |
|                           | NOLINA MICROCARPA<br>BEARGRASS                                                       | 5 GALLON         |                        | 148        |
|                           | DIETES BICOLOR<br>FORTNIGHT LILY                                                     | 1 GALLON         |                        | 120        |
|                           | AGAVE DESMETTIANA<br>SMOOTH AGAVE                                                    | 5 GALLON         |                        | 8          |
|                           | MUHLENBERGIA CAPILLARIS<br>'REGAL MIST' DEERGRASS                                    | 1 GALLON         |                        | 76         |
|                           | ALOE BARBADENSIS<br>MEDICINAL ALOE                                                   | 5 GALLON         |                        | 9          |
|                           | HESPERALOE PARVIFLORA<br>RED YUCCA                                                   | 1 GALLON         |                        | 932        |
|                           | MUHLENBERGIA RIGENS<br>NATIVE DEERGRASS                                              | 1 GALLON         |                        | 138        |
|                           | BOUTELOUA CURTIPENDULA<br>SIDEWITS GRAMA                                             | 1 GALLON         |                        | 369        |
| <b>GROUND COVER</b>       |                                                                                      |                  |                        |            |
|                           | LANTANA X 'NEW GOLD'<br>NEW GOLD LANTANA                                             | 1 GALLON         |                        | 1,159      |
|                           | LANTANA MONTEVIDENSIS<br>PURPLE TRAILING LANTANA                                     | 1 GALLON         |                        | 186        |
|                           | ROSMARINUS OFFICINALIS<br>HUNTINGTON CARPET                                          | 1 GALLON         |                        | 659        |
| <b>VINES</b>              |                                                                                      |                  |                        |            |
|                           | VITIS CALIFORNICA<br>'ROGER'S RED' GRAPE VINE                                        | 1 GALLON         |                        | 132        |
|                           | BOUGAINVILLEA<br>'BARBARA KARST' BOUG.                                               | 5 GALLON         |                        | 67         |
|                           | VIGNA CARACALLA<br>SNAIL VINE                                                        | 5 GALLON         |                        | 2          |
|                           | HARDENBERGIA VIOLACEA<br>LILAC VINE                                                  | 5 GALLON         |                        | 10         |
| <b>PERENNIALS/ANNUALS</b> |                                                                                      |                  |                        |            |
|                           | HERB MIX                                                                             | BY TENANT        |                        |            |
|                           | VEGGIE MIX                                                                           | BY TENANT        |                        |            |
| <b>TURF</b>               |                                                                                      |                  |                        |            |
|                           | BOTANICAL NAME<br>COMMON NAME                                                        | SOD              |                        | 3,903 SF   |
| <b>INERT MATERIALS</b>    |                                                                                      |                  |                        |            |
|                           | 1/4" MINUS DECOMPOSED GRANITE, COLOR TO MATCH EXIST. GRANITE EXPRESS, (480) 354-6809 |                  |                        | 184,107 SF |

**PROJECT LANDSCAPE DATA**

SQUARE FOOTAGE OF ON-SITE LANDSCAPING.....

|                                                               |                         |
|---------------------------------------------------------------|-------------------------|
| OFF-SITE LANDSCAPING                                          |                         |
| PUBLIC R.O.W.                                                 |                         |
| NW FARM BUFFER                                                |                         |
| NE NEIGHBORHOOD TRAIL                                         | 2,187 SQ. FT.           |
| SE URVE DRIVE                                                 |                         |
| TOTAL OFF-SITE LANDSCAPING.....                               | 17,487 SQ. FT.          |
| TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING..... | 191,689 SQ. FT.         |
| COMMON AREA OPEN SPACE SQUARE FOOTAGE & PERCENT.....          | 191,689 SQ. FT.<br>100% |

**VICINITY MAP**  
NOT TO SCALE



**LANDSCAPE SHEET INDEX**

| SHEET # | DESCRIPTION                      | (08/12/14) ISSUED FOR:<br>GILBERT DRB REVIEW |  |  |  |
|---------|----------------------------------|----------------------------------------------|--|--|--|
| LC-01   | LANDSCAPE COVER SHEET            | X                                            |  |  |  |
| H-100   | OVERALL HARDSCAPE PLAN           | X                                            |  |  |  |
| H-101   | PRELIMINARY HARDSCAPE PLAN       | X                                            |  |  |  |
| H-102   | PRELIMINARY HARDSCAPE PLAN       | X                                            |  |  |  |
| H-103   | PRELIMINARY HARDSCAPE PLAN       | X                                            |  |  |  |
| H-104   | PRELIMINARY HARDSCAPE PLAN       | X                                            |  |  |  |
| L-100   | OVERALL LANDSCAPE PLAN           | X                                            |  |  |  |
| L-101   | PRELIMINARY LANDSCAPE PLAN       | X                                            |  |  |  |
| L-102   | PRELIMINARY LANDSCAPE PLAN       | X                                            |  |  |  |
| L-103   | PRELIMINARY LANDSCAPE PLAN       | X                                            |  |  |  |
| L-104   | PRELIMINARY LANDSCAPE PLAN       | X                                            |  |  |  |
| L-201   | PRELIMINARY LANDSCAPE ELEVATIONS | X                                            |  |  |  |

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**DR14-29: Epicenter**  
**Exhibit 4 - Landscape Plan**



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 1600 S. Beacon Boulevard, Suite 260  
 Grand Haven, Michigan 49417  
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 www.ipapartners.com

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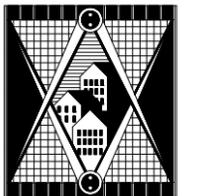
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GILBERT, ARIZONA



|                    |                    |
|--------------------|--------------------|
| SUBMITTAL NO. DATE | ISSUED FOR         |
| 8.13.14            | GILBERT DRB REVIEW |
|                    |                    |
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WHITNEYBELL PERRY INC  
 575 W Chandler, Suite 123  
 Chandler, Arizona 85224-7532  
 (602)265-1891

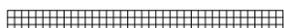


ARCHITECTURE AND PLANNING

LANDSCAPE  
COVER SHEET  
**LC-01**

1323

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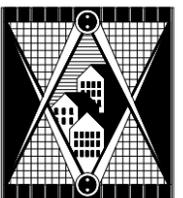
GILBERT, ARIZONA



EXPIRES: 12/31/14

SUBMITTAL NO. DATE ISSUED FOR  
8.13.14 GILBERT DRB REVIEW

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Chandler, Arizona 85224-7532  
(602)265-1891

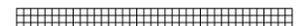


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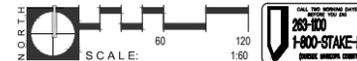
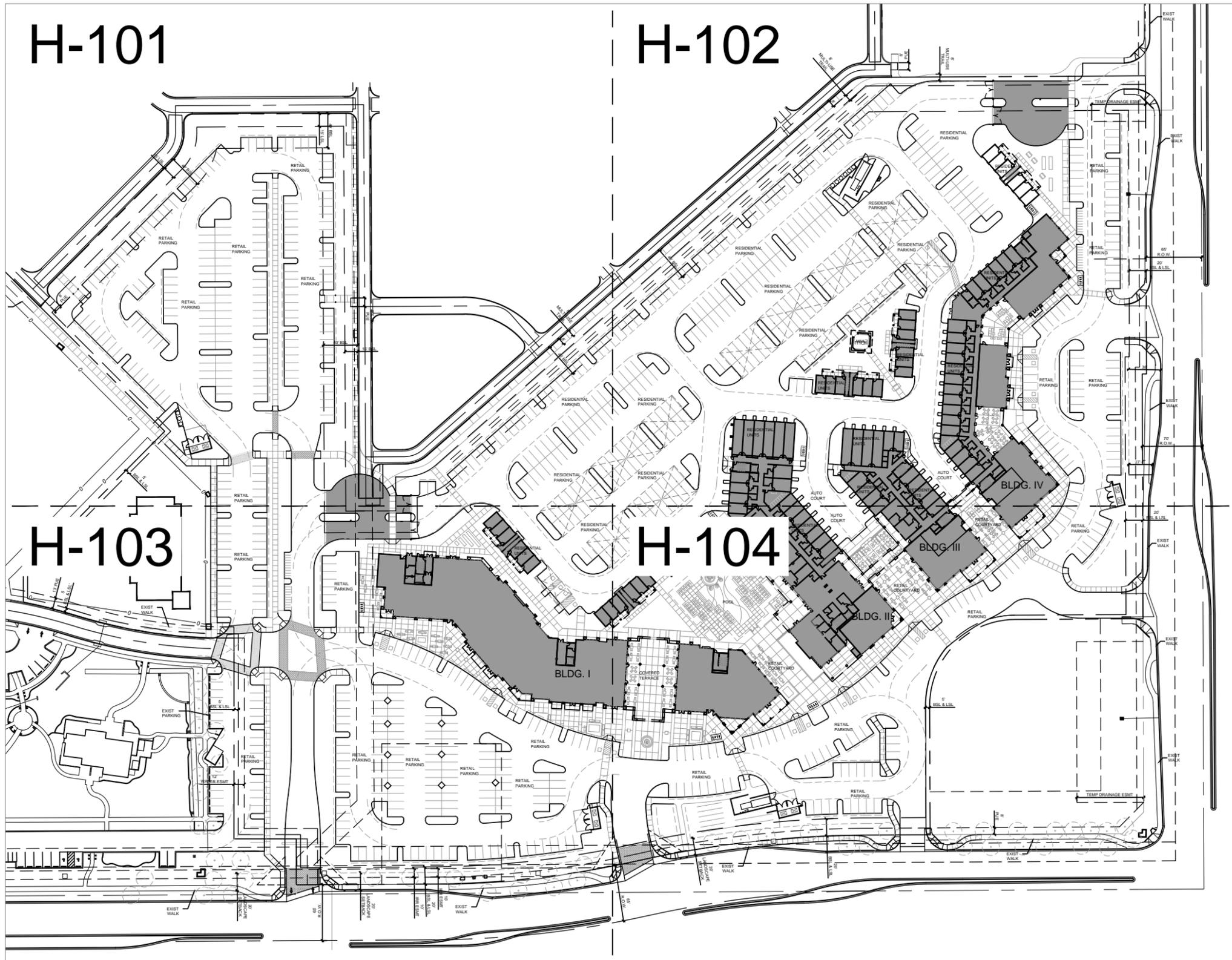
OVERALL  
HARDSCAPE PLAN  
H-100

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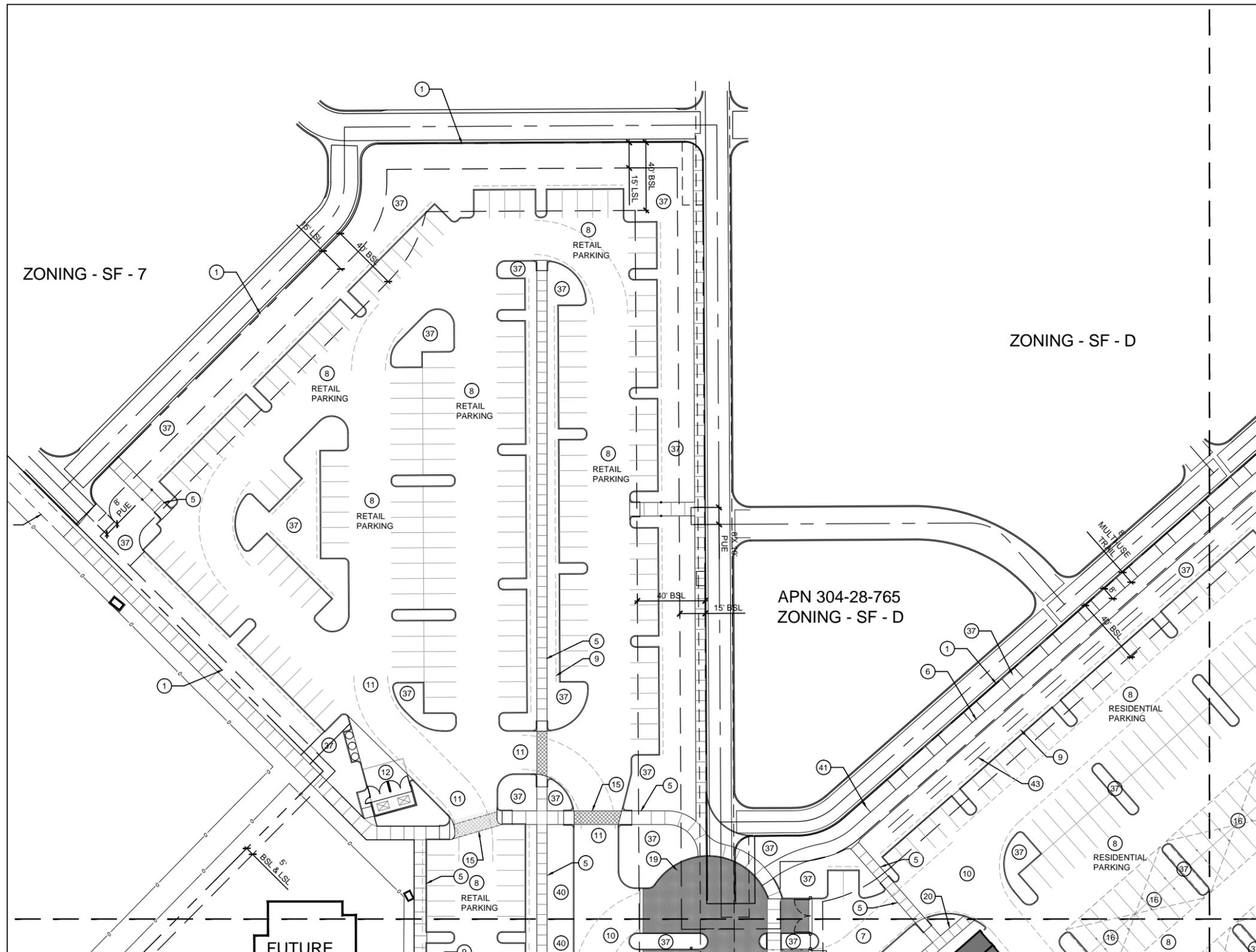


SHEET 2 OF 12



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ZONING - SF - 7

ZONING - SF - D

APN 304-28-765  
ZONING - SF - D

MATCHLINE - SEE SHEET H-103

MATCHLINE - SEE SHEET H-102

**HARDSCAPE NOTES**

- 1 PROPERTY / R.O.W LINE AND LIMIT OF CONSTRUCTION.
- 2 SIGN ELEMENT TO BE REVIEWED UNDER SEPARATE PACKAGE.
- 3 SIGHT VISIBILITY TRIANGLE.
- 4 UNDERGROUND UTILITY. SEE CIVIL DRAWINGS.
- 5 CONCRETE WALK (RIGHT OF WAY) WITH SCORE JOINTS, FINISH: LIGHT BROOM, COLOR: NATURAL GRAY.
- 6 8' WIDE MULTI-USE TRAIL, 1/4" MINUS DECOMPOSED GRANITE WITH METAL LANDSCAPE EDGE. COLOR: EXPRESS CARMEL OR SIMILAR TO MATCH EXISTING. SUPPLIER: GRANITE EXPRESS
- 7 RESIDENTIAL ENTRY/EXIT GATES - SEE ARCHITECTURAL PLANS.
- 8 ASPHALT PAVING - SEE CIVIL DRAWINGS.
- 9 2'-6" PARKING OVERHANG (TYP.).
- 10 FIRELANE - SEE CIVIL DRAWINGS.
- 11 GARBAGE TRUCK TURNAROUND - SEE CIVIL PLANS.
- 12 REFUSE ENCLOSURE - SEE ARCHITECTURAL PLANS.
- 13 TRASH COMPACTOR - SEE ARCHITECTURAL PLANS.
- 14 5' X 5' CONCRETE PADS FOR RECYCLE CONTAINERS.
- 15 CONCRETE CROSSWALK, FINISH, 18" SCORE PATTERN & INTEGRAL COLOR TO MATCH EXISTING AT AGRO-COMMERCIAL AREA.
- 16 PARKING CANOPIES & SITE LIGHTING - SEE ARCHITECTURAL DRAWINGS.
- 17 ADA PARKING / CURB RAMP - SEE CIVIL DRAWINGS.
- 18 FLUSH / VERTICAL CURB - SEE CIVIL DRAWINGS.
- 19 4" X 8" ACKER PRECAST CONCRETE PAVERS, HERRINGBONE PATTERN WITH STACKED BOND EDGE BAND, COLOR: CAMELBACK.
- 20 CONCRETE WALK WITH SAWCUT JOINTS, COLOR: NATURAL GRAY, FINISH: ACID ETCH.
- 21 INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS, COLOR: DAVIS COLOR SIERRA 61078, FINISH: ACID ETCH.
- 22 CONCRETE STEPS TO MATCH ADJACENT PAVING COLOR & FINISH.
- 23 CONCRETE CURBWall TO MATCH ADJACENT PAVING COLOR & FINISH, HEIGHT VARIES.
- 24 ADA RAMP WITH HANDRAIL, 5% SLOPE.
- 25 WATER FEATURE.
- 26 POOL.
- 27 SPA.
- 28 POOL WATER FEATURE.
- 29 POOL SHADE ELEMENT.
- 30 POOL FENCING.
- 31 KOOL DECK.
- 32 OUTDOOR FIREPLACE.
- 33 TENANT PROVIDED FURNITURE (TYP.).
- 34 WHITE VINYL 2-RAIL FENCING TO MATCH EXISTING AT AGRO-COMMERCIAL AND RESIDENTIAL AREAS.
- 35 SCREEN WALL.
- 36 EXISTING LANDSCAPE. SEE LANDSCAPE DRAWINGS.
- 37 LANDSCAPE AREA (TYP). SEE LANDSCAPE DRAWINGS.
- 38 RAISED PLANTER, 18" HT., FINISH TBD.
- 39 RAISED PLANTER, 12" HT., FINISH TBD.
- 40 TURF AREA. SEE LANDSCAPE DRAWINGS.
- 41 STEEL LANDSCAPE HEADER. SEE LANDSCAPE DRAWINGS.
- 42 BIKE RACK, 5 SPACES (40 TOTAL).
- 43 GRAPE VINE TRELLIS.
- 44 1/4" MINUS DECOMPOSED GRANITE PATH WITH METAL LANDSCAPE EDGE, WIDTH VARIES. COLOR: EXPRESS CARMEL OR SIMILAR TO MATCH EXISTING. SUPPLIER: GRANITE EXPRESS.
- 45 ARCH TRELLIS OVER WALK.



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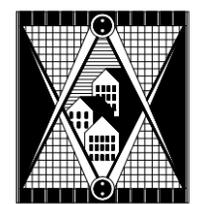


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|---------------|------|--------------------|
| 8.13.14       |      | GILBERT DRB REVIEW |
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ARCHITECTURE AND PLANNING

PRELIMINARY  
HARDSCAPE PLAN  
H-101

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SHEET 3 OF 12

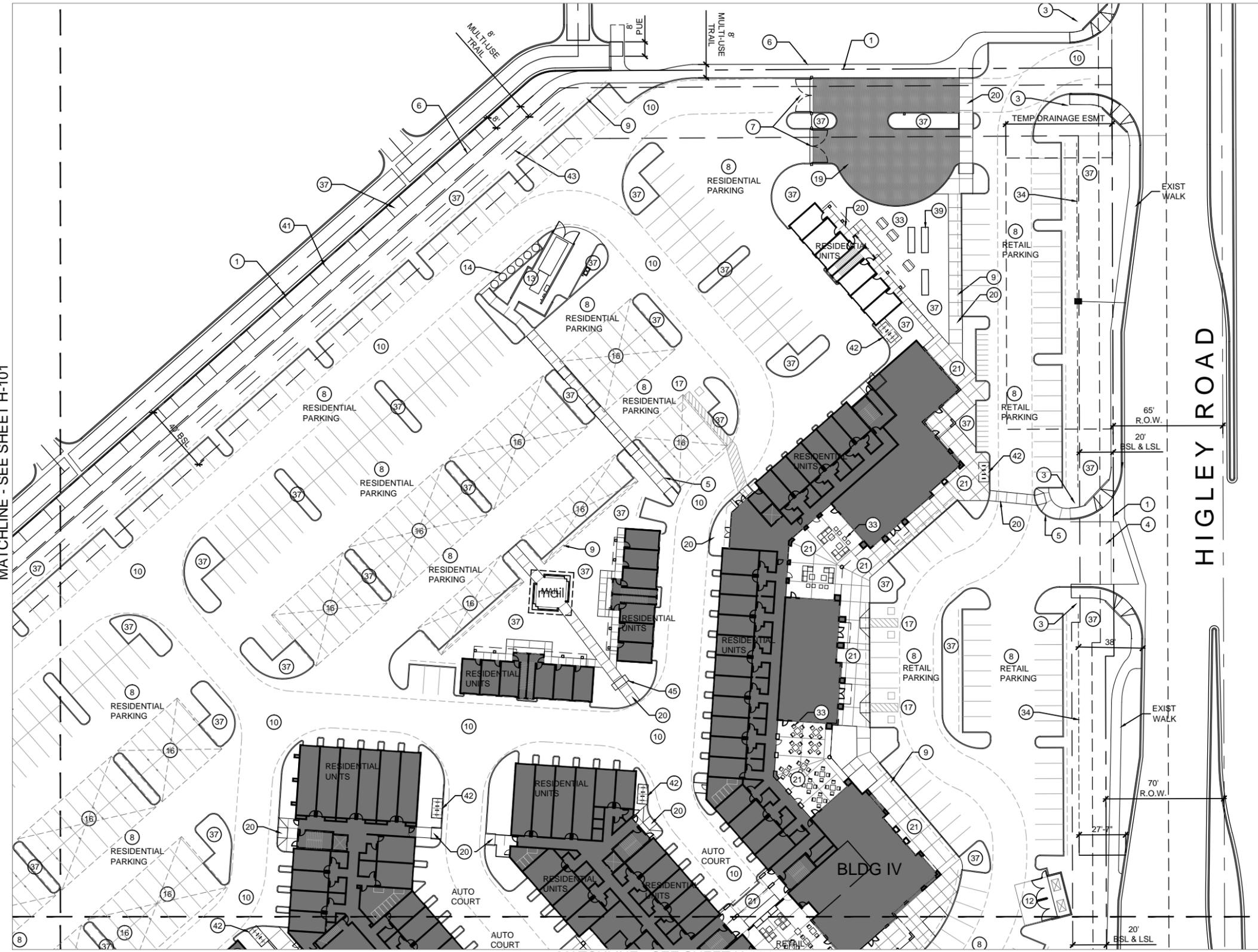
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MATCHLINE - SEE SHEET H-101

MATCHLINE - SEE SHEET H-104



### HARDSCAPE NOTES

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- 20 CONCRETE WALK WITH SAWCUT JOINTS, COLOR: NATURAL GRAY, FINISH: ACID ETCH.
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- 45 ARCH TRELLIS OVER WALK.



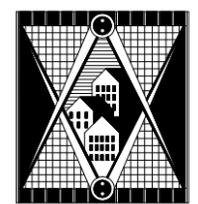
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ARCHITECTURE AND PLANNING

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 HARDSCAPE PLAN  
 H-102

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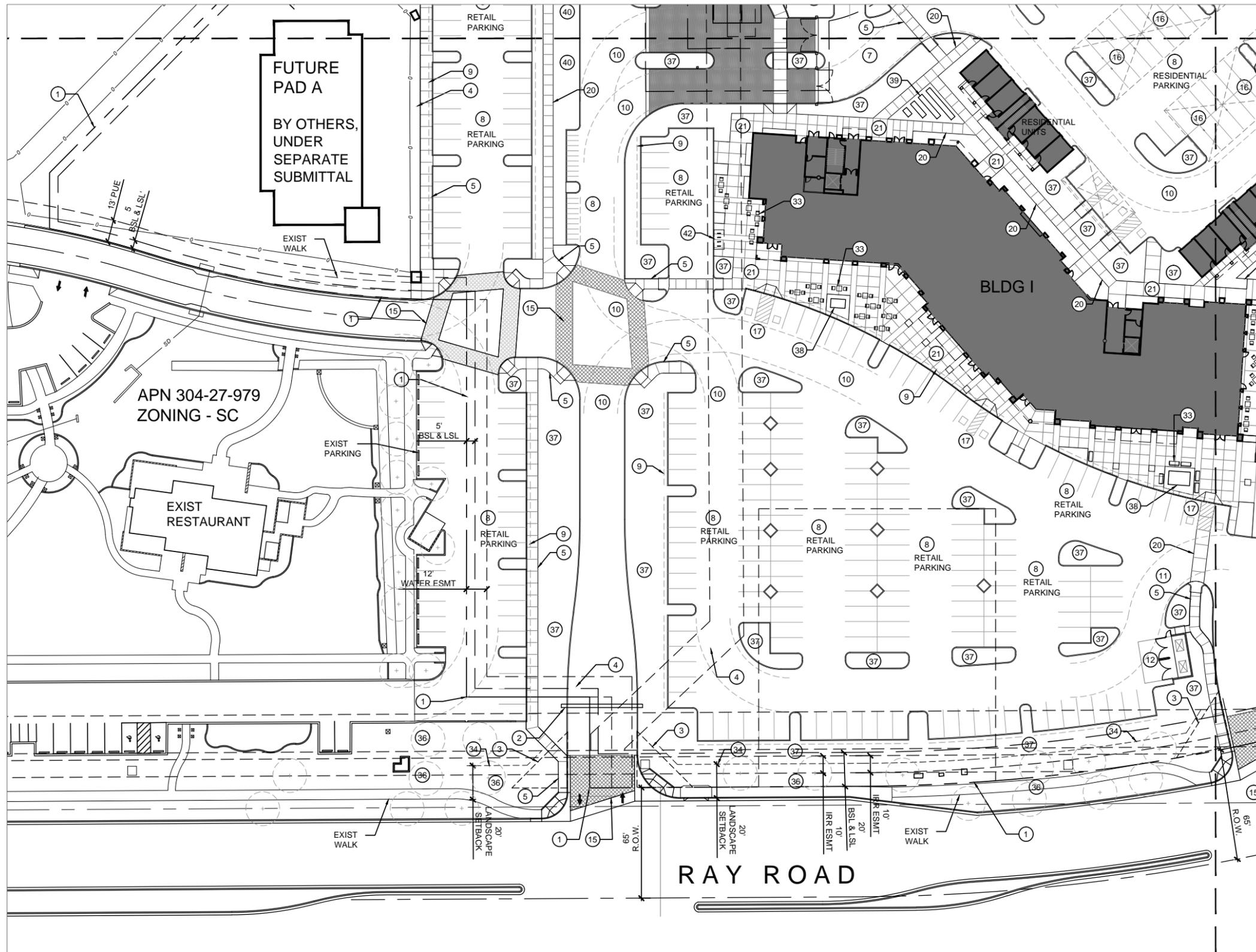


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**HARDSCAPE NOTES**

- 1 PROPERTY / R.O.W LINE AND LIMIT OF CONSTRUCTION.
- 2 SIGN ELEMENT TO BE REVIEWED UNDER SEPARATE PACKAGE.
- 3 SIGHT VISIBILITY TRIANGLE.
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- 7 RESIDENTIAL ENTRY/EXIT GATES - SEE ARCHITECTURAL PLANS.
- 8 ASPHALT PAVING - SEE CIVIL DRAWINGS.
- 9 2'-6" PARKING OVERHANG (TYP.).
- 10 FIRELANE - SEE CIVIL DRAWINGS.
- 11 GARBAGE TRUCK TURNAROUND - SEE CIVIL PLANS.
- 12 REFUSE ENCLOSURE - SEE ARCHITECTURAL PLANS.
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- 16 PARKING CANOPIES & SITE LIGHTING - SEE ARCHITECTURAL DRAWINGS.
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MATCHLINE - SEE SHEET H-104



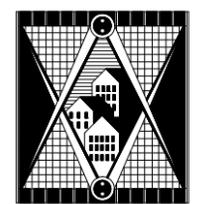
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MATCHLINE - SEE SHEET H-103



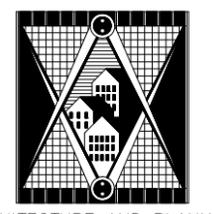
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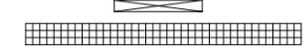


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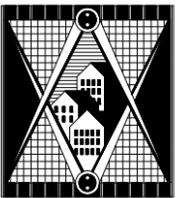
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EXPIRES: 12/31/14

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Chandler, Arizona 85224-7532  
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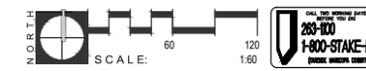
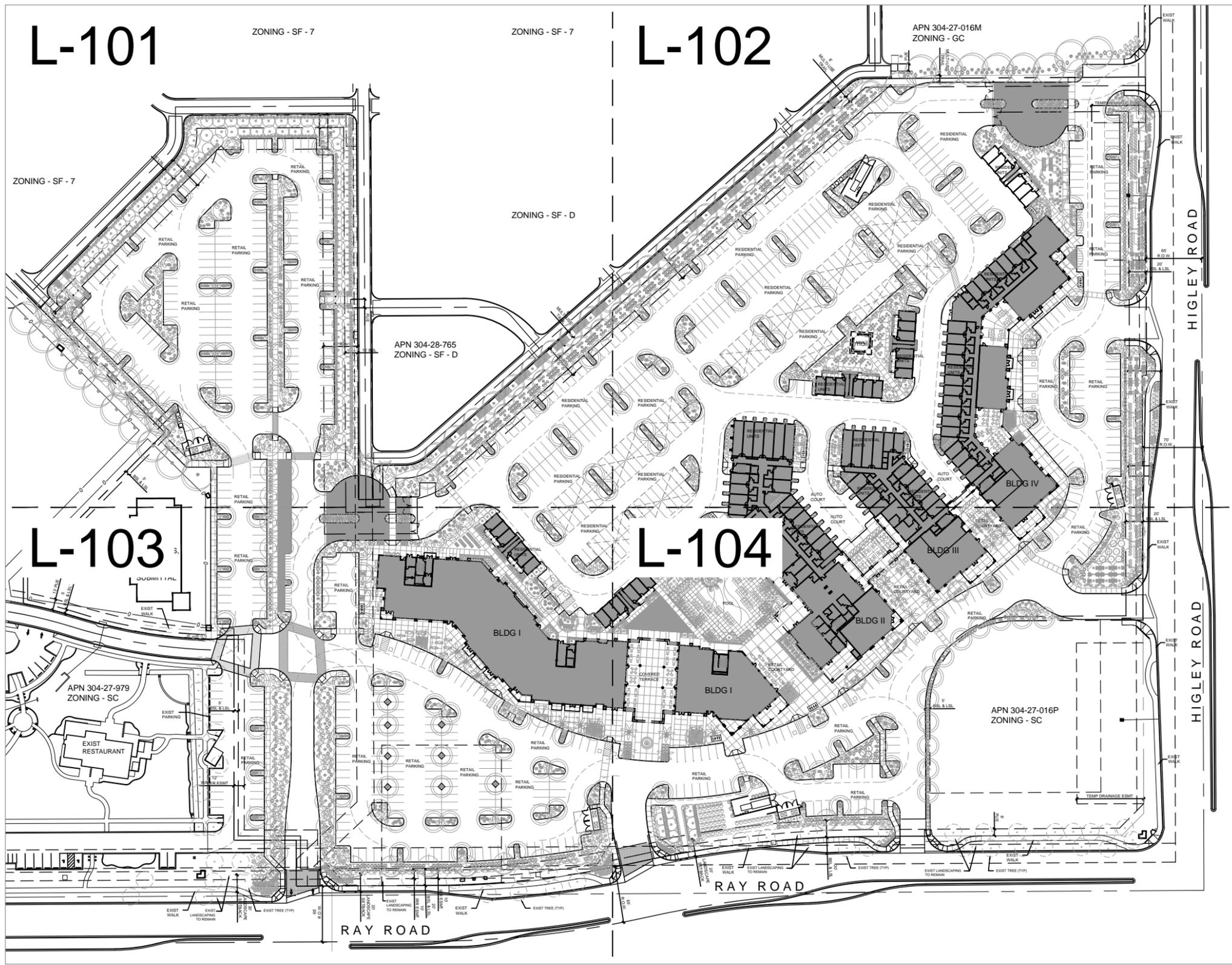
OVERALL  
LANDSCAPE PLAN  
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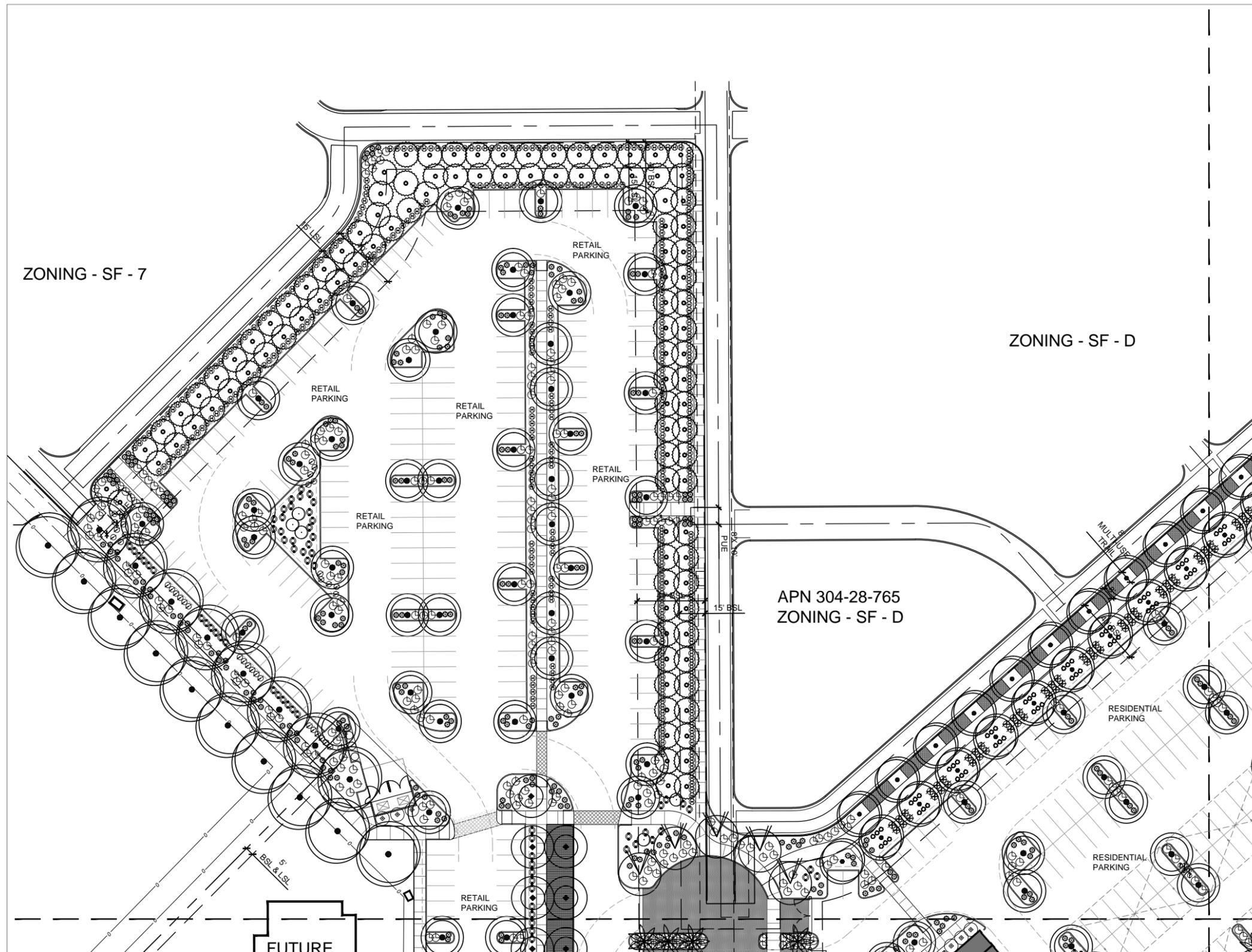


SHEET 7 OF 12



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**PLANT LEGEND**

| BOTANICAL NAME<br>SYM. (COMMON NAME)                                                    | SIZE             | MIN. CAL<br>HT & W    | QTY.       |
|-----------------------------------------------------------------------------------------|------------------|-----------------------|------------|
| <b>TREES</b>                                                                            |                  |                       |            |
| CARYA ILLINOINENSIS<br>PECAN TREE                                                       | 24" BOX          | 2'0" CAL<br>9H X 4W   | 32         |
| CITRUS SPP.<br>CITRUS                                                                   | SALVAGED         | VARIES                | 138        |
| QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                                                 | 24" BOX          | 1.5' CAL<br>9H X 4W   | 206        |
| FRAXINUS VELUTINA<br>'FAN TEX' ASH                                                      | 24" BOX          | 1.5' CAL<br>9H X 4W   | 51         |
| CHITALPA TASH-KENTENSIS<br>'PINK DAWN' CHITALPA TREE                                    | 24" BOX          | 1.5' CAL<br>7H X 4W   | 11         |
| PISTACIA CHINENSIS<br>CHINESE PISTACHE                                                  | 24" BOX          | 1.5' CAL<br>9H X 3.5W | 13         |
| OLEA EUROPAEA<br>'SWAN HILL' OLIVE TREE                                                 | 36" BOX<br>MULTI | 2'0" CAL<br>8H X 5W   | 21         |
| PHOENIX DACTYLIFERA<br>DATE PALM                                                        | 20' HT.          |                       | 47         |
| FRUIT TREE<br>ESPALIER                                                                  | BY TENANT        |                       | 14         |
| <b>SHRUBS</b>                                                                           |                  |                       |            |
| LAIURUS NOBILIS<br>SWEET BAY                                                            | 5 GALLON         |                       | 45         |
| TECOMA X SOLAR FLARE<br>SOLAR FLARE ESPERANZA                                           | 5 GALLON         |                       | 23         |
| LEUCOPHYLLUM LANGMANIAE<br>'RIO BRAVO' SAGE                                             | 5 GALLON         |                       | 494        |
| LEUCOPHYLLUM CANDIDUM<br>'THUNDERCLOUD' SAGE                                            | 5 GALLON         |                       | 428        |
| ROSA SP.<br>'JULIA CHILD' FLORIBUNDA ROSE                                               | 5 GALLON         |                       | 21         |
| ROSMARINUS OFFICINALIS<br>'TUSCAN BLUE' ROSEMARY                                        | 5 GALLON         |                       | 134        |
| POLYANTHUS MADERENSIS<br>LAVENDER SPICE                                                 | 5 GALLON         |                       | 68         |
| PUNICA GRANATUM 'NANA'<br>DWARF POMEGRANATE                                             | 5 GALLON         |                       | 98         |
| MYRTUS COMMUNIS<br>'COMPACTA' DWARF MYRTLE                                              | 1 GALLON         |                       | 132        |
| EREMOPHILA GLABRA SP. CARNOSA<br>WINTER BLAZE EREMOPHILA                                | 5 GALLON         |                       | 12         |
| BUXUS MICROPHYLLA JAPONICA<br>'GREEN BEAUTY' BOXWOOD                                    | 1 GALLON         |                       | 156        |
| DODONAEA VISCOSA<br>HOPBUSH                                                             | 5 GALLON         |                       | 14         |
| SALVIA LEUCANTHA<br>MEXICAN BUSH SAGE                                                   | 1 GALLON         |                       | 39         |
| RUBUS SPP.<br>BERRY BUSHES                                                              | 1 GALLON         |                       | 34         |
| <b>ACCENTS</b>                                                                          |                  |                       |            |
| HESPERALOE FUNIFERA<br>GIANT HESPERALOE                                                 | 5 GALLON         |                       | 94         |
| NOELIA MICROCARPA<br>BEARGRASS                                                          | 5 GALLON         |                       | 148        |
| DIETES BICOLOR<br>FORTNIGHT LILY                                                        | 1 GALLON         |                       | 120        |
| AGAVE DESMETTIANA<br>SMOOTH AGAVE                                                       | 5 GALLON         |                       | 8          |
| MUHLENBERGIA CAPILLARIS<br>REGAL MIST DEERGRASS                                         | 1 GALLON         |                       | 76         |
| ALOE BARBADENSIS<br>MEDICINAL ALOE                                                      | 5 GALLON         |                       | 9          |
| HESPERALOE PARVIFLORA<br>RED YUCCA                                                      | 1 GALLON         |                       | 932        |
| MUHLENBERGIA RIGENS<br>NATIVE DEERGRASS                                                 | 1 GALLON         |                       | 138        |
| BOUTELOUA CURTIPENDULA<br>SIDEOTS GRAMA                                                 | 1 GALLON         |                       | 369        |
| <b>GROUNDCOVER</b>                                                                      |                  |                       |            |
| LANTANA X 'NEW GOLD'<br>NEW GOLD LANTANA                                                | 1 GALLON         |                       | 1,159      |
| LANTANA MONTEVIDENSIS<br>PURPLE TRAILING LANTANA                                        | 1 GALLON         |                       | 186        |
| ROSMARINUS OFFICINALIS<br>HUNTINGTON CARPET                                             | 1 GALLON         |                       | 659        |
| <b>VINES</b>                                                                            |                  |                       |            |
| VITIS CALIFORNICA<br>'ROGER'S RED' GRAPE VINE                                           | 1 GALLON         |                       | 132        |
| BOUGAINVILLEA<br>'BARBARA KARST' BOUG.                                                  | 5 GALLON         |                       | 67         |
| VIGNA CARACALLA<br>SNAIL VINE                                                           | 5 GALLON         |                       | 2          |
| HARDENBERGIA VIOLACEA<br>LILAC VINE                                                     | 5 GALLON         |                       | 10         |
| <b>PERENNIALS/ANNUALS</b>                                                               |                  |                       |            |
| HERB MIX                                                                                | BY TENANT        |                       |            |
| VEGGIE MIX                                                                              | BY TENANT        |                       |            |
| <b>TURF</b>                                                                             |                  |                       |            |
| BOTANICAL NAME<br>COMMON NAME                                                           | SOD              |                       | 3,903 SF   |
| <b>INERT MATERIALS</b>                                                                  |                  |                       |            |
| 1/4" MINUS DECOMPOSED GRANITE, COLOR TO MATCH<br>EXIST. GRANITE EXPRESS, (480) 354-6809 |                  |                       | 184,107 SF |

MATCHLINE - SEE SHEET L-102

ZONING - SF - 7

ZONING - SF - D

APN 304-28-765  
ZONING - SF - D

MATCHLINE - SEE SHEET L-103

**PROJECT LANDSCAPE DATA**

|                                                          |                         |
|----------------------------------------------------------|-------------------------|
| SQUARE FOOTAGE OF ON-SITE LANDSCAPING                    | 174,202 SQ. FT.         |
| <b>OFF-SITE LANDSCAPING</b>                              |                         |
| PUBLIC R.O.W.                                            | 8,263 SQ. FT.           |
| NW FARM BUFFER                                           | 2,798 SQ. FT.           |
| NE NEIGHBORHOOD TRAIL                                    | 4,239 SQ. FT.           |
| SE ENTRY DRIVE                                           | 2,187 SQ. FT.           |
| TOTAL OFF-SITE LANDSCAPING                               | 17,487 SQ. FT.          |
| TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING | 191,689 SQ. FT.         |
| COMMON AREA OPEN SPACE SQUARE FOOTAGE & PERCENT          | 191,689 SQ. FT.<br>100% |

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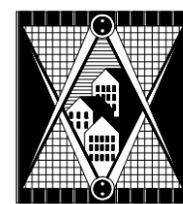
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SHEET 8 OF 12



MATCHLINE - SEE SHEET L-101

MATCHLINE - SEE SHEET L-104

| PLANT LEGEND              |                                                                                         | SIZE             | MIN. CAL HT & W       | QTY.       |
|---------------------------|-----------------------------------------------------------------------------------------|------------------|-----------------------|------------|
| SYM.                      | BOTANICAL NAME<br>(COMMON NAME)                                                         |                  |                       |            |
| <b>TREES</b>              |                                                                                         |                  |                       |            |
|                           | CARYA ILLINOENSIS<br>PECAN TREE                                                         | 24" BOX          | 2'0" CAL<br>9H X 4W   | 32         |
|                           | CITRUS SPP.<br>CITRUS                                                                   | SALVAGED         | VARIES                | 138        |
|                           | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                                                 | 24" BOX          | 1.5' CAL<br>9H X 4W   | 206        |
|                           | FRAXINUS VELUTINA<br>FAN TEX. ASH                                                       | 24" BOX          | 1.5' CAL<br>9H X 4W   | 51         |
|                           | CHITALPA TASHKENTENSIS<br>PINK DAWN CHITALPA TREE                                       | 24" BOX          | 1.5' CAL<br>7H X 4W   | 11         |
|                           | PISTACIA CHINENSIS<br>CHINESE PISTACHE                                                  | 24" BOX          | 1.5' CAL<br>9H X 3.5W | 13         |
|                           | OLEA EUROPAEA<br>SWAN HILL OLIVE TREE                                                   | 36" BOX<br>MULTI | 2'0" CAL<br>8H X 5W   | 21         |
|                           | PHOENIX DACTYLIFERA<br>DATE PALM                                                        | 20" HT.          |                       | 47         |
|                           | FRUIT TREE<br>ESPALIER                                                                  | BY TENANT        |                       | 14         |
| <b>SHRUBS</b>             |                                                                                         |                  |                       |            |
|                           | LAURUS NOBILIS<br>SWEET BAY                                                             | 5 GALLON         |                       | 45         |
|                           | TECOMA X SOLAR FLARE<br>SOLAR FLARE ESPERANZA                                           | 5 GALLON         |                       | 23         |
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|                           | POLIOANTHA MADERENSIS<br>LAVENDER SPICE                                                 | 5 GALLON         |                       | 68         |
|                           | PUNICA GRANATUM 'NANA'<br>DWARF POMEGRANATE                                             | 5 GALLON         |                       | 98         |
|                           | MYRTUS COMMUNIS<br>COMPACTA DWARF MYRTLE                                                | 1 GALLON         |                       | 132        |
|                           | EREMOPHILA GLABRA SP. CARNOSCA<br>WINTER BLAZE EREMOPHILA                               | 5 GALLON         |                       | 156        |
|                           | BUXUS MICROPHYLLA JAPONICA<br>GREEN BEAUTY BOXWOOD                                      | 1 GALLON         |                       | 12         |
|                           | DODONAEA VISCOSA<br>HOPBUSH                                                             | 5 GALLON         |                       | 14         |
|                           | SALVIA LEUCANTHA<br>MEXICAN BUSH SAGE                                                   | 1 GALLON         |                       | 39         |
|                           | RUBUS SPP.<br>BERRY BUSHES                                                              | 1 GALLON         |                       | 34         |
| <b>ACCENTS</b>            |                                                                                         |                  |                       |            |
|                           | HESPERALOE FUNIFERA<br>GIANT HESPERALOE                                                 | 5 GALLON         |                       | 94         |
|                           | NOLINA MICROCARPA<br>BEARGRASS                                                          | 5 GALLON         |                       | 148        |
|                           | DIETS BICOLOR<br>FORTNIGHT LILY                                                         | 1 GALLON         |                       | 120        |
|                           | AGAVE DESMETTIANA<br>SMOOTH AGAVE                                                       | 5 GALLON         |                       | 8          |
|                           | MUHLENBERGIA CAPILLARIS<br>REGAL MIST DEERGRASS                                         | 1 GALLON         |                       | 76         |
|                           | ALOE BARBADENSIS<br>MEDICINAL ALOE                                                      | 5 GALLON         |                       | 9          |
|                           | HESPERALOE PARVIFLORA<br>RED YUCCA                                                      | 1 GALLON         |                       | 932        |
|                           | MUHLENBERGIA RIGENS<br>NATIVE DEERGRASS                                                 | 1 GALLON         |                       | 138        |
|                           | BOUTELLOUA CURTIPENDULA<br>SIDEOATS GRAMA                                               | 1 GALLON         |                       | 369        |
| <b>GROUNDCOVER</b>        |                                                                                         |                  |                       |            |
|                           | LANTANA X 'NEW GOLD'<br>NEW GOLD LANTANA                                                | 1 GALLON         |                       | 1,159      |
|                           | LANTANA MONTEVIDENSIS<br>PURPLE TRAILING LANTANA                                        | 1 GALLON         |                       | 186        |
|                           | ROSMARINUS OFFICINALIS<br>HUNTINGTON CARPET                                             | 1 GALLON         |                       | 659        |
| <b>VINES</b>              |                                                                                         |                  |                       |            |
|                           | VITIS CALIFORNICA<br>ROGER'S RED GRAPE VINE                                             | 1 GALLON         |                       | 132        |
|                           | BOUGAINVILLEA<br>BARBARA KARST BOUG.                                                    | 5 GALLON         |                       | 67         |
|                           | VIGNA CARACALLA<br>SNAIL VINE                                                           | 5 GALLON         |                       | 2          |
|                           | HARDENBERGIA VIOLACEA<br>LILAC VINE                                                     | 5 GALLON         |                       | 10         |
| <b>PERENNIALS/ANNUALS</b> |                                                                                         |                  |                       |            |
|                           | HERB MIX                                                                                | BY TENANT        |                       |            |
|                           | VEGGIE MIX                                                                              | BY TENANT        |                       |            |
| <b>TURF</b>               |                                                                                         |                  |                       |            |
|                           | TURF                                                                                    | SOD              |                       | 3,903 SF   |
| <b>INERT MATERIALS</b>    |                                                                                         |                  |                       |            |
|                           | 1/4" MINUS DECOMPOSED GRANITE, COLOR TO MATCH<br>EXIST. GRANITE EXPRESS, (480) 354-6809 |                  |                       | 184,107 SF |



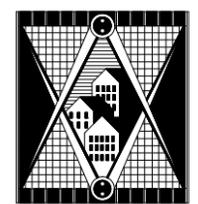
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PHONE 616.846.6900 FAX 616.846.9251  
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ARCHITECTURE AND PLANNING

PRELIMINARY  
LANDSCAPE PLAN  
L-102

1323

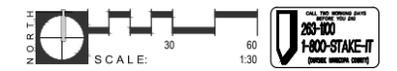
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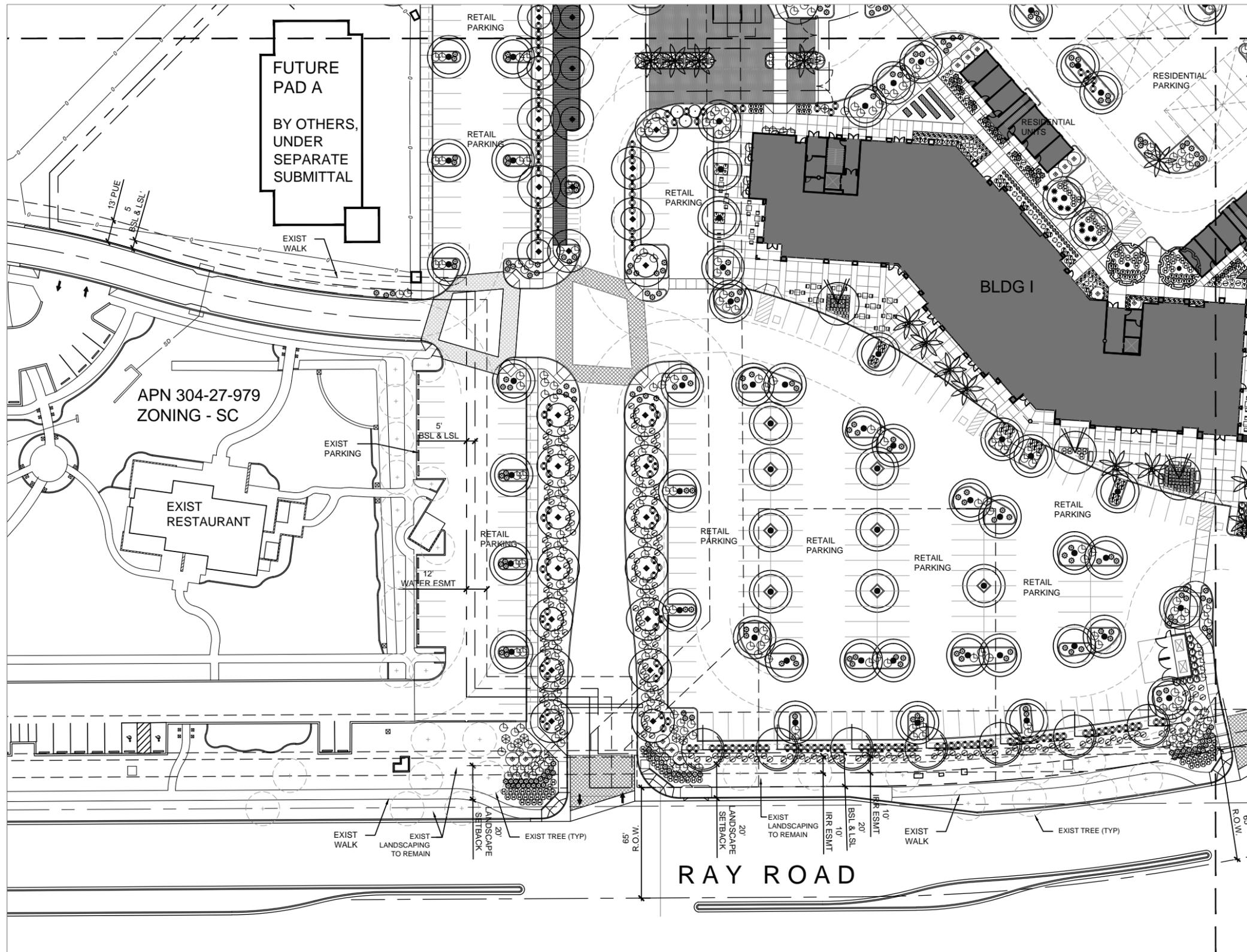


SHEET 9 OF 12

| PROJECT LANDSCAPE DATA                                   |                         |
|----------------------------------------------------------|-------------------------|
| SQUARE FOOTAGE OF ON-SITE LANDSCAPING                    | 174,202 SQ. FT.         |
| OFF-SITE LANDSCAPING                                     |                         |
| PUBLIC R.O.W.                                            | 8,263 SQ. FT.           |
| NW FARM BUFFER                                           | 2,798 SQ. FT.           |
| NE NEIGHBORHOOD TRAIL                                    | 4,239 SQ. FT.           |
| SE ENTRY DRIVE                                           | 2,187 SQ. FT.           |
| TOTAL OFF-SITE LANDSCAPING                               | 17,487 SQ. FT.          |
| TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING | 191,689 SQ. FT.         |
| COMMON AREA OPEN SPACE SQUARE FOOTAGE & PERCENT          | 191,689 SQ. FT.<br>100% |

**FLOOR**  
associates  
1425 N. First Street  
Second Floor  
Phoenix, AZ 85004  
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**PLANT LEGEND**

| SYM.                      | BOTANICAL NAME<br>(COMMON NAME)                                                      | SIZE          | MIN. CAL<br>HT & W    | QTY.       |
|---------------------------|--------------------------------------------------------------------------------------|---------------|-----------------------|------------|
| <b>TREES</b>              |                                                                                      |               |                       |            |
| (Symbol)                  | CARYLLINOINENSIS PECAN TREE                                                          | 24" BOX       | 2'0" CAL<br>9H X 4W   | 32         |
| (Symbol)                  | CITRUS SPP.                                                                          | SALVAGED      | VARIES                | 138        |
| (Symbol)                  | QUERCUS VIRGINIANA SOUTHERN LIVE OAK                                                 | 24" BOX       | 1.5" CAL<br>9H X 4W   | 206        |
| (Symbol)                  | FRAXINUS VELUTINA 'FAN TEX' ASH                                                      | 24" BOX       | 1.5" CAL<br>9H X 4W   | 51         |
| (Symbol)                  | CHITALPA TASH-KENTENSIS PINK DAWN CHITALPA TREE                                      | 24" BOX       | 1.5" CAL<br>7H X 4W   | 11         |
| (Symbol)                  | PISTACIA CHINENSIS CHINESE PISTACHE                                                  | 24" BOX       | 1.5" CAL<br>9H X 3.5W | 13         |
| (Symbol)                  | OLEA EUROPAEA SWAN HILL OLIVE TREE                                                   | 36" BOX MULTI | 2'0" CAL<br>8H X 5W   | 21         |
| (Symbol)                  | PHOENIX DACTYLIFERA DATE PALM                                                        | 20" HT.       |                       | 47         |
| (Symbol)                  | FRUIT TREE ESPALIER                                                                  | BY TENANT     |                       | 14         |
| <b>SHRUBS</b>             |                                                                                      |               |                       |            |
| (Symbol)                  | LAURUS NOBILIS SWEET BAY                                                             | 5 GALLON      |                       | 45         |
| (Symbol)                  | TECOMA X SOLAR FLARE SOLAR FLARE ESPERANZA                                           | 5 GALLON      |                       | 23         |
| (Symbol)                  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE                                             | 5 GALLON      |                       | 494        |
| (Symbol)                  | LEUCOPHYLLUM CANDIDUM THUNDERCLOUD SAGE                                              | 5 GALLON      |                       | 428        |
| (Symbol)                  | ROSA SP.                                                                             | 5 GALLON      |                       | 21         |
| (Symbol)                  | JULIA CHILD FLORIBUNDA ROSE                                                          | 5 GALLON      |                       | 134        |
| (Symbol)                  | ROSMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY                                          | 5 GALLON      |                       | 68         |
| (Symbol)                  | POGONATHA MADERENSIS LAVENDER SPICE                                                  | 5 GALLON      |                       | 98         |
| (Symbol)                  | PUNICA GRANATUM 'NANA' DWARF POMEGRANATE                                             | 5 GALLON      |                       | 132        |
| (Symbol)                  | MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE                                              | 1 GALLON      |                       | 156        |
| (Symbol)                  | EREMOPHILA GLABRA SP. CARNOSA WINTER BLAZE EREMOPHILA                                | 5 GALLON      |                       | 12         |
| (Symbol)                  | BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' BOXWOOD                                    | 1 GALLON      |                       | 14         |
| (Symbol)                  | DODONAEA VISCOSA HOPBUSH                                                             | 5 GALLON      |                       | 39         |
| (Symbol)                  | SALVIA LEUCANTHA MEXICAN BUSH SAGE                                                   | 1 GALLON      |                       | 34         |
| (Symbol)                  | RUBUS SPP. BERRY BUSHES                                                              | 1 GALLON      |                       | 94         |
| <b>ACCENTS</b>            |                                                                                      |               |                       |            |
| (Symbol)                  | HESPERALOE FUNIFERA GIANT HESPERALOE                                                 | 5 GALLON      |                       | 148        |
| (Symbol)                  | NOELIA MICROCARPA BEARGRASS                                                          | 5 GALLON      |                       | 120        |
| (Symbol)                  | DIETES BICOLOR FORTNIGHT LILY                                                        | 1 GALLON      |                       | 8          |
| (Symbol)                  | AGAVE DESMETTIANA SMOOTH AGAVE                                                       | 5 GALLON      |                       | 76         |
| (Symbol)                  | MUHLENBERGIA CAPILLARIS REGAL MIST DEERGRASS                                         | 1 GALLON      |                       | 9          |
| (Symbol)                  | ALOE BARBADENSIS MEDICINAL ALOE                                                      | 5 GALLON      |                       | 932        |
| (Symbol)                  | HESPERALOE PARVIFLORA RED YUCCA                                                      | 1 GALLON      |                       | 138        |
| (Symbol)                  | MUHLENBERGIA RIGENS NATIVE DEERGRASS                                                 | 1 GALLON      |                       | 369        |
| (Symbol)                  | BOUTELOUA CURTIPENDULA SIDEOTS GRAMA                                                 | 1 GALLON      |                       | 1,159      |
| <b>GROUNDCOVER</b>        |                                                                                      |               |                       |            |
| (Symbol)                  | LANTANA X 'NEW GOLD' NEW GOLD LANTANA                                                | 1 GALLON      |                       | 186        |
| (Symbol)                  | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA                                        | 1 GALLON      |                       | 659        |
| (Symbol)                  | ROSMARINUS OFFICINALIS HUNTINGTON CARPET                                             | 1 GALLON      |                       | 132        |
| <b>VINES</b>              |                                                                                      |               |                       |            |
| (Symbol)                  | VITIS CALIFORNICA 'ROGER'S RED' GRAPE VINE                                           | 1 GALLON      |                       | 67         |
| (Symbol)                  | BOUGAINVILLEA 'BARBARA KARST' BOUG.                                                  | 5 GALLON      |                       | 2          |
| (Symbol)                  | VIGNA CARACALLA SNAIL VINE                                                           | 5 GALLON      |                       | 10         |
| (Symbol)                  | HARDENBERGIA VIOLACEA LILAC VINE                                                     | 5 GALLON      |                       |            |
| <b>PERENNIALS/ANNUALS</b> |                                                                                      |               |                       |            |
| (Symbol)                  | HERB MIX                                                                             | BY TENANT     |                       |            |
| (Symbol)                  | VEGGIE MIX                                                                           | BY TENANT     |                       |            |
| <b>TURF</b>               |                                                                                      |               |                       |            |
| (Symbol)                  | BOTANICAL NAME COMMON NAME                                                           | SOD           |                       | 3,903 SF   |
| <b>INERT MATERIALS</b>    |                                                                                      |               |                       |            |
| (Symbol)                  | 1/4" MINUS DECOMPOSED GRANITE, COLOR TO MATCH EXIST. GRANITE EXPRESS, (480) 354-6809 |               |                       | 184,107 SF |

MATCHLINE - SEE SHEET L-104

**PROJECT LANDSCAPE DATA**

|                                                          |                         |
|----------------------------------------------------------|-------------------------|
| SQUARE FOOTAGE OF ON-SITE LANDSCAPING                    | 174,202 SQ. FT.         |
| <b>OFF-SITE LANDSCAPING</b>                              |                         |
| PUBLIC R.O.W.                                            | 8,263 SQ. FT.           |
| NW FARM BUFFER                                           | 2,798 SQ. FT.           |
| NE NEIGHBORHOOD TRAIL                                    | 4,239 SQ. FT.           |
| SE ENTRY DRIVE                                           | 2,187 SQ. FT.           |
| TOTAL OFF-SITE LANDSCAPING                               | 17,487 SQ. FT.          |
| TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING | 191,689 SQ. FT.         |
| COMMON AREA OPEN SPACE SQUARE FOOTAGE & PERCENT          | 191,689 SQ. FT.<br>100% |

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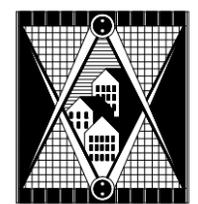
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Chandler, Arizona 85224-7532  
(602)265-1891



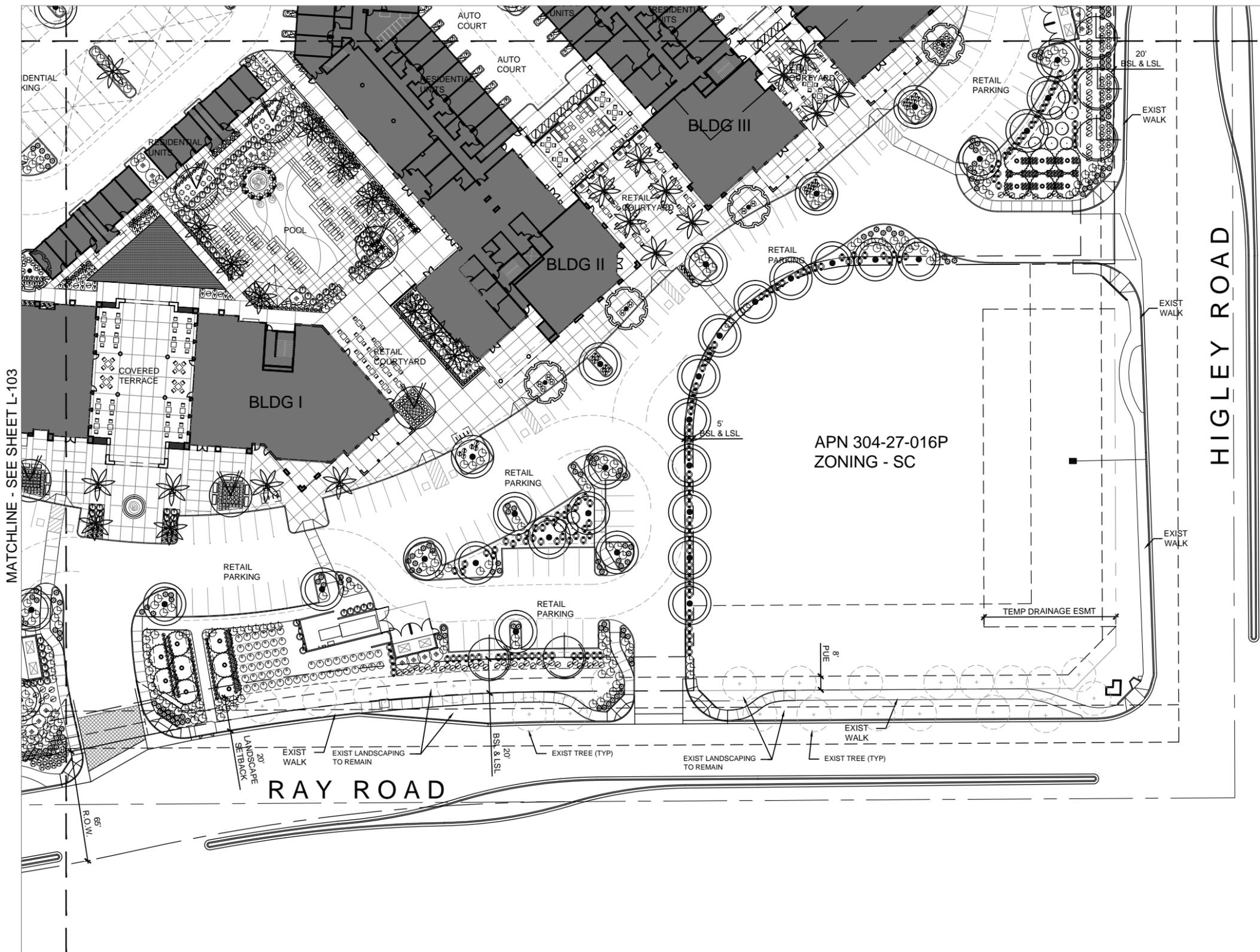
ARCHITECTURE AND PLANNING

PRELIMINARY  
LANDSCAPE PLAN  
L-103

1323

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**PLANT LEGEND**

| SYM. (COMMON NAME) | BOTANICAL NAME                                                                       | SIZE          | MIN. CAL HT & W    | QTY.       |
|--------------------|--------------------------------------------------------------------------------------|---------------|--------------------|------------|
|                    | <b>TREES</b>                                                                         |               |                    |            |
|                    | CARYLLINOINENSIS PECAN TREE                                                          | 24" BOX       | 2'0" CAL 9H X 4W   | 32         |
|                    | CITRUS SPP.                                                                          | SALVAGED      | VARIES             | 138        |
|                    | QUERCUS VIRGINIANA SOUTHERN LIVE OAK                                                 | 24" BOX       | 1.5" CAL 9H X 4W   | 206        |
|                    | FRAXINUS VELUTINA 'FAN TEX' ASH                                                      | 24" BOX       | 1.5" CAL 9H X 4W   | 51         |
|                    | CHITALPA TASH-KENTENSIS PINK DAWN CHITALPA TREE                                      | 24" BOX       | 1.5" CAL 7H X 4W   | 11         |
|                    | PISTACIA CHINENSIS CHINESE PISTACHE                                                  | 24" BOX       | 1.5" CAL 9H X 3.5W | 13         |
|                    | OLEA EUROPAEA SWAN HILL OLIVE TREE                                                   | 36" BOX MULTI | 2'0" CAL 8H X 5W   | 21         |
|                    | PHOENIX DACTYLIFERA DATE PALM                                                        | 20" HT.       |                    | 47         |
|                    | FRUIT TREE ESPALIER                                                                  | BY TENANT     |                    | 14         |
|                    | <b>SHRUBS</b>                                                                        |               |                    |            |
|                    | LAIUS NOBILIS SWEET BAY                                                              | 5 GALLON      |                    | 45         |
|                    | TECOMA X SOLAR FLARE SOLAR FLARE ESPERANZA                                           | 5 GALLON      |                    | 23         |
|                    | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE                                             | 5 GALLON      |                    | 494        |
|                    | LEUCOPHYLLUM CANDIDUM THUNDERCLOUD SAGE                                              | 5 GALLON      |                    | 428        |
|                    | ROSA SP. 'JULIA CHILD' FLORIBUNDA ROSE                                               | 5 GALLON      |                    | 21         |
|                    | ROSMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY                                          | 5 GALLON      |                    | 134        |
|                    | POLYANTHA MADERENSIS LAVENDER SPICE                                                  | 5 GALLON      |                    | 68         |
|                    | PUNICA GRANATUM 'NANA' DWARF POMEGRANATE                                             | 5 GALLON      |                    | 98         |
|                    | MYRTUS COMMUNIS COMPACTA DWARF MYRTLE                                                | 1 GALLON      |                    | 132        |
|                    | EREMOPHILA GLABRA SP. CARNOSA WINTER BLAZE EREMOPHILA                                | 5 GALLON      |                    | 12         |
|                    | BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' BOXWOOD                                    | 1 GALLON      |                    | 156        |
|                    | DODONAEA VISCOSA HOPEBUSH                                                            | 5 GALLON      |                    | 14         |
|                    | SALVIA LEUCANTHA MEXICAN BUSH SAGE                                                   | 1 GALLON      |                    | 39         |
|                    | RUBUS SPP. BERRY BUSHES                                                              | 1 GALLON      |                    | 34         |
|                    | <b>ACCENTS</b>                                                                       |               |                    |            |
|                    | HESPERALOE FUNIFERA GIANT HESPERALOE                                                 | 5 GALLON      |                    | 94         |
|                    | NOJIMA MICROCARPA BEARGRASS                                                          | 5 GALLON      |                    | 148        |
|                    | DIETES BICOLOR FORTNIGHT LILY                                                        | 1 GALLON      |                    | 120        |
|                    | AGAVE DESMETTIANA SMOOTH AGAVE                                                       | 5 GALLON      |                    | 8          |
|                    | MUHLENBERGIA CAPILLARIS REGAL MIST DEERGRASS                                         | 1 GALLON      |                    | 76         |
|                    | ALOE BARBADENSIS MEDICINAL ALOE                                                      | 5 GALLON      |                    | 9          |
|                    | HESPERALOE PARVIFLORA RED YUCCA                                                      | 1 GALLON      |                    | 932        |
|                    | MUHLENBERGIA RIGENS NATIVE DEERGRASS                                                 | 1 GALLON      |                    | 138        |
|                    | BOUTELOUA CURTIPENDULA SIDEOTS GRAMA                                                 | 1 GALLON      |                    | 369        |
|                    | <b>GROUNDCOVER</b>                                                                   |               |                    |            |
|                    | LANTANA X 'NEW GOLD' NEW GOLD LANTANA                                                | 1 GALLON      |                    | 1,159      |
|                    | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA                                        | 1 GALLON      |                    | 186        |
|                    | ROSMARINUS OFFICINALIS HUNTINGTON CARPET                                             | 1 GALLON      |                    | 659        |
|                    | <b>VINES</b>                                                                         |               |                    |            |
|                    | VITIS CALIFORNICA 'ROGER'S RED' GRAPE VINE                                           | 1 GALLON      |                    | 132        |
|                    | BOUGAINVILLEA BARBARA KARST' BOUG.                                                   | 5 GALLON      |                    | 67         |
|                    | VIGNA CARACALLA SNAIL VINE                                                           | 5 GALLON      |                    | 2          |
|                    | HARDENBERGIA VIOLACEA LILAC VINE                                                     | 5 GALLON      |                    | 10         |
|                    | <b>PERENNIALS/ANNUALS</b>                                                            |               |                    |            |
|                    | HERB MIX                                                                             | BY TENANT     |                    |            |
|                    | VEGGIE MIX                                                                           | BY TENANT     |                    |            |
|                    | <b>TURF</b>                                                                          |               |                    |            |
|                    | BOTANICAL NAME COMMON NAME                                                           | SOD           |                    | 3,903 SF   |
|                    | <b>INERT MATERIALS</b>                                                               |               |                    |            |
|                    | 1/4" MINUS DECOMPOSED GRANITE, COLOR TO MATCH EXIST. GRANITE EXPRESS, (480) 354-6809 |               |                    | 184,107 SF |

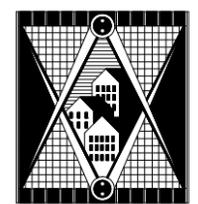


AGRITOPIA EPICENTER  
GILBERT, ARIZONA



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Chandler, Arizona 85224-7532  
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ARCHITECTURE AND PLANNING

PRELIMINARY LANDSCAPE PLAN  
L-104

1323

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MATCHLINE - SEE SHEET L-103

**PROJECT LANDSCAPE DATA**

|                                                                 |                             |
|-----------------------------------------------------------------|-----------------------------|
| SQUARE FOOTAGE OF ON-SITE LANDSCAPING                           | 174,202 SQ. FT.             |
| <b>OFF-SITE LANDSCAPING</b>                                     |                             |
| PUBLIC R.O.W.                                                   | 8,263 SQ. FT.               |
| NW FARM BUFFER                                                  | 2,798 SQ. FT.               |
| NE NEIGHBORHOOD TRAIL                                           | 4,239 SQ. FT.               |
| SE ENTRY DRIVE                                                  | 2,187 SQ. FT.               |
| <b>TOTAL OFF-SITE LANDSCAPING</b>                               | <b>17,487 SQ. FT.</b>       |
| <b>TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING</b> | <b>191,689 SQ. FT.</b>      |
| <b>COMMON AREA OPEN SPACE SQUARE FOOTAGE &amp; PERCENT</b>      | <b>191,689 SQ. FT. 100%</b> |

**FLOOR**  
associates

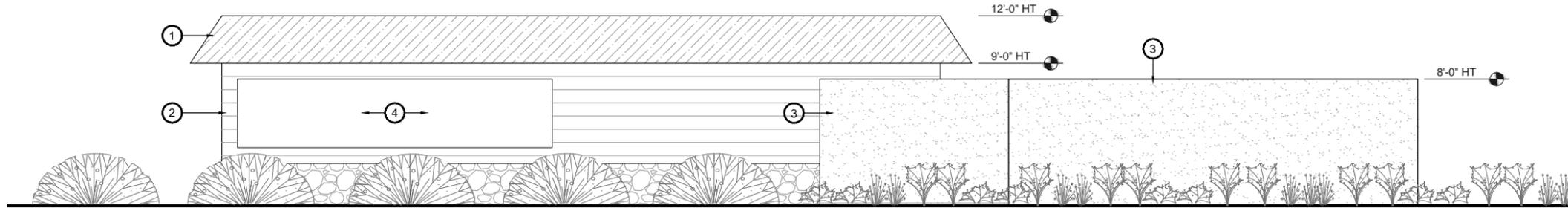
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SCALE: 1" = 30'

1:30

200-100  
1-800-STAKE-IT



- ① CORRUGATED STEEL ROOF.
- ② WOOD SLAT WALL TO MATCH EXISTING MONUMENT SIGNAGE.
- ③ TRASH/RECYCLE ENCLOSURE, TYP. CMU SCREEN WALL WITH STUCCO FINISH.
- ④ SIGNAGE. TO BE REVIEWED UNDER SEPARATE SUBMITTAL.



① TRASH COMPACTOR SCREEN @ RAY ROAD  
SCALE: 1/4"=1'-0" ELEV-COMP RAY



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Grand Haven, Michigan 49417  
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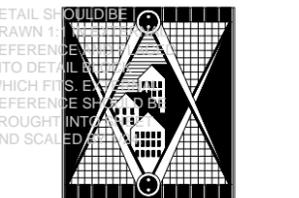
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EXPIRES: 12/31/14

|               |         |                    |
|---------------|---------|--------------------|
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(602)265-1891



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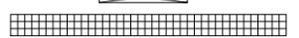
## PRELIMINARY SITE ELEVATIONS L-201

1323

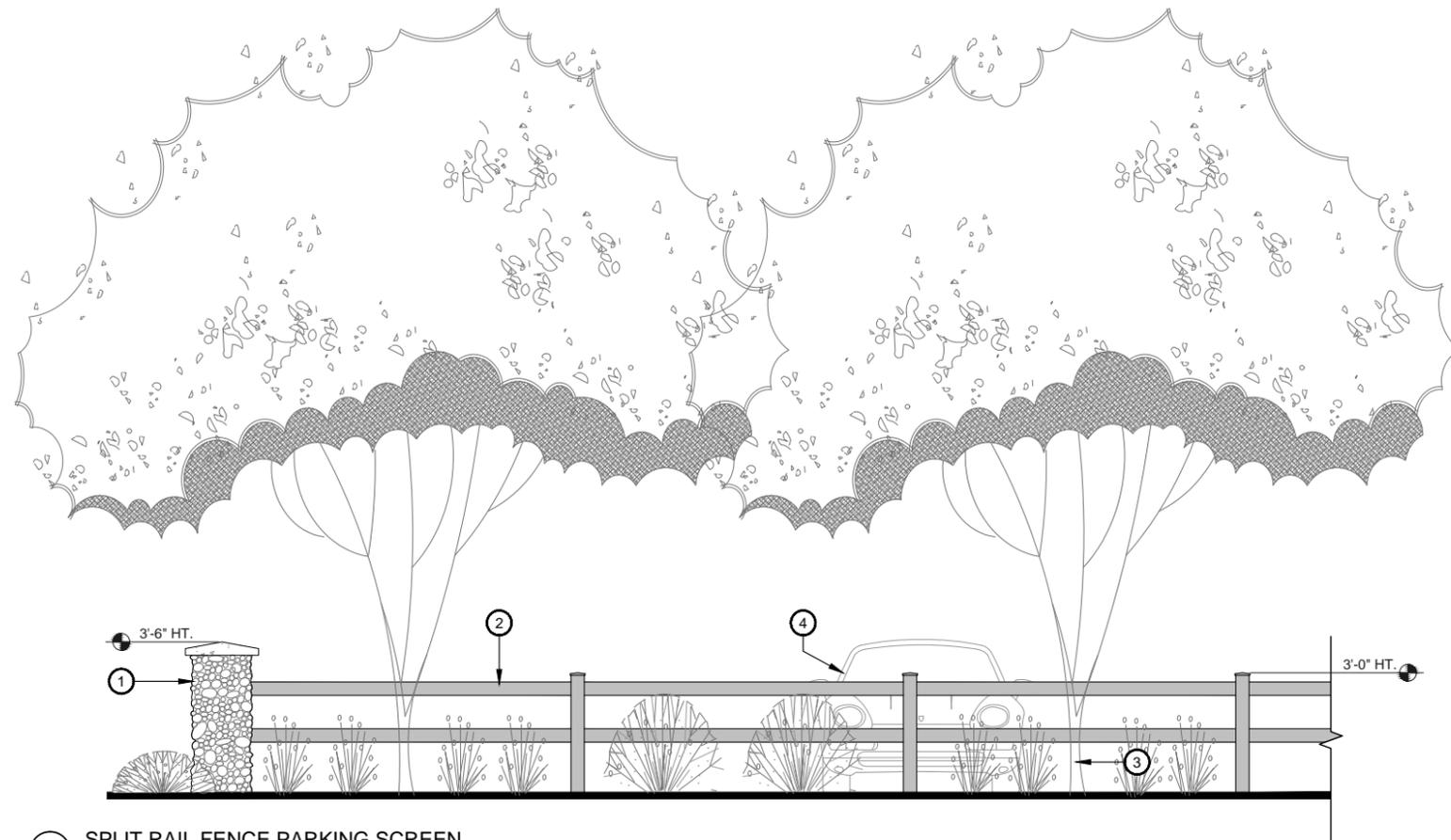
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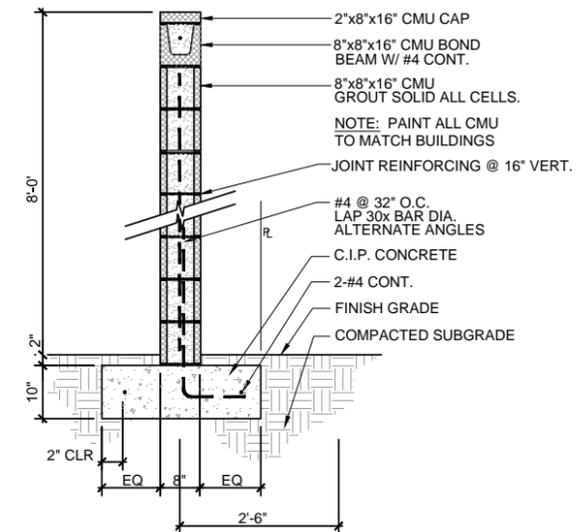


SHEET 12 OF 12



- ① CORNER POST WITH STONE VENEER AND CONCRETE CAP TO MATCH EXISTING.
- ② VINYL SPLIT RAIL FENCE.
- ③ EXISTING STREETSCAPE.
- ④ PARKING BEYOND.

② SPLIT RAIL FENCE PARKING SCREEN  
SCALE: 1/2"=1'-0" ELEV-24



③ CMU WALL  
SCALE: 3/4" = 1'-0" CMU-13

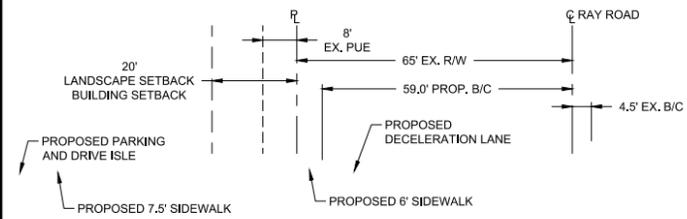
# PRELIMINARY GRADING, DRAINAGE AND UTILITY PLANS

## AGRITOPIA EPICENTER

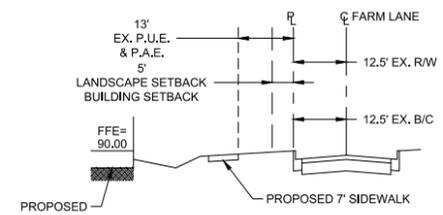
### GILBERT, ARIZONA

THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

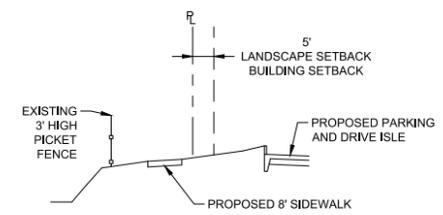
**DR14-29: Epicenter**  
**Exhibit 5 - Grading and Drainage**



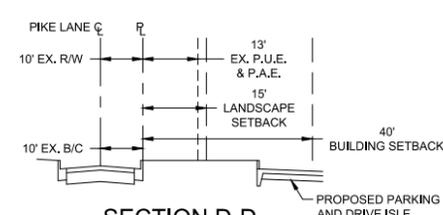
**SECTION A-A**  
NOT TO SCALE



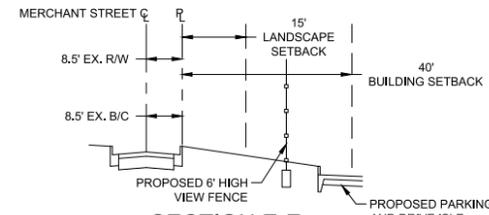
**SECTION B-B**  
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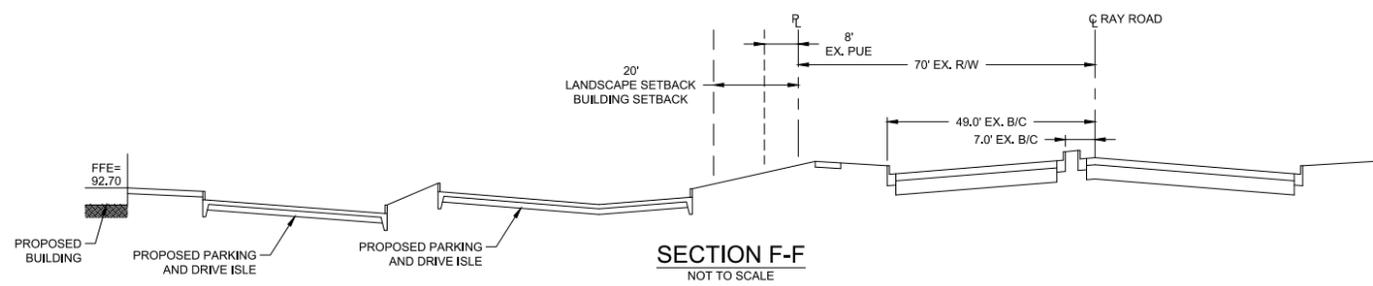
**SECTION C-C**  
NOT TO SCALE



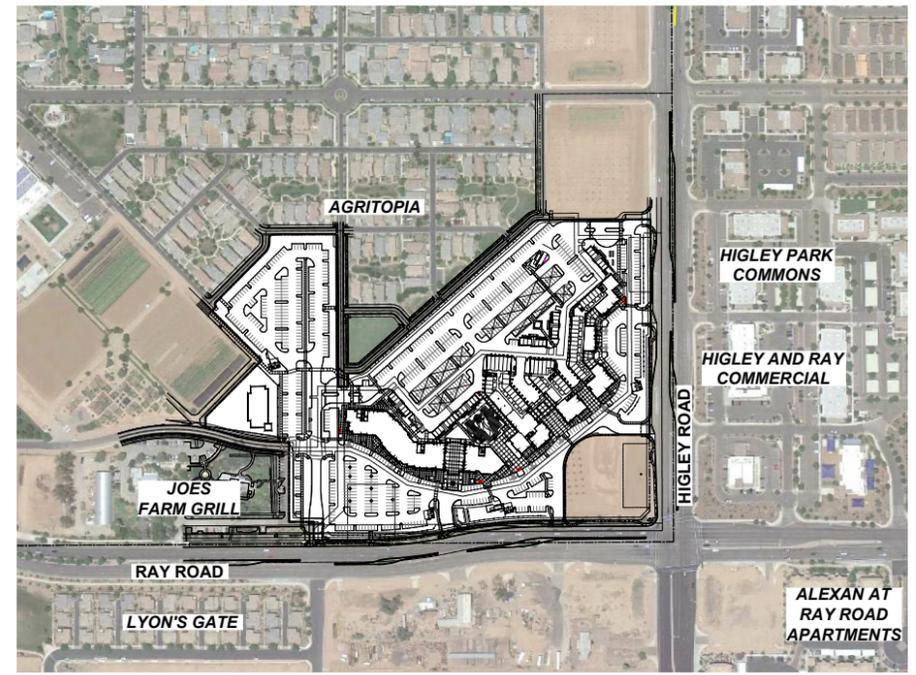
**SECTION D-D**  
NOT TO SCALE



**SECTION E-E**  
NOT TO SCALE



**SECTION F-F**  
NOT TO SCALE



**AREA MAP**  
SCALE IN FEET  
0 250 500

| INDEX OF SHEETS |                                       |
|-----------------|---------------------------------------|
| SHT. No.        | TITLE                                 |
| 1               | COVER SHEET / CROSS SECTIONS          |
| 2               | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 3               | PRELIMINARY UTILITY PLAN              |

**Required Retention Volume & Time to Drain Calculations**

| Drainage Area ID | Drainage Area (ac) | Wtd Runoff Coefficient C | Volume Required (cf) | Volume Provided (cf) | Length 10' Dia. CMP Undergound Retention | Number of Drywells Proposed (*0.5cfs/drywell) | Assumed Drywell Perc Rate (cf/hr) | Estimated Retention Basin Drain Time |
|------------------|--------------------|--------------------------|----------------------|----------------------|------------------------------------------|-----------------------------------------------|-----------------------------------|--------------------------------------|
| DA - 1           | 2.52               | 0.86                     | 24,076               | 24,347               | 310                                      | 1                                             | 1800                              | 13.5                                 |
| DA - 2           | 2.48               | 0.82                     | 22,607               | 22,777               | 290                                      | 1                                             | 1800                              | 12.7                                 |
| DA - 3           | 3.11               | 0.85                     | 29,341               | 29,845               | 380                                      | 1                                             | 1800                              | 16.6                                 |
| DA - 4           | 2.37               | 0.86                     | 22,543               | 22,777               | 290                                      | 1                                             | 1800                              | 12.7                                 |
| DA - 5           | 2.98               | 0.83                     | 27,492               | 27,882               | 355                                      | 1                                             | 1800                              | 15.5                                 |
| DA - 6           | 7.57               | 0.85                     | 71,495               | 71,864               | 915                                      | 2                                             | 3600                              | 20.0                                 |
| <b>Total</b>     | <b>21.03</b>       |                          | <b>197,555</b>       | <b>199,491</b>       |                                          | <b>7</b>                                      |                                   |                                      |

\* Assumed Drywell Perc Rate of 0.5 c.f.s. for Design. Max 43,500 CF Volume/drywell

**LEGEND**

- WATER LINE SERVICE
- WATER LINE
- FIRE LINE
- SANITARY SEWER LATERAL
- SANITARY SEWER
- SEWER MANHOLE
- DRYWELL AND INTERCEPTOR
- STORM DRAIN LINE
- UNDERGROUND RETENTION
- 220.0 ● GROUND ELEVATION
- C 220.00 ● CONCRETE ELEVATION
- P 220.00 ● PAVEMENT ELEVATION
- GR 220.00 ● GRATE ELEVATION
- SECTION IDENTIFICATION SHEET #
- 1 2.52 AC DRAINAGE AREA DESCRIPTION

**Terrascope consulting**

1100 E. McDowell Avenue, Phoenix, Arizona 85014-5515 W. Chandler Boulevard, Suite 128, CHX  
 T: (602) 297-8232 F: (602) 230-8458

SEAL:

EXPIRES 3/31/2015

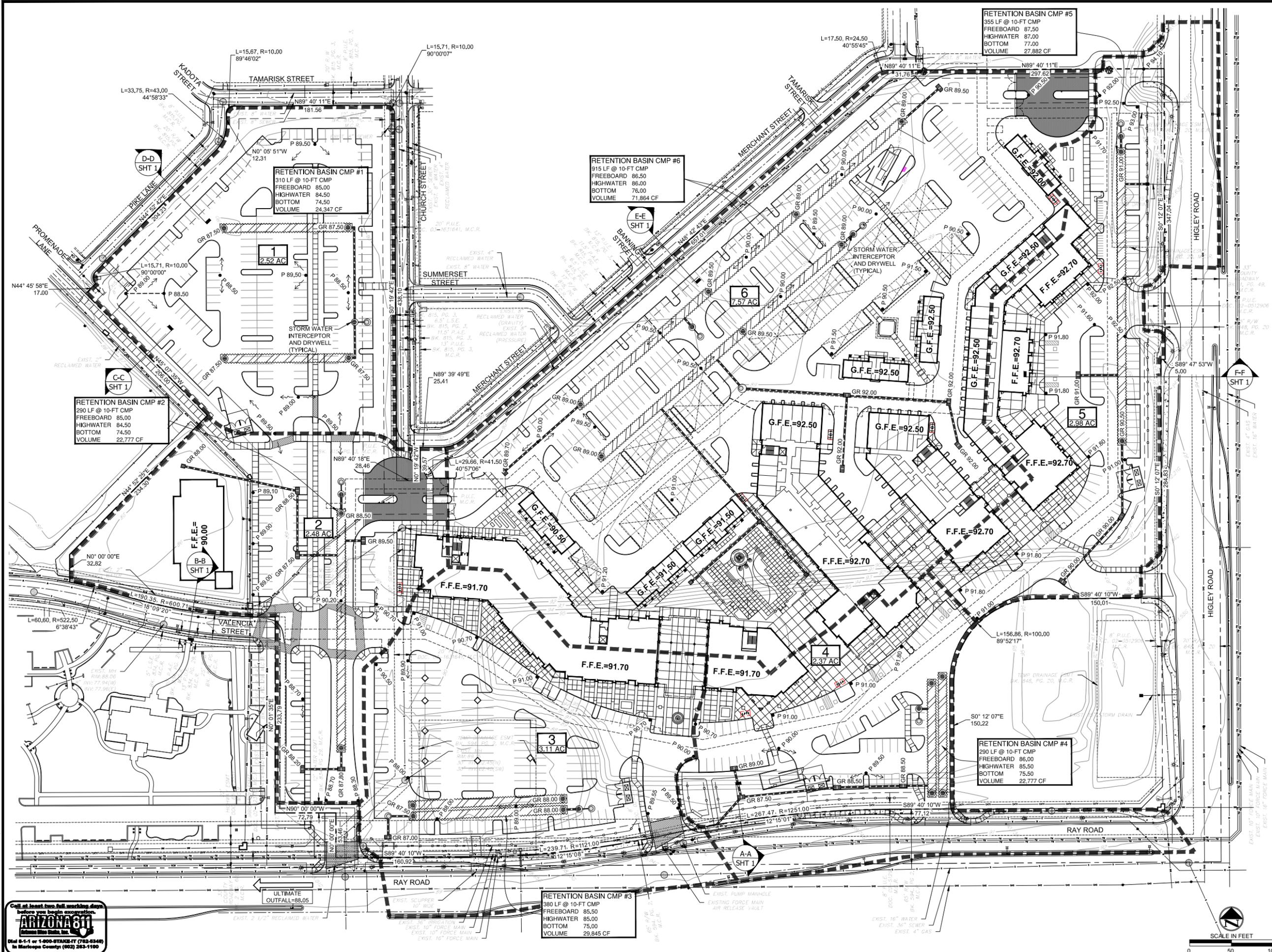
**AGRITOPIA EPICENTER**

**PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLANS**



| DATE:       | DESCRIPTION        |
|-------------|--------------------|
| 08/13/14    | DRB SUBMITTAL      |
| CHECKED BY: | DMS                |
| DRAWN BY:   | TSB                |
| TITLE:      | <b>COVER SHEET</b> |
| SHEET No.   | 1 of 3             |
| PROJECT No. | 0372               |





SEAL:

44156  
 DAVID M. SOLTYSIK  
 08/31/14  
 EXPIRES 3/31/2015

**AGRITOPA  
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 PRELIMINARY  
 GRADING, DRAINAGE,  
 AND  
 UTILITY PLANS

**ipa**  
 INVESTMENT PROPERTY ASSOCIATES LLC

**RED**  

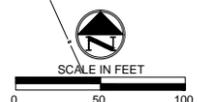
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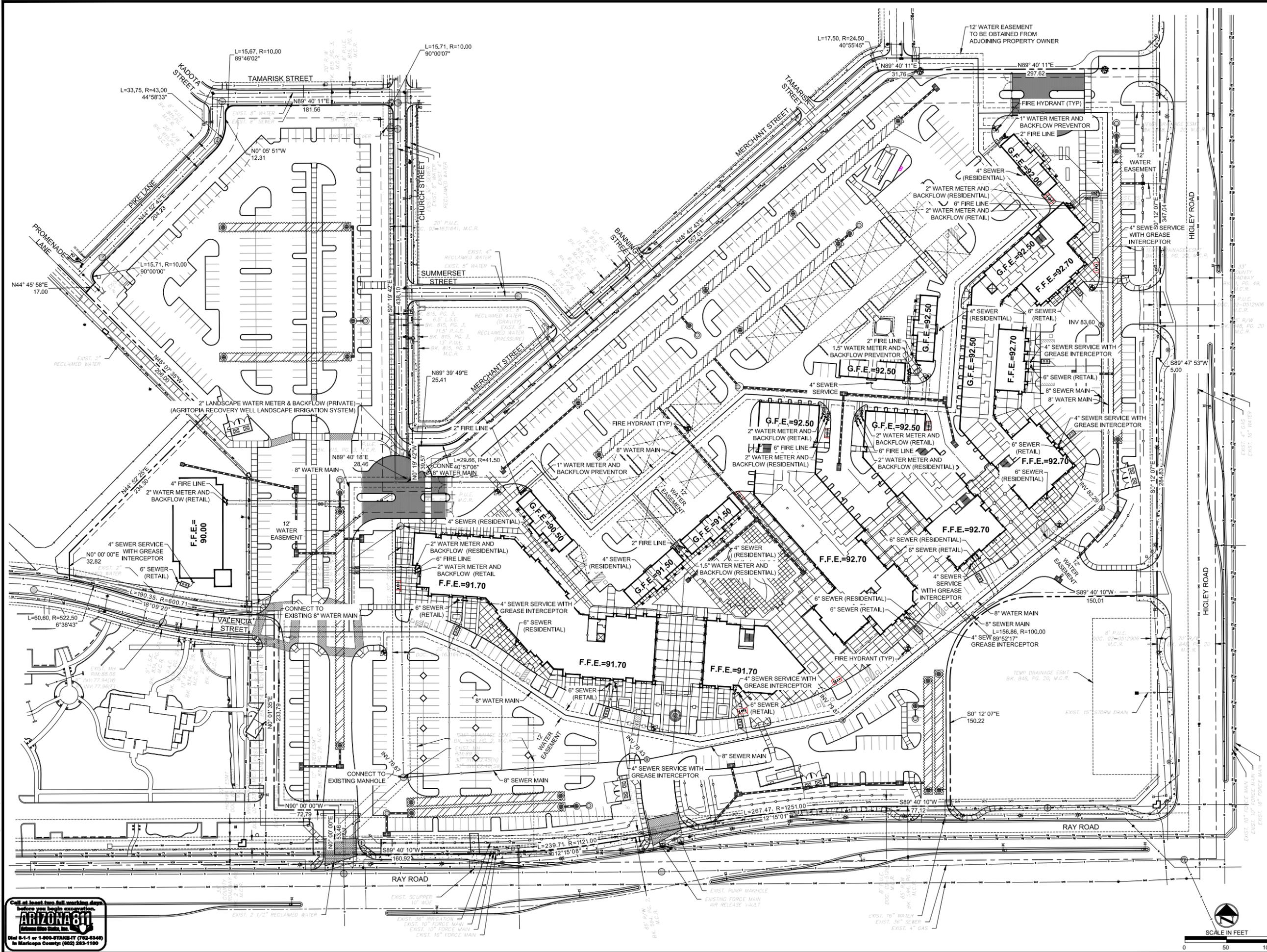
| DATE:    | DESCRIPTION   |
|----------|---------------|
| 08/13/14 | DRB SUBMITTAL |

CHECKED BY: DMS  
 DRAWN BY: TSB  
 TITLE: **PRELIMINARY GRADING AND DRAINAGE PLAN**  
 SHEET No. **2 of 3**  
 PROJECT No. **0372**

Call at least two full working days before you begin excavation.  

 Arizona 811  
 Dial 8-1-1 or 1-800-874-IT (742-8344) in Maricopa County (602) 263-1100





SEAL:



44156  
 DAVID M. SOLTYSIK  
 08/31/14  
 EXPIRES 3/31/2015

**AGRITOPA  
 EPICENTER**  
 PRELIMINARY  
 GRADING, DRAINAGE,  
 AND  
 UTILITY PLANS



| DATE:       | DESCRIPTION              |
|-------------|--------------------------|
| 08/13/14    | DRB SUBMITTAL            |
| CHECKED BY: | DMS                      |
| DRAWN BY:   | TSB                      |
| TITLE:      | PRELIMINARY UTILITY PLAN |
| SHEET No.   | 3 of 3                   |
| PROJECT No. | 0372                     |

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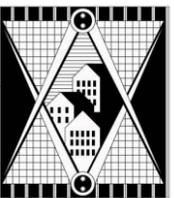
GILBERT, ARIZONA



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**WHITNEYBELL PERRY INC**

575 W Chandler, Suite 123  
Chandler, Arizona 85224-7532  
(602)265-1891



ARCHITECTURE AND PLANNING

**4.10**

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12 Aug 2014

CONCEPT ELEVATION



**BUILDING I - NORTH ELEVATION**

WPI No. 1323

7.22.14

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



**COLOR SCHEDULE**

- |                                                                  |                                                                                |
|------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A. STUCCO COLOR<br>DUNN EDWARDS - "SAND DUNE" (DE6128)           | N. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "DARK SANDSTONE" (WIRECUT)          |
| B. STUCCO COLOR<br>DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)        | O. STUCCO COLOR<br>ENDICOTT - "LIGHT SANDSTONE" (VELOUR)                       |
| C. STUCCO COLOR<br>DUNN EDWARDS - "SADDLE BROWN" (DE5264)        | P. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "BUFF BLEND" (VELOUR)               |
| D. STUCCO COLOR<br>DUNN EDWARDS - "POLISHED SILVER" (DE5820)     | Q. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)         |
| E. STUCCO COLOR<br>DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)     | R. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED) |
| F. STUCCO COLOR<br>DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)       | S. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)       |
| G. STUCCO COLOR<br>DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)       | T. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)     |
| H. STUCCO COLOR<br>DUNN EDWARDS - "WOODED ACRE" (DE6130)         | U. ACCENT COLOR<br>DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)                    |
| I. STUCCO COLOR<br>DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)    | V. ACCENT COLOR<br>DUNN EDWARDS - "TEA BAG" (DE6062)                           |
| J. STUCCO COLOR<br>DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)     | W. ACCENT COLOR<br>DUNN EDWARDS - "VAPOR" (DE6358)                             |
| K. STUCCO COLOR<br>DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)      | X. ACCENT COLOR/RAILINGS<br>DUNN EDWARDS - "BOAT ANCHOR" (DE6377)              |
| L. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "GRAY BLEND" (VELOUR) | Y. ACCENT COLOR<br>DUNN EDWARDS - "LOOKING GLASS" (DE6376)                     |
| M. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "ROSE BLEND" (VELOUR) | Z. SHAKE STYLE CONCRETE TILE ROOF<br>EAGLE TILE- "SIERRA MADRE" (5503)         |

**NOTES**

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- DECORATIVE METAL RAILINGS WILL INCLUDE A COMBINATION OF H.M. SECTIONS, DECORATIVE METAL SECTIONS, TEXTURED METAL PANELS, AND PERFORATED METAL PANELS - PAINTED.



**BUILDING I - WEST ELEVATION**

WPI NO. 1323

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



**BUILDING I - SOUTH ELEVATION**

WPI No. 1323

7.22.14

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



WPI No. 1323 - Concept - Elevations - 02/07/2014 - 9:42 AM - v1002  
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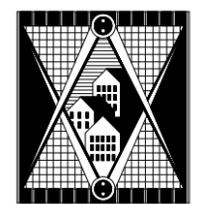
**GILBERT, ARIZONA**



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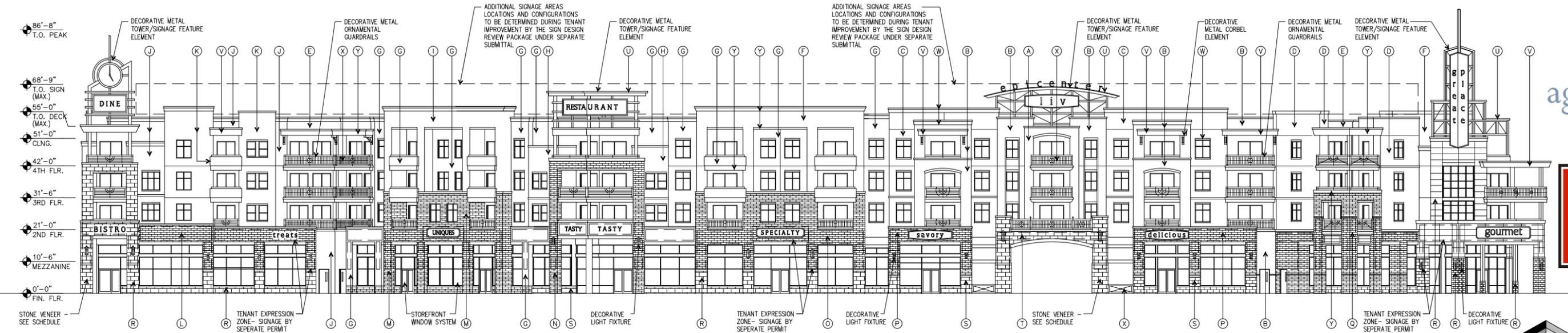


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1323

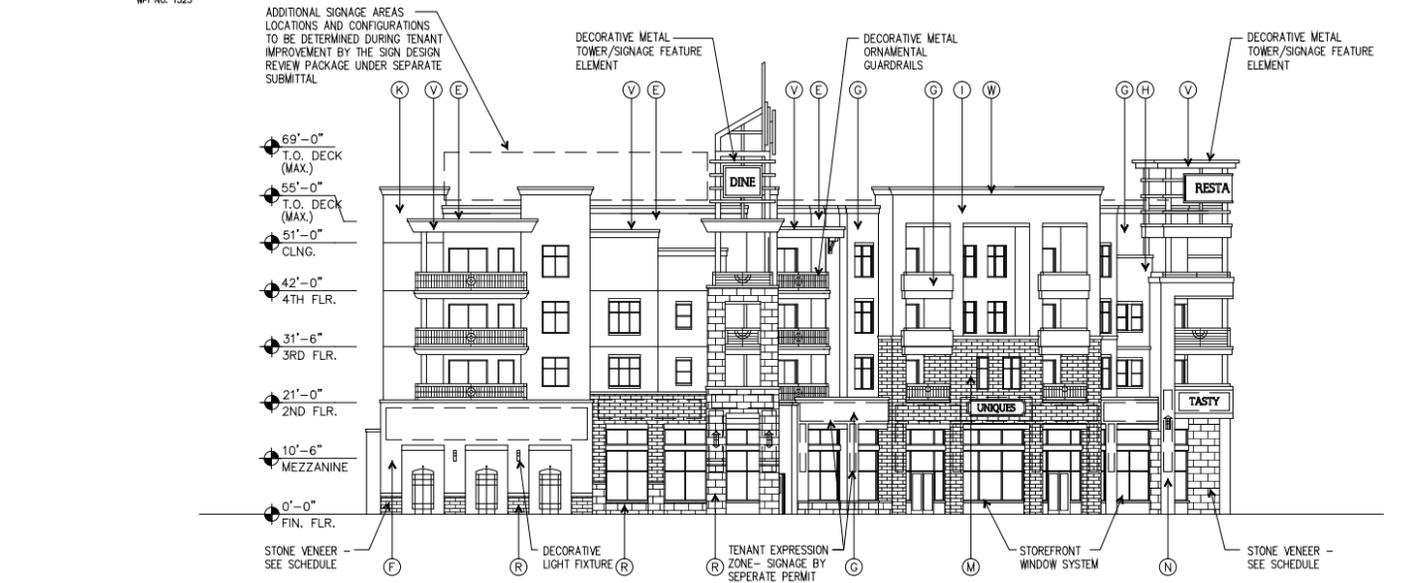
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**CONCEPT ELEVATION**



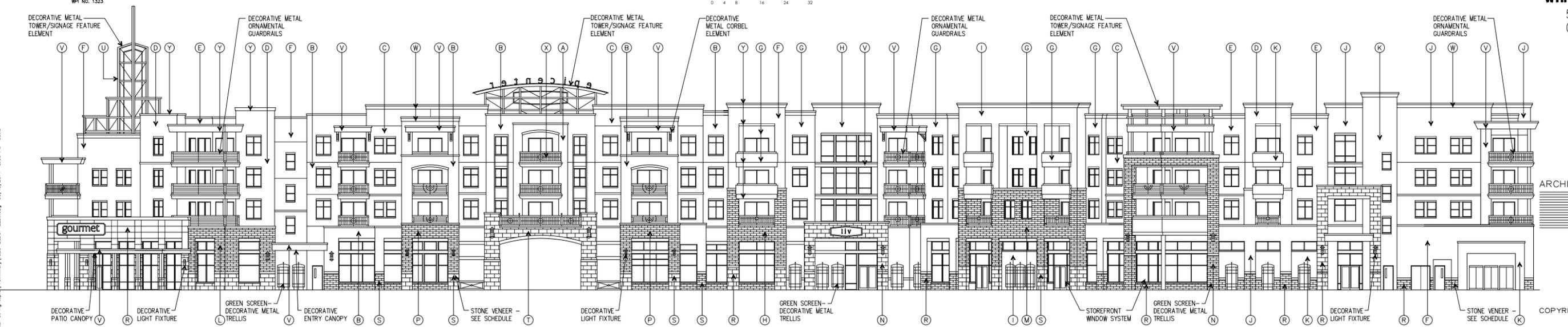
**BUILDING I - SOUTH ELEVATION**

WPI NO. 1323



**BUILDING I - WEST ELEVATION**

WPI NO. 1323



**BUILDING I - NORTH ELEVATION**

WPI NO. 1323

**COLOR AND MATERIAL SCHEDULE**

- A. STUCCO COLOR DUNN EDWARDS - "SAND DUNE" (DE6128)
- B. STUCCO COLOR DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)
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- J. STUCCO COLOR DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)
- K. STUCCO COLOR DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)
- L. BRICK VENEER COLOR/FINISH ENDICOTT - "GRAY BLEND" (VELOUR)
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- W. ACCENT COLOR DUNN EDWARDS - "VAPOR" (DE6358)
- X. ACCENT COLOR/RAILINGS DUNN EDWARDS - "BOAT ANCHOR" (DE6377)
- Y. ACCENT COLOR DUNN EDWARDS - "LOOKING GLASS" (DE6376)
- Z. CONCRETE TILE ROOF EAGLE TILE - "SIERRA MADRE" (5503)

**NOTES**

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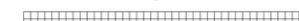
ARCHITECTURE AND PLANNING

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12 Aug 2014



CONCEPT ELEVATION



## BUILDING II - SOUTHWEST ELEVATION

WPI NO. 1323

7.22.14

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



## BUILDING II - NORTH ELEVATION

WPI NO. 1323

7.22.14

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



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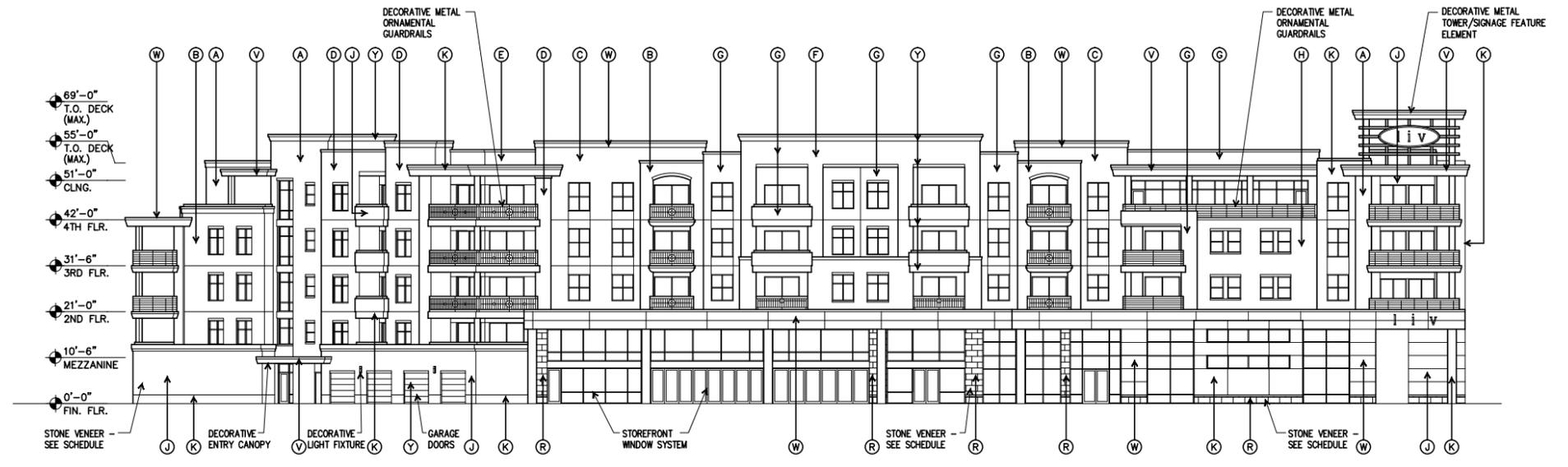
## BUILDING II - NORTHEAST ELEVATION

WPI NO. 1323

7.22.14

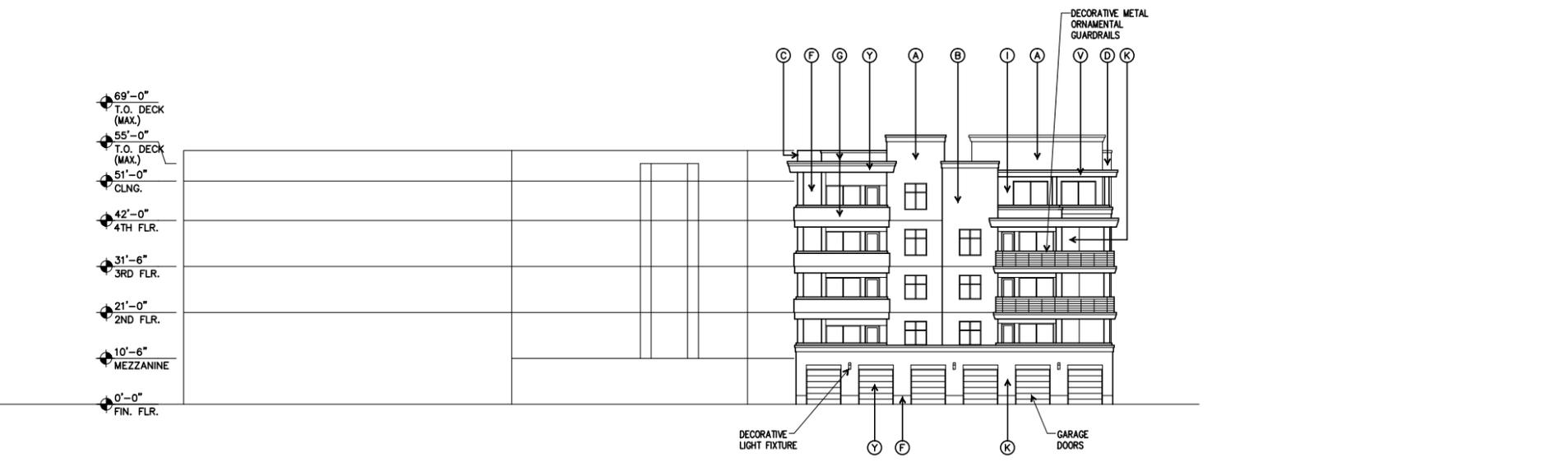
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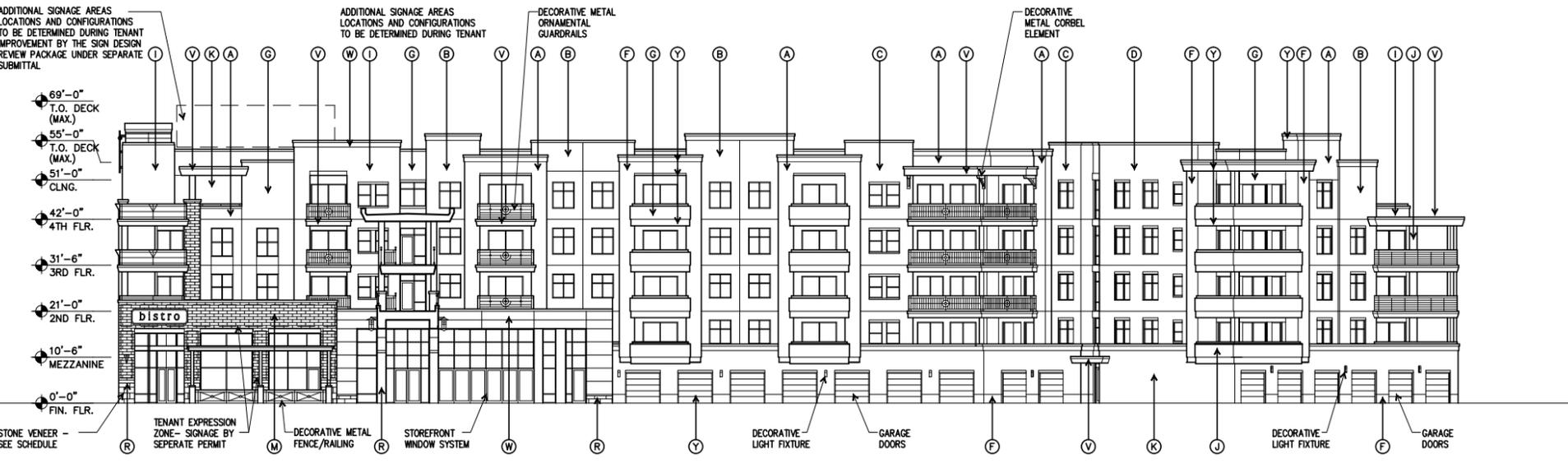
### BUILDING II - SOUTHWEST ELEVATION

WPI NO. 1323 scale: 1/8" = 1'-0"



### BUILDING II - NORTH ELEVATION

WPI NO. 1323 scale: 1/8" = 1'-0"



### BUILDING II - NORTHEAST ELEVATION

WPI NO. 1323 scale: 1/8" = 1'-0"

#### NOTES

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DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)
- C. STUCCO COLOR  
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DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)
- K. STUCCO COLOR  
DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)
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DUNN EDWARDS - "TEA BAG" (DE6062)
- W. ACCENT COLOR  
DUNN EDWARDS - "VAPOR" (DE6358)
- X. ACCENT COLOR/RAILINGS  
DUNN EDWARDS - "BOAT ANCHOR" (DE6377)
- Y. ACCENT COLOR  
DUNN EDWARDS - "LOOKING GLASS" (DE6376)
- Z. CONCRETE TILE ROOF  
EAGLE TILE - "SIERRA MADRE" (5503)



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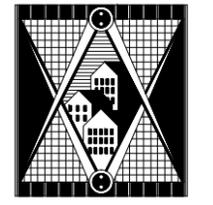
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CONCEPT ELEVATION

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## BUILDING III - SOUTHWEST ELEVATION

WPI NO. 1323

scale: 1/16" = 1'-0"  
0 4 8 16 24 32



## BUILDING III - NORTH ELEVATION

WPI NO. 1323

scale: 1/16" = 1'-0"  
0 4 8 16 24 32



## BUILDING III - NORTHEAST ELEVATION

WPI NO. 1323

scale: 1/16" = 1'-0"  
0 4 8 16 24 32

### COLOR SCHEDULE

- |                                                                  |                                                                                |
|------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A. STUCCO COLOR<br>DUNN EDWARDS - "SAND DUNE" (DE6128)           | N. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "DARK SANDSTONE" (WIRECUT)          |
| B. STUCCO COLOR<br>DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)        | O. STUCCO COLOR<br>ENDICOTT - "LIGHT SANDSTONE" (VELOUR)                       |
| C. STUCCO COLOR<br>DUNN EDWARDS - "SADDLE BROWN" (DE5264)        | P. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "BUFF BLEND" (VELOUR)               |
| D. STUCCO COLOR<br>DUNN EDWARDS - "POLISHED SILVER" (DE5820)     | Q. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)         |
| E. STUCCO COLOR<br>DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)     | R. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED) |
| F. STUCCO COLOR<br>DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)       | S. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)       |
| G. STUCCO COLOR<br>DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)       | T. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)     |
| H. STUCCO COLOR<br>DUNN EDWARDS - "WOODED ACRE" (DE6130)         | U. ACCENT COLOR<br>DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)                    |
| I. STUCCO COLOR<br>DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)    | V. ACCENT COLOR<br>DUNN EDWARDS - "TEA BAG" (DE6062)                           |
| J. STUCCO COLOR<br>DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)     | W. ACCENT COLOR<br>DUNN EDWARDS - "VAPOR" (DE6358)                             |
| K. STUCCO COLOR<br>DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)      | X. ACCENT COLOR/RAILINGS<br>DUNN EDWARDS - "BOAT ANCHOR" (DE6377)              |
| L. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "GRAY BLEND" (VELOUR) | Y. ACCENT COLOR<br>DUNN EDWARDS - "LOOKING GLASS" (DE6376)                     |
| M. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "ROSE BLEND" (VELOUR) | Z. SHAKE STYLE CONCRETE TILE ROOF<br>EAGLE TILE - "SIERRA MADRE" (5503)        |

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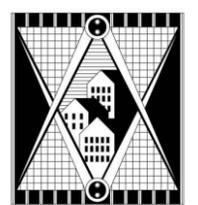
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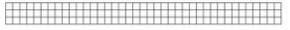


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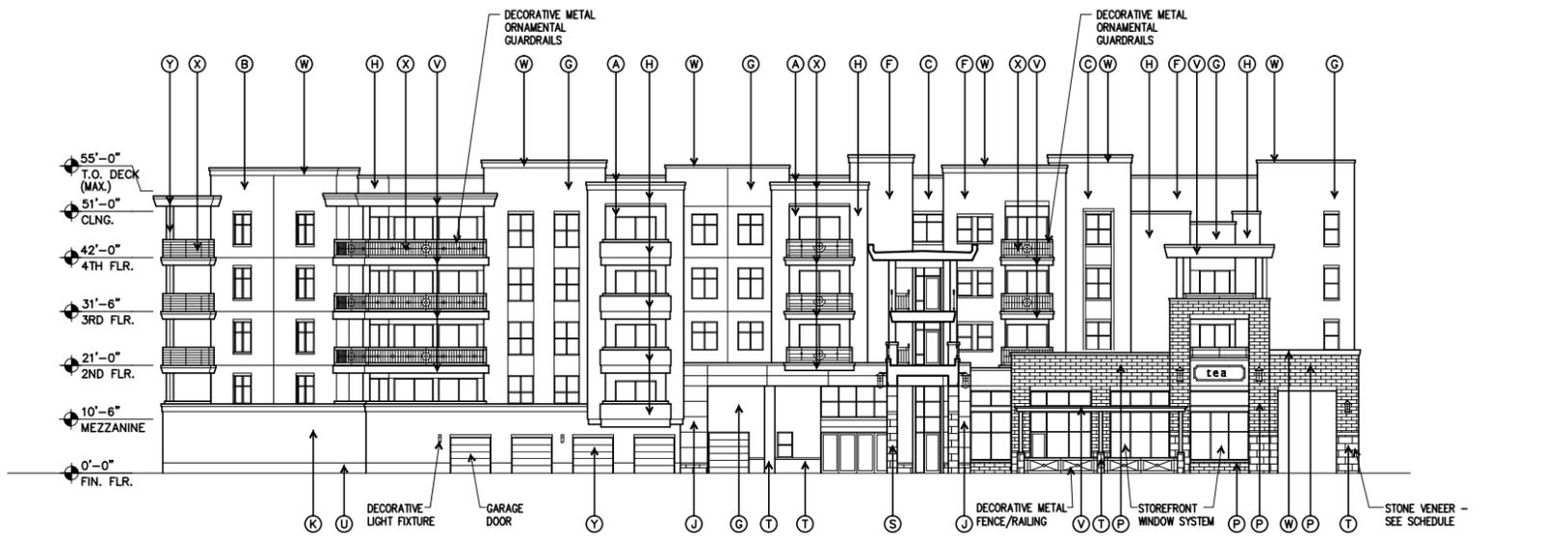
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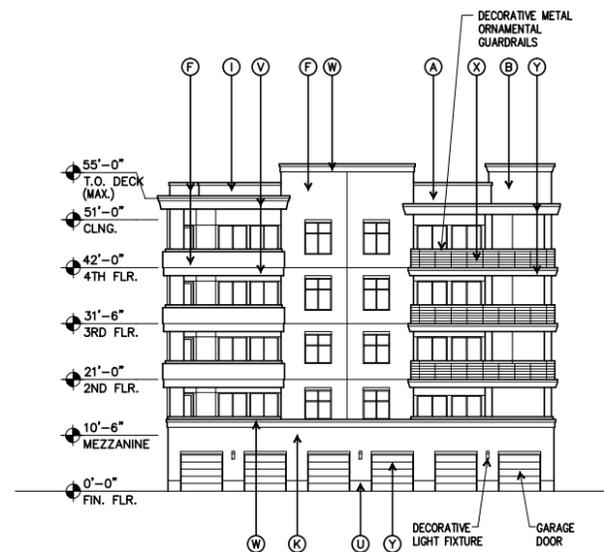


CONCEPT ELEVATION



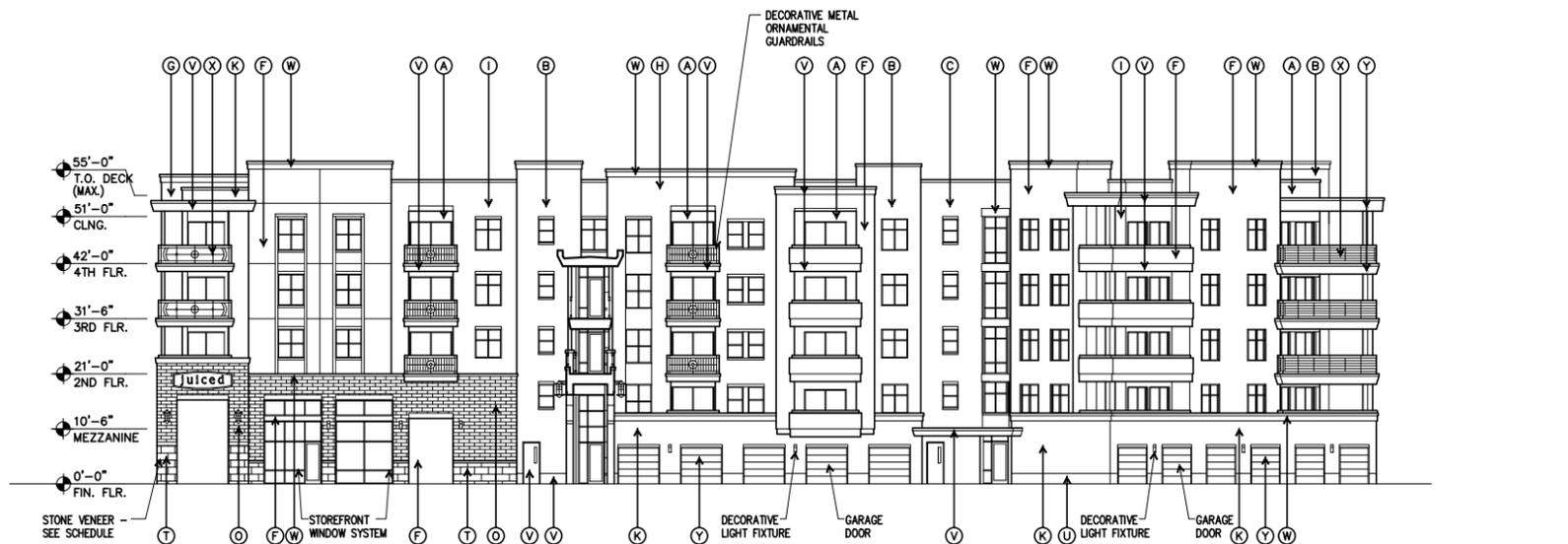
## BUILDING III - SOUTHWEST ELEVATION

WPI NO. 1323



## BUILDING III - NORTH ELEVATION

WPI NO. 1323



## BUILDING III - NORTHEAST ELEVATION

WPI NO. 1323

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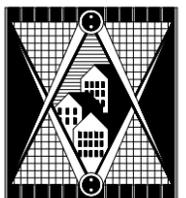
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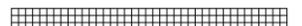


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**CONCEPT ELEVATION**



### BUILDING IV - NORTHEAST ELEVATION

WPI NO. 1323

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



### BUILDING IV - NORTHWEST ELEVATION

WPI NO. 1323

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



### BUILDING IV - SOUTHWEST ELEVATION

WPI NO. 1323

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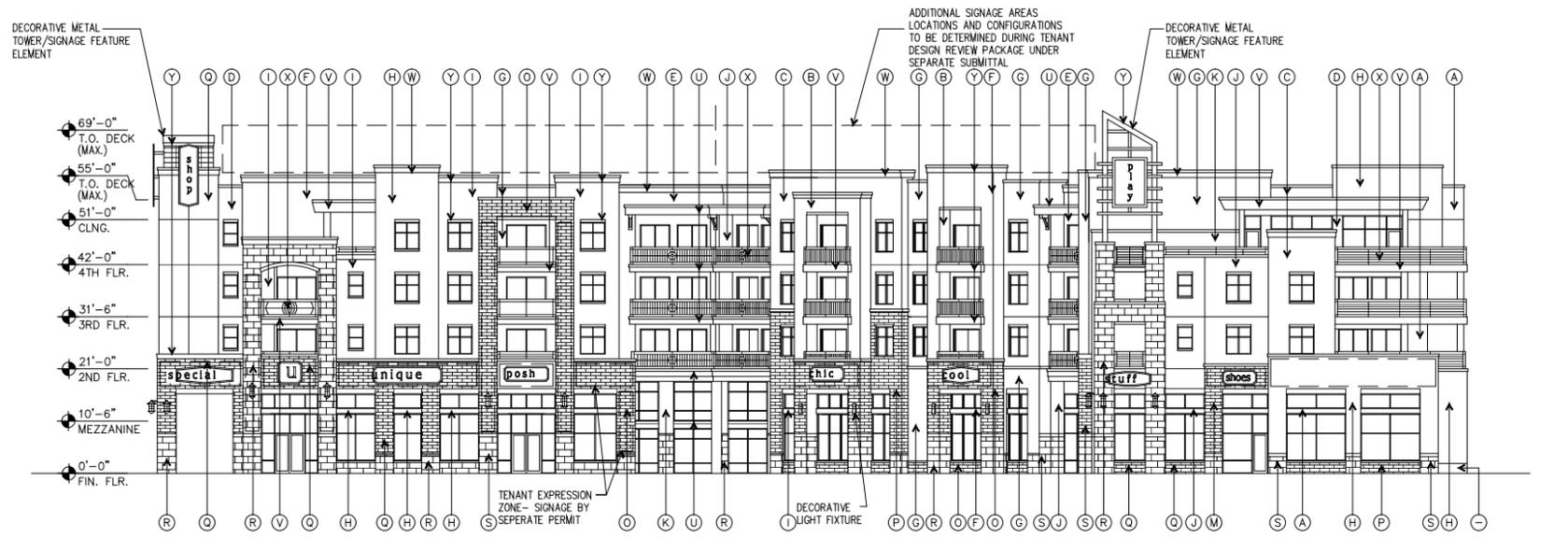
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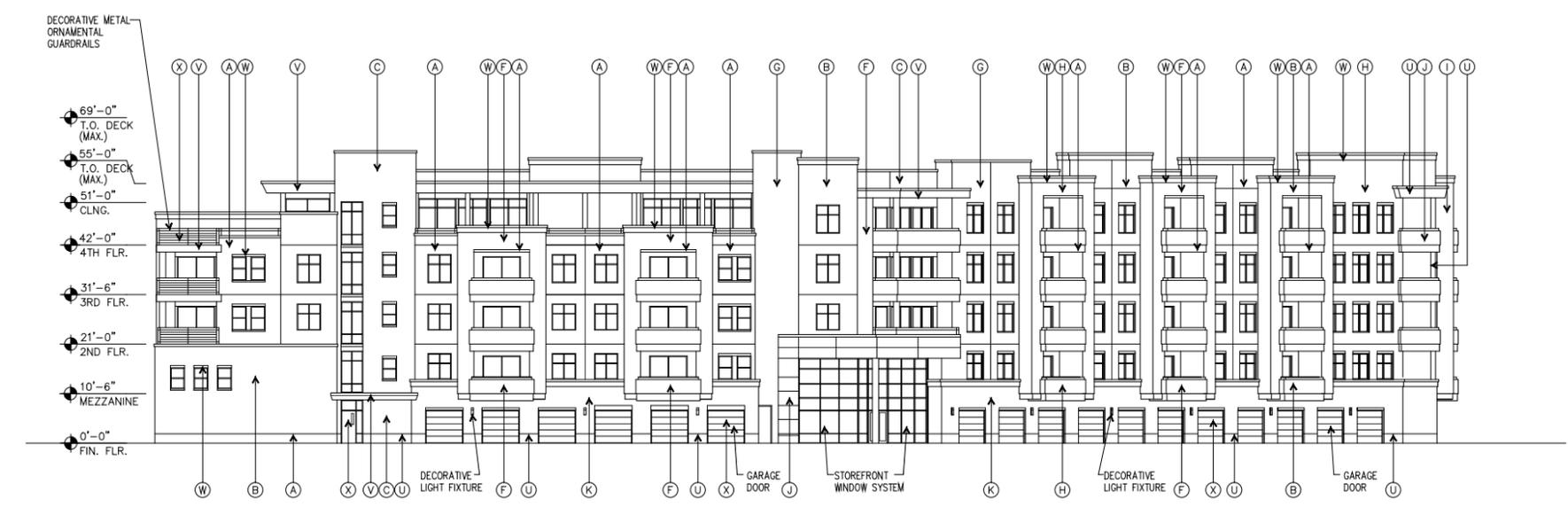
CONCEPT ELEVATION



**BUILDING IV - NORTHEAST ELEVATION**

WPI NO. 1323

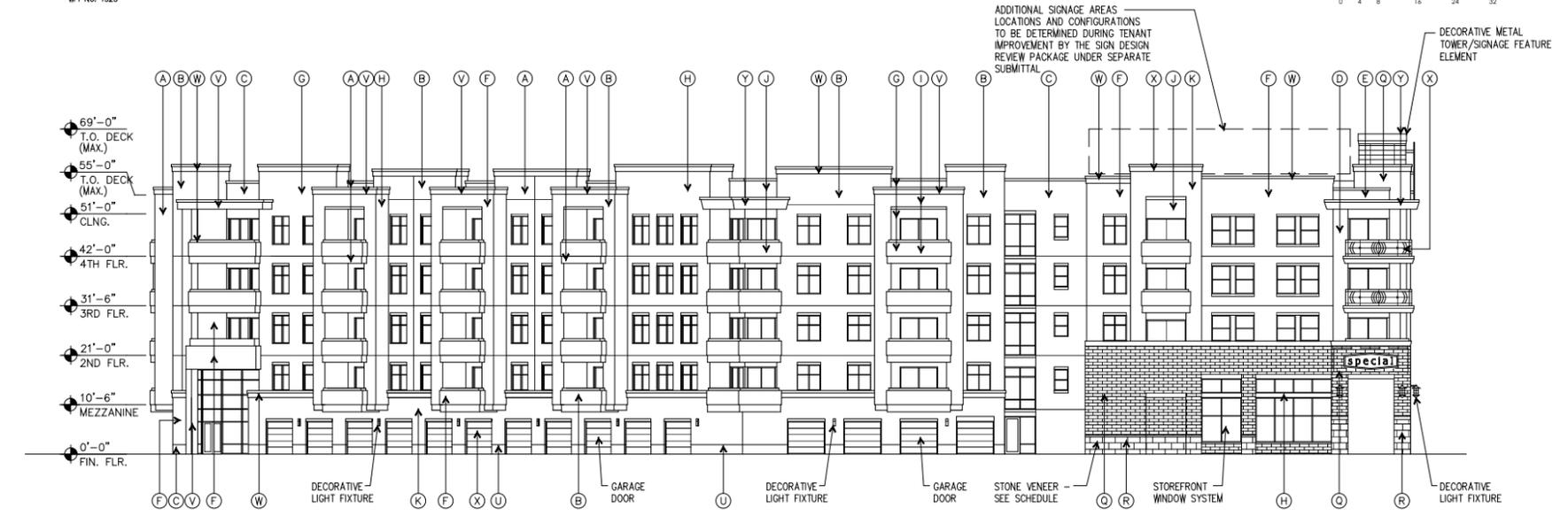
scale: 1/16" = 1'-0"



**BUILDING IV - NORTHWEST ELEVATION**

WPI NO. 1323

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



**BUILDING IV - SOUTHWEST ELEVATION**

WPI NO. 1323

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

**NOTES**

- \*THESE ARE PRELIMINARY ELEVATIONS: SUBJECT TO REFINEMENT MODIFICATIONS
- THE "TENANT EXPRESSION ZONE" (TXZ), AS DESCRIBED WITHIN THE PROPOSED DESIGN GUIDELINES, WILL BE DESIGNED AND DEVELOPED DURING TENANT IMPROVEMENTS. ADDITIONAL REFINEMENT MODIFICATIONS TO DEVELOP TENANT IDENTITY WILL BE REQUIRED.
- BUILDING MOUNTED SIGNAGE WILL BE INTEGRATED INTO THE ARCHITECTURE AND WILL BE SUBMITTED FOR DESIGN REVIEW UNDER A SEPARATE PACKAGE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
- ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
- DECORATIVE METAL RAILINGS WILL INCLUDE A COMBINATION OF H.M. SECTIONS, DECORATIVE METAL SECTIONS, TEXTURED METAL PANELS, AND PERFORATED METAL PANELS - PAINTED.

**COLOR AND MATERIAL SCHEDULE**

- A. STUCCO COLOR  
DUNN EDWARDS - "SAND DUNE" (DE6128)
- B. STUCCO COLOR  
DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)
- C. STUCCO COLOR  
DUNN EDWARDS - "SADDLE BROWN" (DE5264)
- D. STUCCO COLOR  
DUNN EDWARDS - "POLISHED SILVER" (DE5820)
- E. STUCCO COLOR  
DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)
- F. STUCCO COLOR  
DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)
- G. STUCCO COLOR  
DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)
- H. STUCCO COLOR  
DUNN EDWARDS - "WOODED ACRE" (DE6130)
- I. STUCCO COLOR  
DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)
- J. STUCCO COLOR  
DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)
- K. STUCCO COLOR  
DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)
- L. BRICK VENEER COLOR/FINISH  
ENDICOTT - "GRAY BLEND" (VELOUR)
- M. BRICK VENEER COLOR/FINISH  
ENDICOTT - "ROSE BLEND" (VELOUR)
- N. BRICK VENEER COLOR/FINISH  
ENDICOTT - "DARK SANDSTONE" (WRECUT)
- O. STUCCO COLOR  
ENDICOTT - "LIGHT SANDSTONE" (VELOUR)
- P. BRICK VENEER COLOR/FINISH  
ENDICOTT - "BUFF BLEND" (VELOUR)
- Q. BRICK VENEER COLOR/FINISH  
ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)
- R. STONE VENEER COLOR/FINISH  
CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED)
- S. STONE VENEER COLOR/FINISH  
CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)
- T. STONE VENEER COLOR/FINISH  
CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)
- U. ACCENT COLOR  
DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)
- V. ACCENT COLOR  
DUNN EDWARDS - "TEA BAG" (DE6062)
- W. ACCENT COLOR  
DUNN EDWARDS - "VAPOR" (DE6358)
- X. ACCENT COLOR/RAILINGS  
DUNN EDWARDS - "BOAT ANCHOR" (DE6377)
- Y. ACCENT COLOR  
DUNN EDWARDS - "LOOKING GLASS" (DE6376)
- Z. CONCRETE TILE ROOF  
EAGLE TILE - "SIERRA MADRE" (5503)



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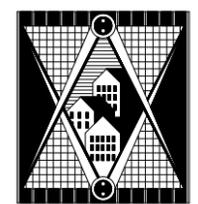
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EPICENTER**  
GILBERT, ARIZONA



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CONSTRUCTION**

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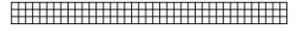
575 W Chandler, Suite 123  
Chandler, Arizona 85224-7532  
(602)265-1891



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1323

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**CONCEPT ELEVATION**

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## BUILDING V - FRONT ELEVATION

WPI NO. 1323

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



## BUILDING V - SIDE ELEVATION

WPI NO. 1323

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



## BUILDING V - BACK ELEVATION

WPI NO. 1323

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

### COLOR SCHEDULE

- |                                                                  |                                                                                |
|------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A. STUCCO COLOR<br>DUNN EDWARDS - "SAND DUNE" (DE6128)           | N. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "DARK SANDSTONE" (WIRECUT)          |
| B. STUCCO COLOR<br>DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)        | O. STUCCO COLOR<br>ENDICOTT - "LIGHT SANDSTONE" (VELOUR)                       |
| C. STUCCO COLOR<br>DUNN EDWARDS - "SADDLE BROWN" (DE5264)        | P. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "BUFF BLEND" (VELOUR)               |
| D. STUCCO COLOR<br>DUNN EDWARDS - "POLISHED SILVER" (DE5820)     | Q. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)         |
| E. STUCCO COLOR<br>DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)     | R. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED) |
| F. STUCCO COLOR<br>DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)       | S. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)       |
| G. STUCCO COLOR<br>DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)       | T. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)     |
| H. STUCCO COLOR<br>DUNN EDWARDS - "WOODED ACRE" (DE6130)         | U. ACCENT COLOR<br>DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)                    |
| I. STUCCO COLOR<br>DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)    | V. ACCENT COLOR<br>DUNN EDWARDS - "TEA BAG" (DE6062)                           |
| J. STUCCO COLOR<br>DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)     | W. ACCENT COLOR<br>DUNN EDWARDS - "VAPOR" (DE6358)                             |
| K. STUCCO COLOR<br>DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)      | X. ACCENT COLOR/RAILINGS<br>DUNN EDWARDS - "BOAT ANCHOR" (DE6377)              |
| L. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "GRAY BLEND" (VELOUR) | Y. ACCENT COLOR<br>DUNN EDWARDS - "LOOKING GLASS" (DE6376)                     |
| M. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "ROSE BLEND" (VELOUR) | Z. SHAKE STYLE CONCRETE TILE ROOF<br>EAGLE TILE - "SIERRA MADRE" (5503)        |

### NOTES

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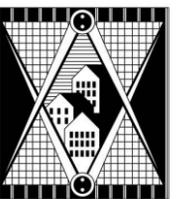
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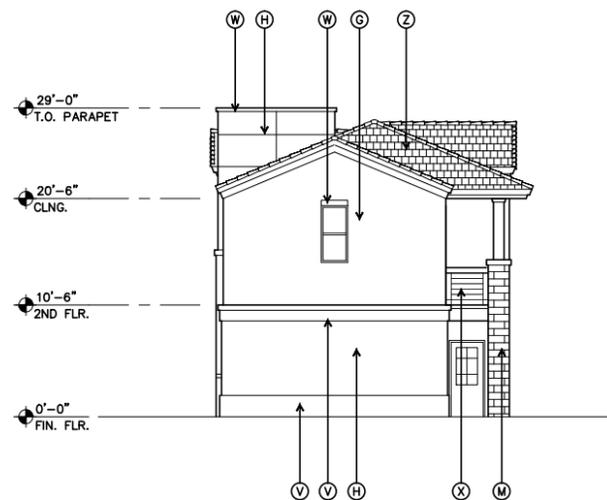


CONCEPT ELEVATION



## BUILDING V - FRONT ELEVATION

WPI NO. 1323



## BUILDING V - SIDE ELEVATION

WPI NO. 1323



## BUILDING V - BACK ELEVATION

WPI NO. 1323

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### COLOR SCHEDULE

- STUCCO COLOR  
DUNN EDWARDS - "SAND DUNE" (DE6128)
- STUCCO COLOR  
DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)
- STUCCO COLOR  
DUNN EDWARDS - "SADDLE BROWN" (DE5264)
- STUCCO COLOR  
DUNN EDWARDS - "POLISHED SILVER" (DE5820)
- STUCCO COLOR  
DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)
- STUCCO COLOR  
DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)
- STUCCO COLOR  
DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)
- STUCCO COLOR  
DUNN EDWARDS - "WOODED ACRE" (DE6130)
- STUCCO COLOR  
DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)
- STUCCO COLOR  
DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)
- STUCCO COLOR  
DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)
- BRICK VENEER COLOR/FINISH  
ENDICOTT - "GRAY BLEND" (VELOUR)
- BRICK VENEER COLOR/FINISH  
ENDICOTT - "ROSE BLEND" (VELOUR)
- BRICK VENEER COLOR/FINISH  
ENDICOTT - "DARK SANDSTONE" (WIRECUT)
- STUCCO COLOR  
ENDICOTT - "LIGHT SANDSTONE" (VELOUR)
- BRICK VENEER COLOR/FINISH  
ENDICOTT - "BUFF BLEND" (VELOUR)
- BRICK VENEER COLOR/FINISH  
ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)
- STONE VENEER COLOR/FINISH  
CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED)
- STONE VENEER COLOR/FINISH  
CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)
- STONE VENEER COLOR/FINISH  
CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)
- ACCENT COLOR  
DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)
- ACCENT COLOR  
DUNN EDWARDS - "TEA BAG" (DE6062)
- ACCENT COLOR  
DUNN EDWARDS - "VAPOR" (DE6358)
- ACCENT COLOR/RAILINGS  
DUNN EDWARDS - "BOAT ANCHOR" (DE6377)
- ACCENT COLOR  
DUNN EDWARDS - "LOOKING GLASS" (DE6376)
- ROOF TILE  
EAGLE TILE - "PONDEROSA - SIERRA MADRE" (5503)



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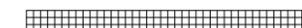
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**CONCEPT ELEVATION**



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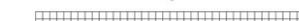


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CONCEPT ELEVATION



# BUILDING IV - SOUTHEAST ELEVATION

WPI No. 1323



## COLOR SCHEDULE

- |                                                                  |                                                                                |
|------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A. STUCCO COLOR<br>DUNN EDWARDS - "SAND DUNE" (DE6126)           | N. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "DARK SANDSTONE" (WIRECUT)          |
| B. STUCCO COLOR<br>DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)        | O. STUCCO COLOR<br>ENDICOTT - "LIGHT SANDSTONE" (VELOUR)                       |
| C. STUCCO COLOR<br>DUNN EDWARDS - "SADDLE BROWN" (DE5264)        | P. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "BUFF BLEND" (VELOUR)               |
| D. STUCCO COLOR<br>DUNN EDWARDS - "POLISHED SILVER" (DE5820)     | Q. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)         |
| E. STUCCO COLOR<br>DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)     | R. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED) |
| F. STUCCO COLOR<br>DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)       | S. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)       |
| G. STUCCO COLOR<br>DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)       | T. STONE VENEER COLOR/FINISH<br>CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)     |
| H. STUCCO COLOR<br>DUNN EDWARDS - "WOODED ACRE" (DE6130)         | U. ACCENT COLOR<br>DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)                    |
| I. STUCCO COLOR<br>DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)    | V. ACCENT COLOR<br>DUNN EDWARDS - "TEA BAG" (DE6062)                           |
| J. STUCCO COLOR<br>DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)     | W. ACCENT COLOR<br>DUNN EDWARDS - "VAPOR" (DE6358)                             |
| K. STUCCO COLOR<br>DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)      | X. ACCENT COLOR/RAILINGS<br>DUNN EDWARDS - "BOAT ANCHOR" (DE6377)              |
| L. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "GRAY BLEND" (VELOUR) | Y. ACCENT COLOR<br>DUNN EDWARDS - "LOOKING GLASS" (DE6376)                     |
| M. BRICK VENEER COLOR/FINISH<br>ENDICOTT - "ROSE BLEND" (VELOUR) | Z. SHAKE STYLE CONCRETE TILE ROOF<br>EAGLE TILE - "SIERRA MADRE" (5503)        |

## NOTES

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BUILDING I

amenity  
courtyard

BUILDING II

courtyard

BUILDING III

courtyard

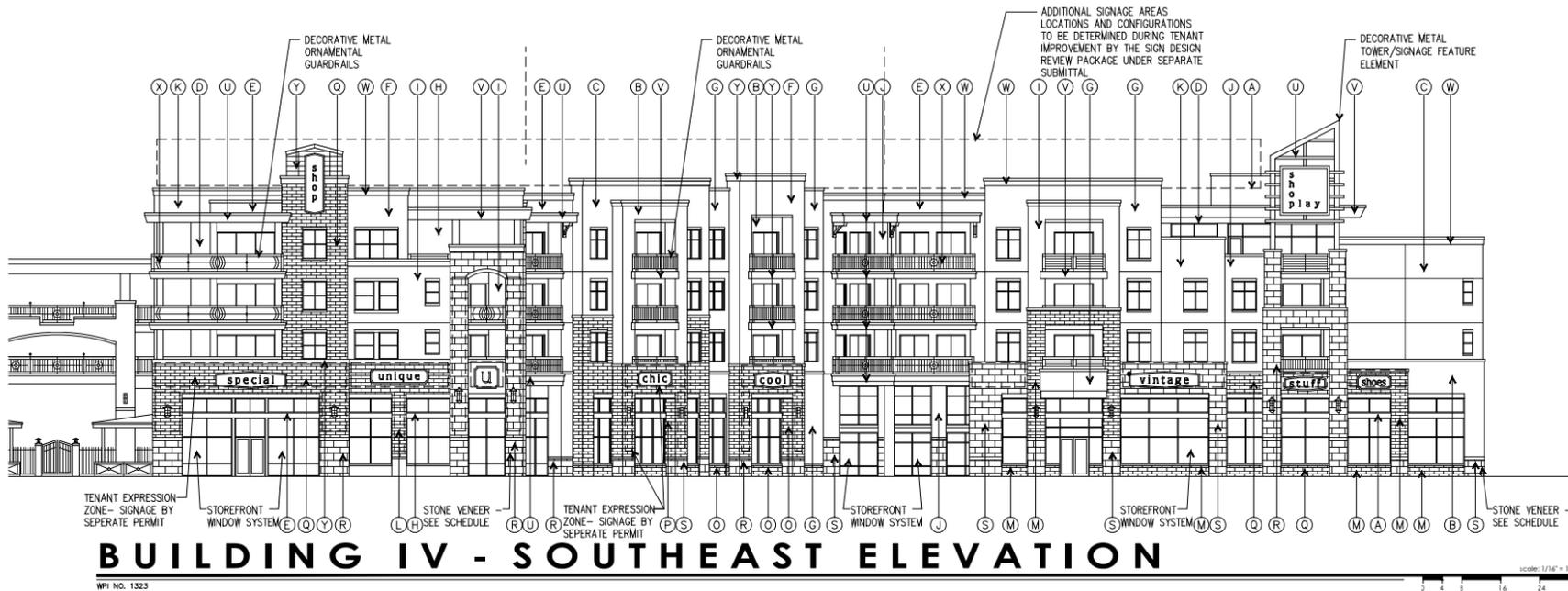
BUILDING IV

# OVERALL-SOUTH EAST ELEVATION

WPI No. 1323



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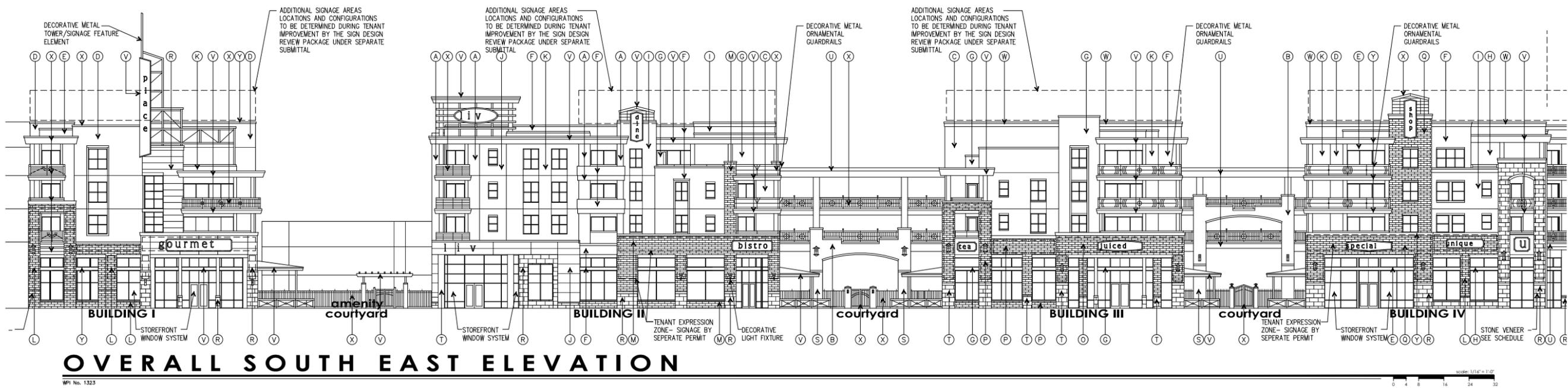
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- B. STUCCO COLOR DUNN EDWARDS - "RUSTIC TAUPE" (DE6129)
- C. STUCCO COLOR DUNN EDWARDS - "SADDLE BROWN" (DE5264)
- D. STUCCO COLOR DUNN EDWARDS - "POLISHED SILVER" (DE5820)
- E. STUCCO COLOR DUNN EDWARDS - "SPIRIT MOUNTAIN" (DE5795)
- F. STUCCO COLOR DUNN EDWARDS - "BAMBOO SCREEN" (DE6193)
- G. STUCCO COLOR DUNN EDWARDS - "NOMADIC TAUPE" (DE6192)
- H. STUCCO COLOR DUNN EDWARDS - "WOODED ACRE" (DE6130)
- I. STUCCO COLOR DUNN EDWARDS - "WEATHERED SADDLE" (DE5187)
- J. STUCCO COLOR DUNN EDWARDS - "DANGEROUS ROBOT" (DE6387)
- K. STUCCO COLOR DUNN EDWARDS - "SMOKY MOUNTAIN" (DE6388)
- L. BRICK VENEER COLOR/FINISH ENDICOTT - "GRAY BLEND" (VELOUR)
- M. BRICK VENEER COLOR/FINISH ENDICOTT - "ROSE BLEND" (VELOUR)
- N. BRICK VENEER COLOR/FINISH ENDICOTT - "DARK SANDSTONE" (WIRECUT)
- O. STUCCO COLOR ENDICOTT - "LIGHT SANDSTONE" (VELOUR)
- P. BRICK VENEER COLOR/FINISH ENDICOTT - "BUFF BLEND" (VELOUR)
- Q. BRICK VENEER COLOR/FINISH ENDICOTT - "LIGHT GRAY BLEND" (SMOOTH)
- R. STONE VENEER COLOR/FINISH CACTUS STONE - SLATE "OSTRICH GRAY" (POLISHED)
- S. STONE VENEER COLOR/FINISH CACTUS STONE - SLATE "TAJ ROSE" (GAUGED)
- T. STONE VENEER COLOR/FINISH CACTUS STONE - SLATE "GOLDEN RAY" (GAUGED)
- U. ACCENT COLOR DUNN EDWARDS - "LEGENDARY GRAY" (DE6369)
- V. ACCENT COLOR DUNN EDWARDS - "TEA BAG" (DE6062)
- W. ACCENT COLOR DUNN EDWARDS - "VAPOR" (DE6358)
- X. ACCENT COLOR/RAILINGS DUNN EDWARDS - "BOAT ANCHOR" (DE6377)
- Y. ACCENT COLOR DUNN EDWARDS - "LOOKING GLASS" (DE6376)
- Z. CONCRETE TILE ROOF EAGLE TILE - "SIERRA MADRE" (5503)

**BUILDING IV - SOUTHEAST ELEVATION**

WPI No. 1323

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



**OVERALL SOUTH EAST ELEVATION**

WPI No. 1323

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



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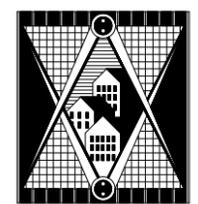
**AGRITOPIA  
 EPICENTER**  
 GILBERT, ARIZONA



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 1323

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**CONCEPT ELEVATION**

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FIRST FLOOR DATA:

|                                         |                     |
|-----------------------------------------|---------------------|
| <b>RETAIL BUILDING AREA:</b>            | <b>48,451 S.F.</b>  |
| <b>RESIDENTIAL BUILDING AREA:</b>       |                     |
| LEASING / CLUBHOUSE                     | 6,485 S.F.          |
| FITNESS CENTER                          | 2,426 S.F.          |
| GARAGES / STORAGE                       | 30,836 S.F.         |
| STAIRS / ELEVATORS                      | 4,467 S.F.          |
| CORRIDORS / CIRCULATION                 | 8,323 S.F.          |
| RESTROOMS (POOL AREA)                   | 483 S.F.            |
| MAINTENANCE OFFICE                      | 1,108 S.F.          |
| UTILITY ROOMS                           | 950 S.F.            |
| <b>RESIDENTIAL TOTAL</b>                | <b>55,078 S.F.</b>  |
| <b>TOTAL FIRST FLOOR BUILDING AREA:</b> | <b>103,529 S.F.</b> |

**DR14-29: Epicenter  
Exhibit 7 - Floor Plans**

2013



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EPICENTER**

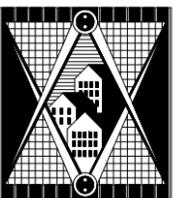
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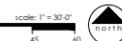


**1ST FLOOR PLAN**



**PRELIMINARY 1ST FLOOR PLAN**

WPI No. 1323



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2ND FLOOR DATA:

RESIDENTIAL UNIT COUNT (2nd FLOOR): ± 77 UNITS

BUILDING I UNITS (2nd FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 6 units         |
| 2-BEDROOM:                      | ±        | 19 units        |
| 3-BEDROOM:                      | ±        | 2 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>27 units</b> |

BUILDING II UNITS (2nd FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 7 units         |
| 2-BEDROOM:                      | ±        | 7 units         |
| 3-BEDROOM:                      | ±        | 4 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>18 units</b> |

BUILDING III UNITS (2nd FLOOR):

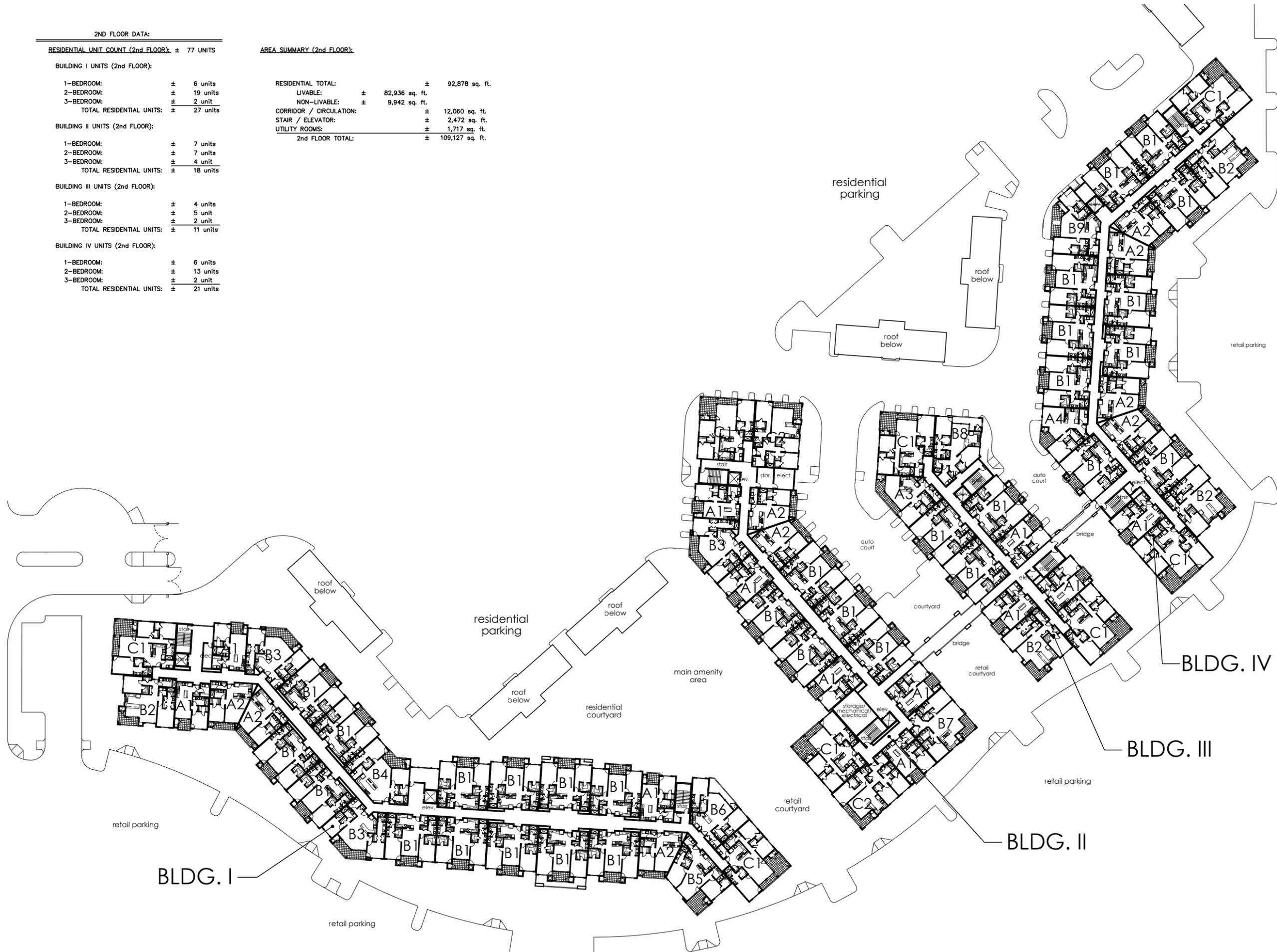
|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 4 units         |
| 2-BEDROOM:                      | ±        | 5 unit          |
| 3-BEDROOM:                      | ±        | 2 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>11 units</b> |

BUILDING IV UNITS (2nd FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 6 units         |
| 2-BEDROOM:                      | ±        | 13 units        |
| 3-BEDROOM:                      | ±        | 2 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>21 units</b> |

AREA SUMMARY (2nd FLOOR):

|                         |          |                        |   |                |
|-------------------------|----------|------------------------|---|----------------|
| RESIDENTIAL TOTAL:      |          |                        | ± | 92,878 sq. ft. |
| LIVABLE:                | ±        | 82,936 sq. ft.         |   |                |
| NON-LIVABLE:            | ±        | 9,942 sq. ft.          |   |                |
| CORRIDOR / CIRCULATION: |          |                        | ± | 12,060 sq. ft. |
| STAIR / ELEVATOR:       |          |                        | ± | 2,472 sq. ft.  |
| UTILITY ROOMS:          |          |                        | ± | 1,717 sq. ft.  |
| <b>2nd FLOOR TOTAL:</b> | <b>±</b> | <b>109,127 sq. ft.</b> |   |                |



**PRELIMINARY 2ND FLOOR PLAN**

WPI No. 1323

scale: 1" = 30'-0"



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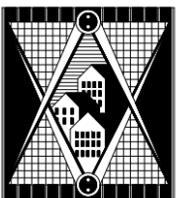
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**2ND FLOOR PLAN**

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3RD FLOOR DATA:

RESIDENTIAL UNIT COUNT (3rd FLOOR): ± 77 UNITS

BUILDING I UNITS (3rd FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 6 units         |
| 2-BEDROOM:                      | ±        | 19 units        |
| 3-BEDROOM:                      | ±        | 2 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>27 units</b> |

BUILDING II UNITS (3rd FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 7 units         |
| 2-BEDROOM:                      | ±        | 7 units         |
| 3-BEDROOM:                      | ±        | 4 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>18 units</b> |

BUILDING III UNITS (3rd FLOOR):

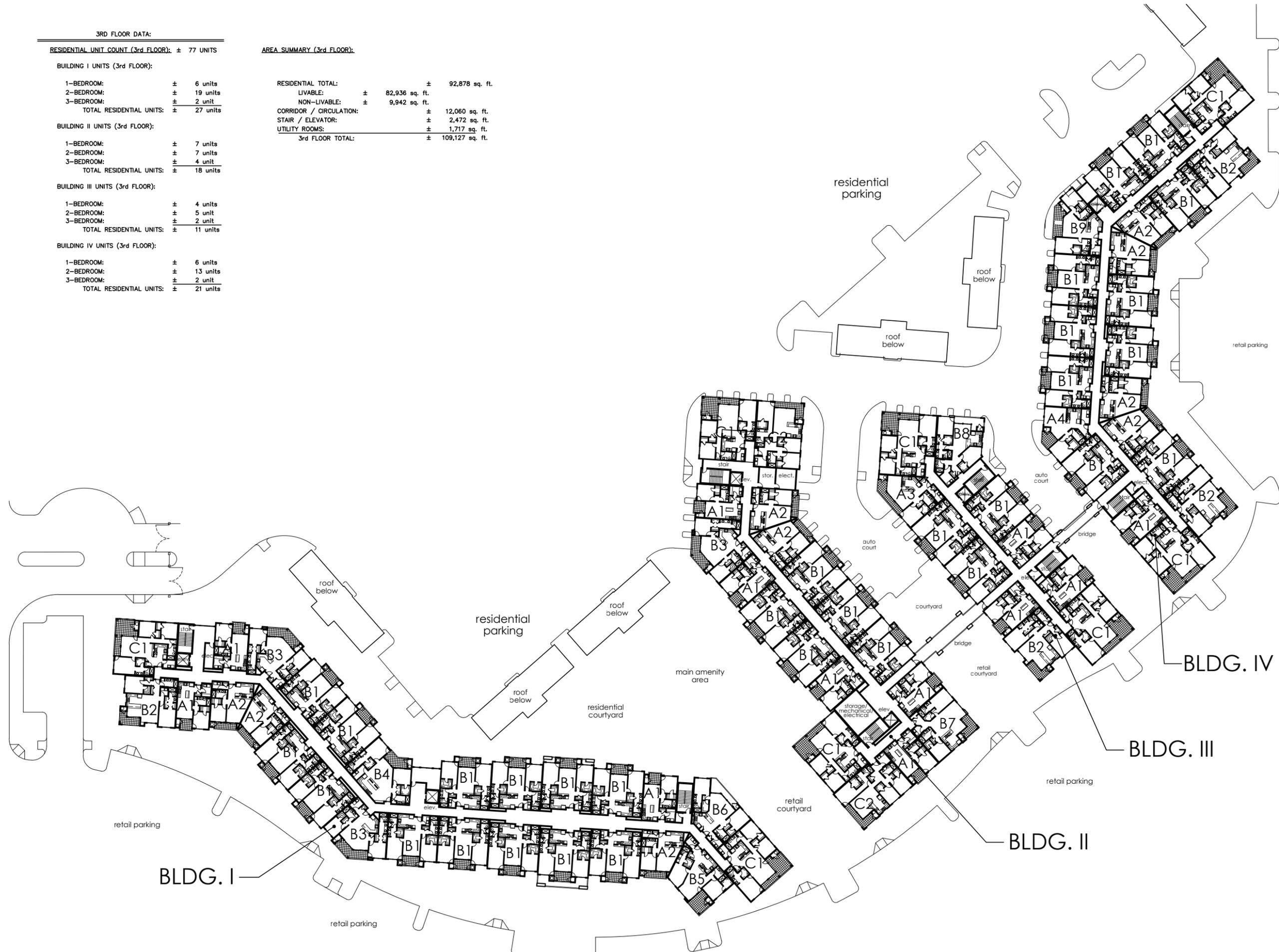
|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 4 units         |
| 2-BEDROOM:                      | ±        | 5 unit          |
| 3-BEDROOM:                      | ±        | 2 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>11 units</b> |

BUILDING IV UNITS (3rd FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 6 units         |
| 2-BEDROOM:                      | ±        | 13 units        |
| 3-BEDROOM:                      | ±        | 2 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>21 units</b> |

AREA SUMMARY (3rd FLOOR):

|                         |          |                        |                |
|-------------------------|----------|------------------------|----------------|
| RESIDENTIAL TOTAL:      |          | ±                      | 92,878 sq. ft. |
| LIVABLE:                | ±        | 82,936 sq. ft.         |                |
| NON-LIVABLE:            | ±        | 9,942 sq. ft.          |                |
| CORRIDOR / CIRCULATION: |          | ±                      | 12,060 sq. ft. |
| STAIR / ELEVATOR:       |          | ±                      | 2,472 sq. ft.  |
| UTILITY ROOMS:          |          | ±                      | 1,717 sq. ft.  |
| <b>3rd FLOOR TOTAL:</b> | <b>±</b> | <b>109,127 sq. ft.</b> |                |



**PRELIMINARY 3RD FLOOR PLAN**

WPI No. 1323

scale: 1" = 30'-0"



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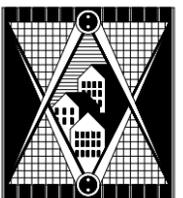
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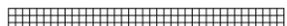


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**3RD FLOOR PLAN**

4TH FLOOR DATA:

RESIDENTIAL UNIT COUNT (4th FLOOR): ± 64 UNITS

BUILDING I UNITS (4th FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 6 units         |
| 2-BEDROOM:                      | ±        | 17 units        |
| 3-BEDROOM:                      | ±        | 1 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>24 units</b> |

BUILDING II UNITS (4th FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 7 units         |
| 2-BEDROOM:                      | ±        | 6 units         |
| 3-BEDROOM:                      | ±        | 2 units         |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>15 units</b> |

BUILDING III UNITS (4th FLOOR):

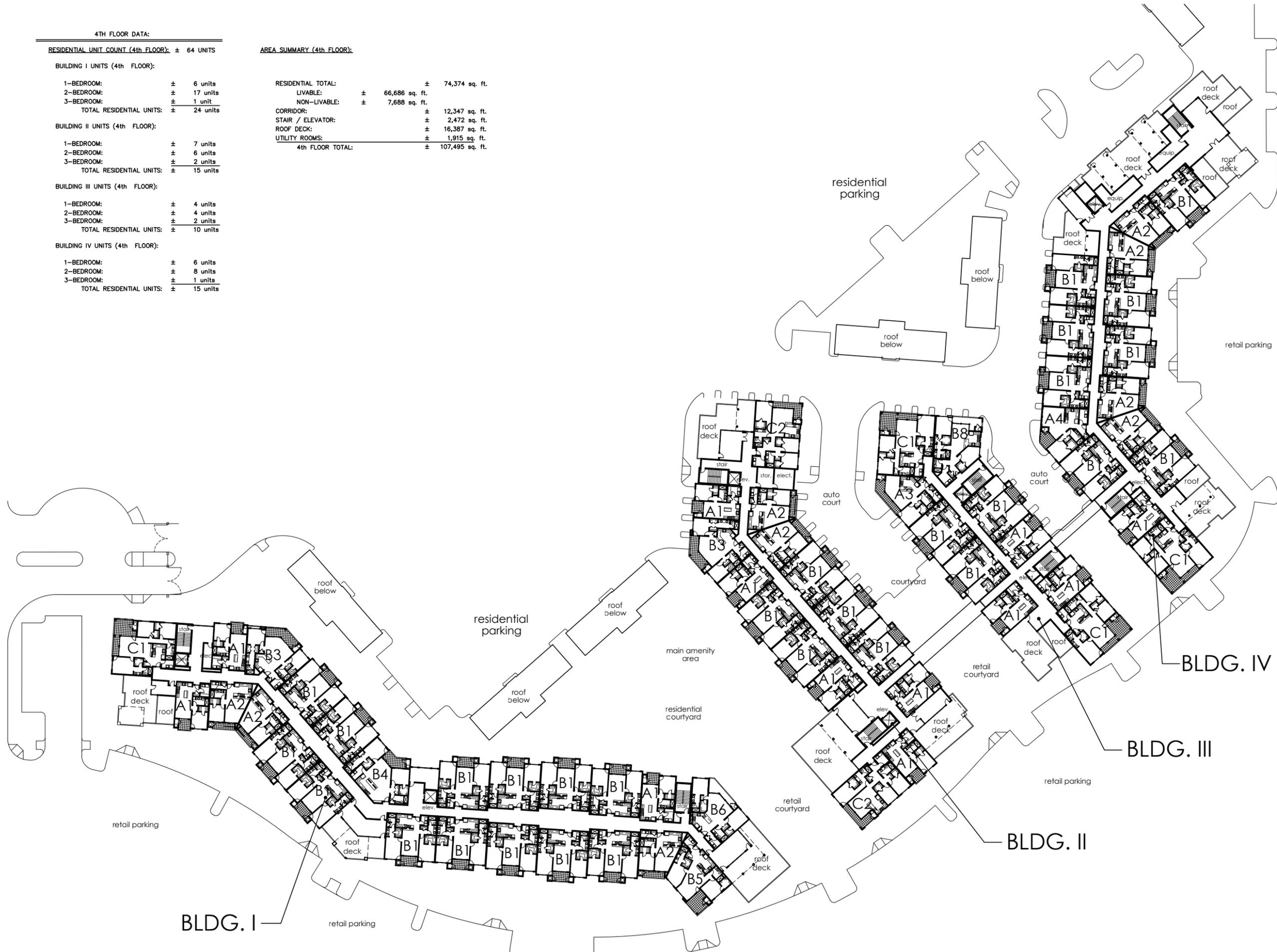
|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 4 units         |
| 2-BEDROOM:                      | ±        | 4 units         |
| 3-BEDROOM:                      | ±        | 2 units         |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>10 units</b> |

BUILDING IV UNITS (4th FLOOR):

|                                 |          |                 |
|---------------------------------|----------|-----------------|
| 1-BEDROOM:                      | ±        | 6 units         |
| 2-BEDROOM:                      | ±        | 8 units         |
| 3-BEDROOM:                      | ±        | 1 unit          |
| <b>TOTAL RESIDENTIAL UNITS:</b> | <b>±</b> | <b>15 units</b> |

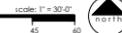
AREA SUMMARY (4th FLOOR):

|                         |          |                        |                |
|-------------------------|----------|------------------------|----------------|
| RESIDENTIAL TOTAL:      |          | ±                      | 74,374 sq. ft. |
| LIVABLE:                | ±        | 66,686 sq. ft.         |                |
| NON-LIVABLE:            | ±        | 7,688 sq. ft.          |                |
| CORRIDOR:               |          | ±                      | 12,347 sq. ft. |
| STAIR / ELEVATOR:       |          | ±                      | 2,472 sq. ft.  |
| ROOF DECK:              |          | ±                      | 16,387 sq. ft. |
| UTILITY ROOMS:          |          | ±                      | 1,915 sq. ft.  |
| <b>4th FLOOR TOTAL:</b> | <b>±</b> | <b>107,495 sq. ft.</b> |                |



**PRELIMINARY 4TH FLOOR PLAN**

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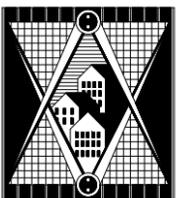
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**4TH FLOOR PLAN**

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MEZZANINE FLOOR DATA:

RESIDENTIAL UNIT COUNT (Mezzanine): ± 33 UNITS

BUILDING II UNITS (Mezzanine):

1-BEDROOM: ± 5 units  
 2-BEDROOM: ± 1 units  
 3-BEDROOM: ± 2 unit  
 TOTAL RESIDENTIAL UNITS: ± 8 units

BUILDING III UNITS (Mezzanine):

1-BEDROOM: ± 2 units  
 2-BEDROOM: ± 3 unit  
 3-BEDROOM: ± 1 unit  
 TOTAL RESIDENTIAL UNITS: ± 6 units

BUILDING IV UNITS (Mezzanine):

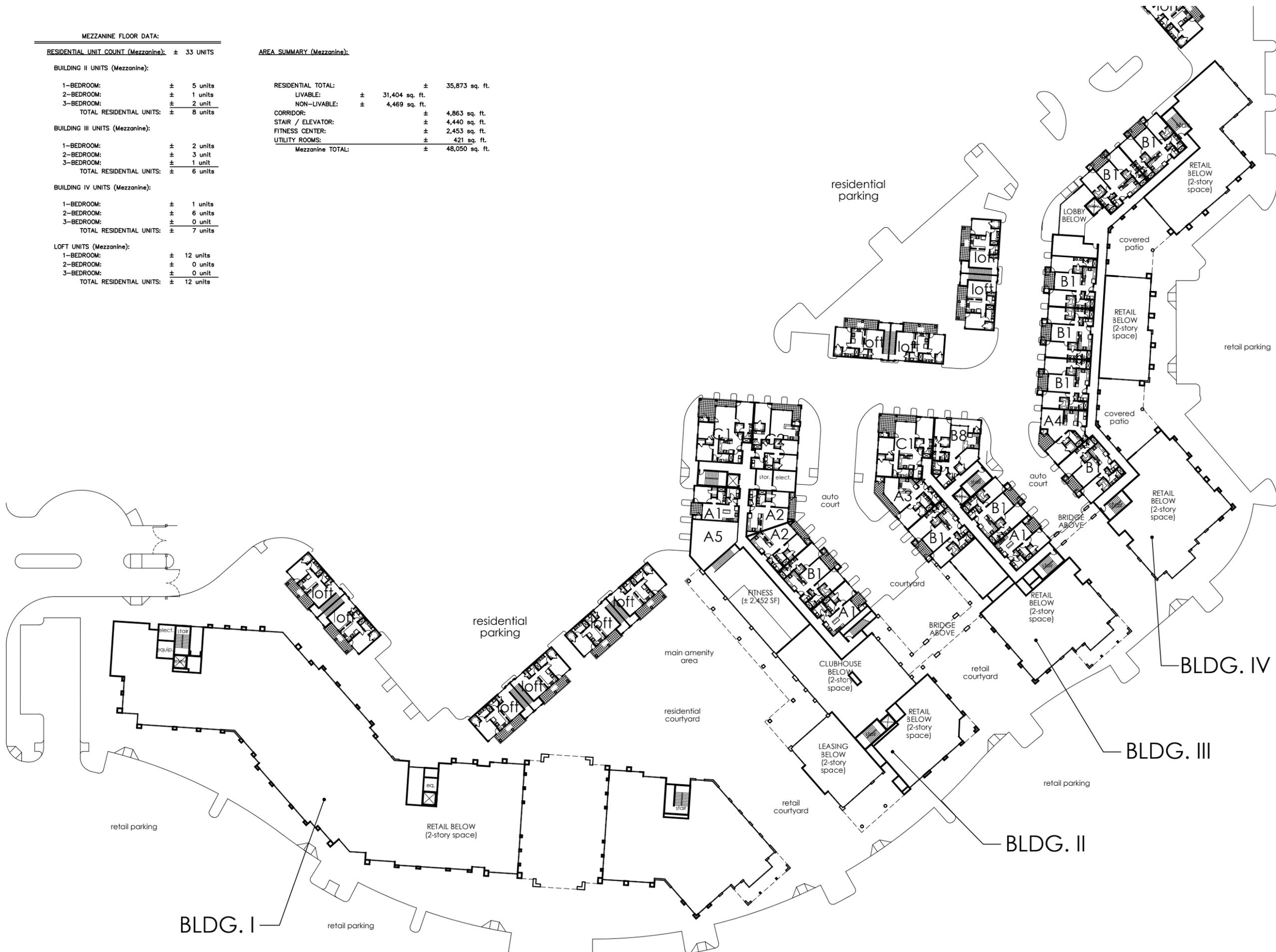
1-BEDROOM: ± 1 units  
 2-BEDROOM: ± 6 units  
 3-BEDROOM: ± 0 unit  
 TOTAL RESIDENTIAL UNITS: ± 7 units

LOFT UNITS (Mezzanine):

1-BEDROOM: ± 12 units  
 2-BEDROOM: ± 0 units  
 3-BEDROOM: ± 0 unit  
 TOTAL RESIDENTIAL UNITS: ± 12 units

AREA SUMMARY (Mezzanine):

RESIDENTIAL TOTAL: ± 35,873 sq. ft.  
 LIVABLE: ± 31,404 sq. ft.  
 NON-LIVABLE: ± 4,469 sq. ft.  
 CORRIDOR: ± 4,863 sq. ft.  
 STAIR / ELEVATOR: ± 4,440 sq. ft.  
 FITNESS CENTER: ± 2,453 sq. ft.  
 UTILITY ROOMS: ± 421 sq. ft.  
 Mezzanine TOTAL: ± 48,050 sq. ft.



**PRELIMINARY MEZZANINE FLOOR PLAN**

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scale: 1" = 30'-0"



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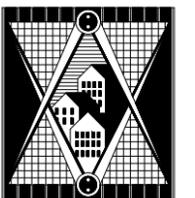
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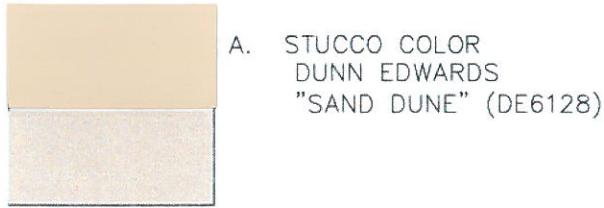
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**MEZZANINE FLOOR PLAN**

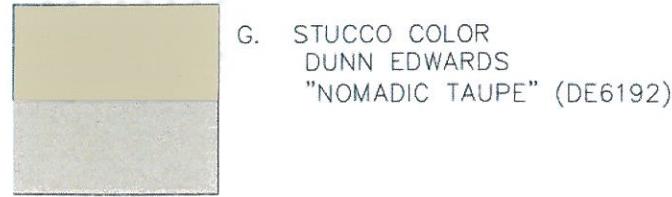
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# MATERIAL AND COLOR SCHEDULE

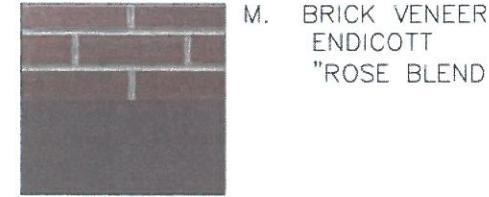
DR14-29: Epicenter  
Exhibit 8 - Colors and Materials



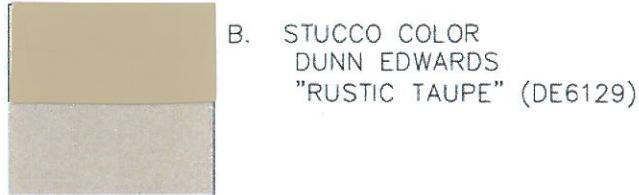
A. STUCCO COLOR  
DUNN EDWARDS  
"SAND DUNE" (DE6128)



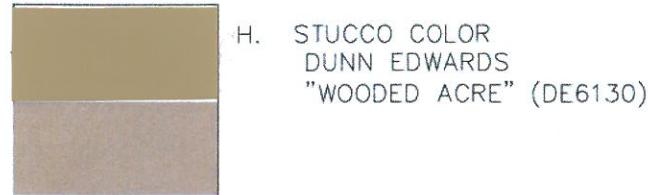
G. STUCCO COLOR  
DUNN EDWARDS  
"NOMADIC TAUPE" (DE6192)



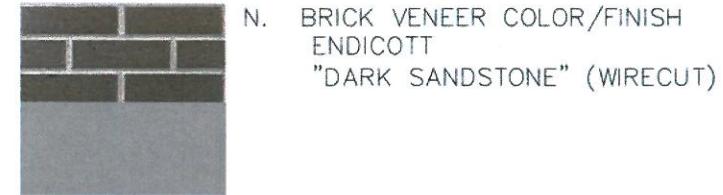
M. BRICK VENEER  
ENDICOTT  
"ROSE BLEND"



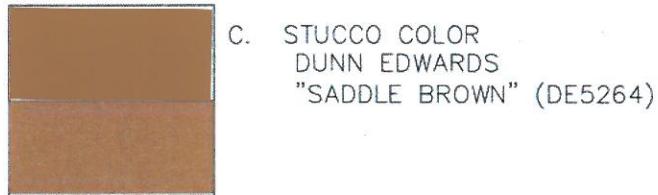
B. STUCCO COLOR  
DUNN EDWARDS  
"RUSTIC TAUPE" (DE6129)



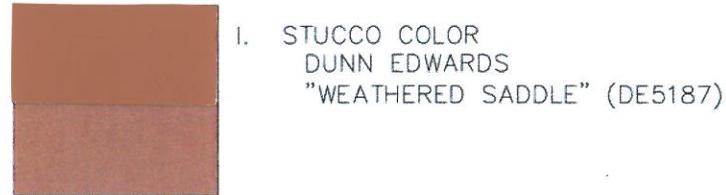
H. STUCCO COLOR  
DUNN EDWARDS  
"WOODED ACRE" (DE6130)



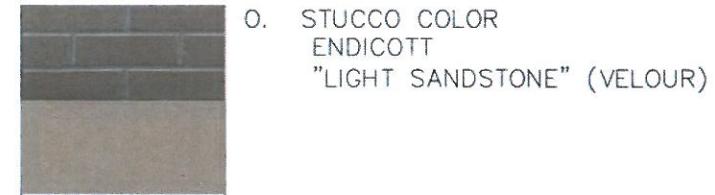
N. BRICK VENEER COLOR/FINISH  
ENDICOTT  
"DARK SANDSTONE" (WIRECUT)



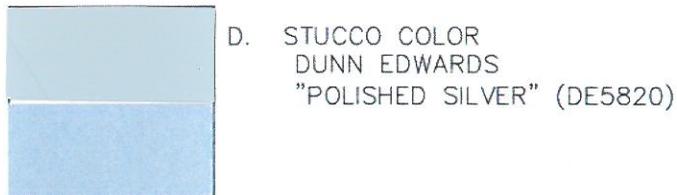
C. STUCCO COLOR  
DUNN EDWARDS  
"SADDLE BROWN" (DE5264)



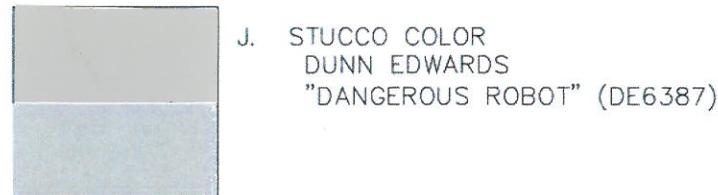
I. STUCCO COLOR  
DUNN EDWARDS  
"WEATHERED SADDLE" (DE5187)



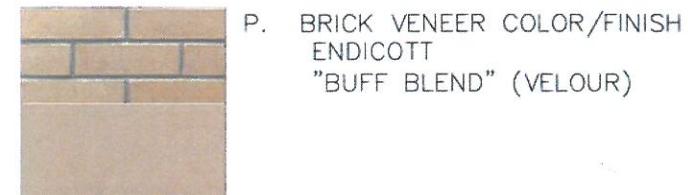
O. STUCCO COLOR  
ENDICOTT  
"LIGHT SANDSTONE" (VELOUR)



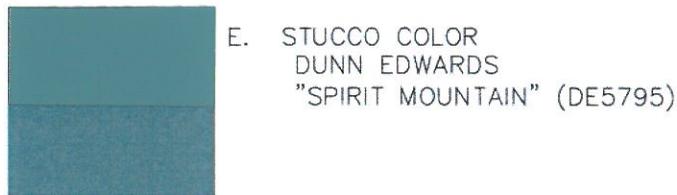
D. STUCCO COLOR  
DUNN EDWARDS  
"POLISHED SILVER" (DE5820)



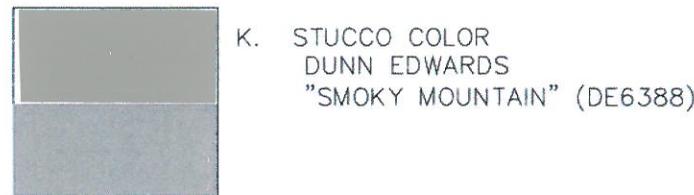
J. STUCCO COLOR  
DUNN EDWARDS  
"DANGEROUS ROBOT" (DE6387)



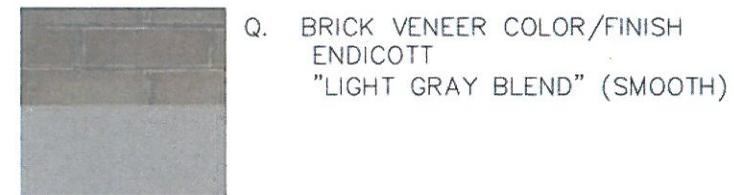
P. BRICK VENEER COLOR/FINISH  
ENDICOTT  
"BUFF BLEND" (VELOUR)



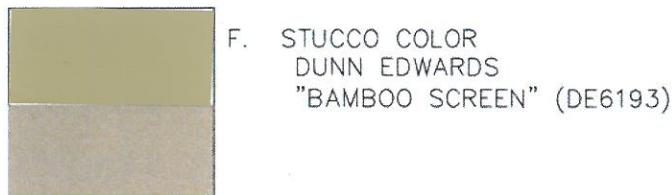
E. STUCCO COLOR  
DUNN EDWARDS  
"SPIRIT MOUNTAIN" (DE5795)



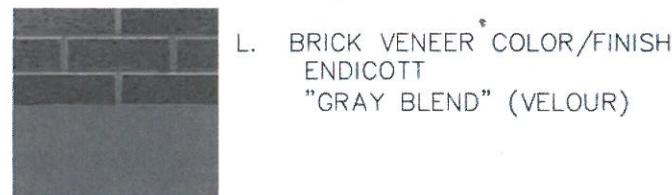
K. STUCCO COLOR  
DUNN EDWARDS  
"SMOKY MOUNTAIN" (DE6388)



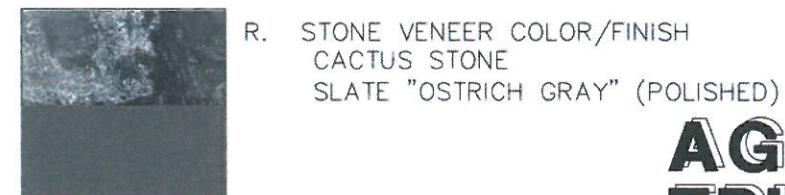
Q. BRICK VENEER COLOR/FINISH  
ENDICOTT  
"LIGHT GRAY BLEND" (SMOOTH)



F. STUCCO COLOR  
DUNN EDWARDS  
"BAMBOO SCREEN" (DE6193)



L. BRICK VENEER COLOR/FINISH  
ENDICOTT  
"GRAY BLEND" (VELOUR)

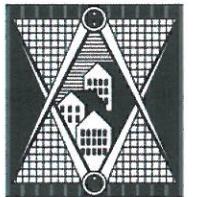


R. STONE VENEER COLOR/FINISH  
CACTUS STONE  
SLATE "OSTRICH GRAY" (POLISHED)

agritopia



WHITNEYBELL PERRY INC



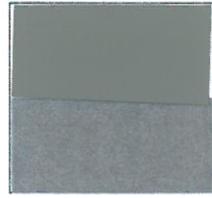
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GILBERT, ARIZONA

# MATERIAL AND COLOR SCHEDULE



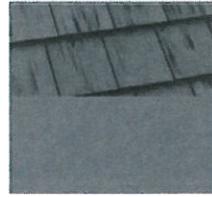
S. STONE VENEER COLOR/FINISH  
CACTUS STONE  
SLATE "TAJ ROSE" (GAUGED)



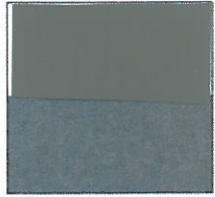
Y. ACCENT COLOR  
DUNN EDWARDS - "LOOKING GLASS" (DE6376)



T. STONE VENEER COLOR/FINISH  
CACTUS STONE  
SLATE "GOLDEN RAY" (GAUGED)



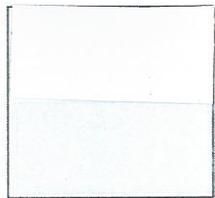
Z. SHAKE STYLE CONCRETE TILE ROOF  
EAGLE TILE - "SIERRA MADRE" (5503)



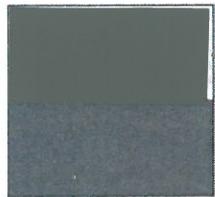
U. ACCENT COLOR  
DUNN EDWARDS  
"LEGENDARY GRAY" (DE6369)



V. ACCENT COLOR  
DUNN EDWARDS  
"TEA BAG" (DE6062)



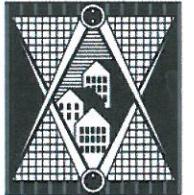
W. ACCENT COLOR  
DUNN EDWARDS  
"VAPOR" (DE6358)



X. ACCENT COLOR/RAILINGS  
DUNN EDWARDS  
"BOAT ANCHOR" (DE6377)



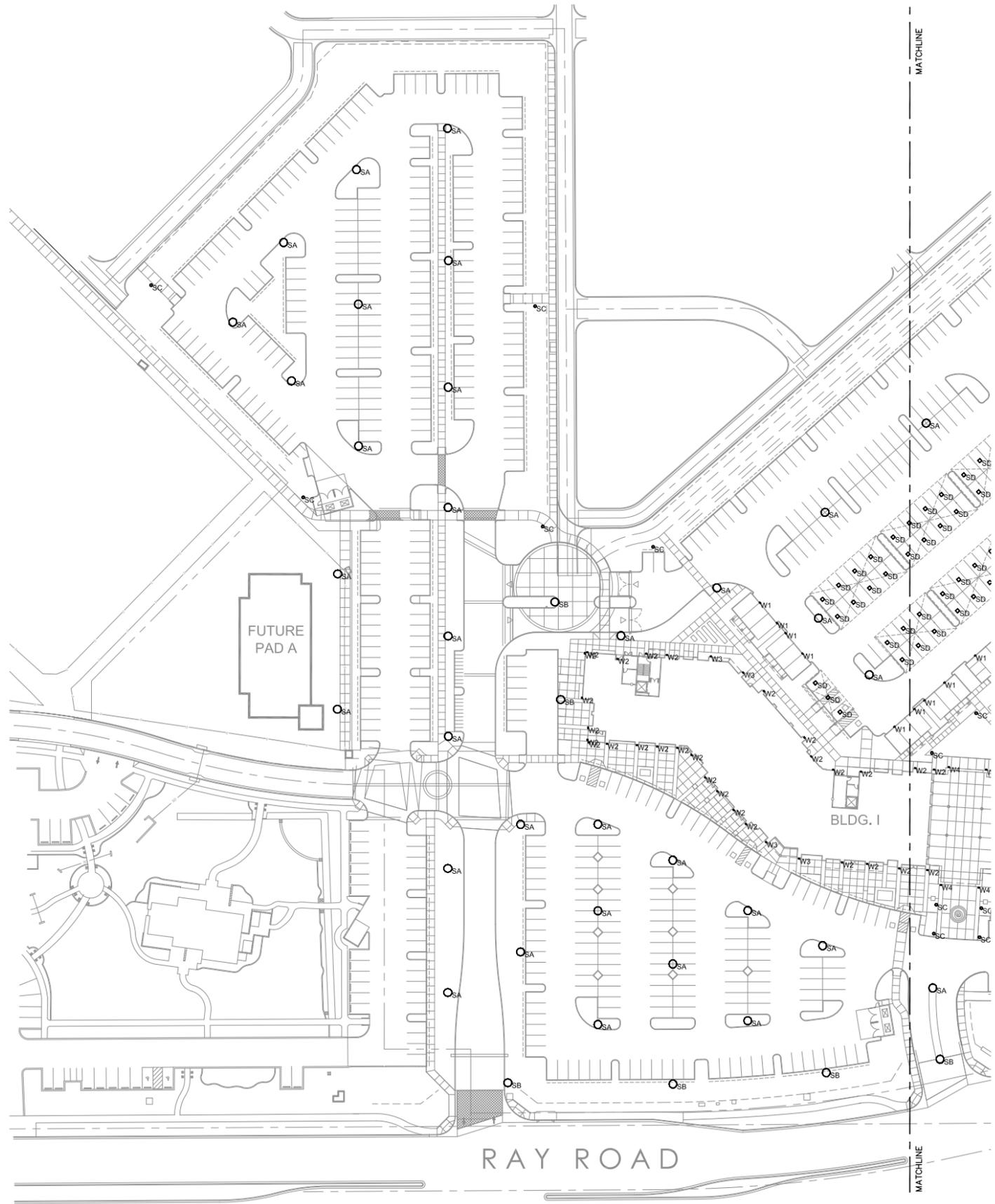
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GILBERT, ARIZONA

# DR14-29: Epicenter Exhibit 9 - Lighting



| LUMINAIRE SCHEDULE |       |     |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |           |
|--------------------|-------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------|
| Symbol             | Label | Qty | Catalog Number                                                                                                                                                        | Description                                                                                                                                                                                                                                                                                                                                                                     | Lamp                                                                                 | Lumens    |
| ○                  | SA    | 49  | NILAND COMPANY<br>N-18-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze,<br>CP-CON-1C-8AND-<br>PC-4PS-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL<br>SOCKET HOUSING, SEMI-SPECULAR<br>PERFORATED ALUMINUM REFLECTOR<br>ABOVE LAMP, CLEAR PRISMATIC PLASTIC<br>LOWER REFRACTOR, CLEAR PRISMATIC<br>POLYCARBONATE UPPER REFRACTOR,<br>TRANSLUCENT PLASTIC ACORN TOP. POST<br>MOUNT AT +20 FT. MEASURED FROM TOP OF<br>FIXTURE TO ABOVE FINISHED GRADE.                                        | ONE 150-WATT CLEAR E-<br>28 HIGH PRESSURE<br>SODIUM, VERTICAL<br>BASE-DOWN POSITION. | 16000     |
| ○                  | SB    | 21  | NILAND COMPANY<br>N-18-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze,<br>CP-CON-1C-8AND-<br>PC-4PS-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL<br>SOCKET HOUSING, SEMI-SPECULAR<br>PERFORATED ALUMINUM REFLECTOR<br>ABOVE LAMP, CLEAR PRISMATIC PLASTIC<br>LOWER REFRACTOR, CLEAR PRISMATIC<br>POLYCARBONATE UPPER REFRACTOR,<br>TRANSLUCENT PLASTIC ACORN TOP. POST<br>MOUNT AT +14 FT. MEASURED FROM TOP OF<br>FIXTURE TO ABOVE FINISHED GRADE.                                        | ONE 100-WATT CLEAR E-<br>28 HIGH PRESSURE<br>SODIUM, VERTICAL<br>BASE-DOWN POSITION. | 9500 0.81 |
| ○                  | SC    | 26  | NILAND COMPANY<br>NM00D-13-BOLLARD-<br>LOUVERS-CAGE.                                                                                                                  | DECORATIVE BOLLARD LIGHT, CAST WHITE<br>PAINTED METAL LOWER HOUSING AND TOP<br>PIECE, SPUN SEMI-SPECULAR METAL<br>BALLAST HOUSING/SOCKET MOUNT, THREE<br>SPUN TIERED SEMI-DIFFUSE TRUNCATED<br>CONICAL METAL REFLECTORS<br>ENCOMPASSING LAMP, REFLECTORS<br>CONNECTED TO BALLAST HOUSING WITH<br>THREE FABRICATED SEMI-SPECULAR METAL<br>POSTS. CLEAR CYLINDRICAL PLASTIC LENS. | ONE 50-WATT CLEAR E-<br>17 HIGH PRESSURE<br>SODIUM, HORIZONTAL<br>POSITION.          | 4000 0.81 |
| □                  | SD    | 79  | ELCAST LIGHTING<br>800AL-S-50WHPIS-<br>120-MW-F-1-2, MATTE<br>WHITE FINISH.                                                                                           | SURFACE MOUNT, CARPORT LIGHT, CAST<br>METAL HOUSING, WHITE PAINTED GENERAL<br>INTERIOR FINISH, FORMED TEXTURED<br>DIFFUSE METAL REFLECTOR, TRANSLUCENT<br>WHITE FLAT GLASS ENCLOSURE WITHOUT<br>GRID FRAME FACE PLATE.                                                                                                                                                          | ONE 50-WATT CLEAR E-<br>17 HIGH PRESSURE<br>SODIUM, HORIZONTAL<br>POSITION.          | 4000 0.81 |
| ▭                  | W1    | 55  | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +6 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                   | ONE 18W CFL BULB,<br>2700K.                                                          | 1200 0.75 |
| ▭                  | W2    | 113 | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +11 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | TWO 18W CFL BULB,<br>2700K.                                                          | 1200 0.75 |
| ▭                  | W3    | 4   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +16 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | TWO 26W CFL BULB,<br>2700K.                                                          | 1800 0.75 |
| ▭                  | W4    | 8   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +17 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | TWO 26W CFL BULB,<br>2700K.                                                          | 1800 0.75 |



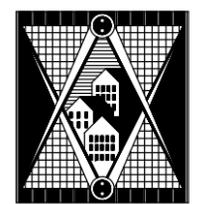
**ipa**  
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PROJECT NO. 14-115

**WHITNEYBELL ARCHITECTS INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



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SCALE: 1" = 50' - 0"  
**SITE LIGHTING PLAN**





| LUMINAIRE SCHEDULE |       |     |                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |        |      |
|--------------------|-------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------|------|
| Symbol             | Label | Qty | Catalog Number                                                                                                                                                       | Description                                                                                                                                                                                                                                                                                                                                                                     | Lamp                                                                                 | Lumens | LLF  |
| ○                  | SA    | 49  | NILAND COMPANY<br>N-16-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze<br>CP-CON-1C-8AND-<br>PC-HP8-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL<br>SOCKET HOUSING, SEMI-SPECULAR<br>PERFORATED ALUMINUM REFLECTOR<br>ABOVE LAMP, CLEAR PRISMATIC PLASTIC<br>LOWER REFRACTOR, CLEAR PRISMATIC<br>POLYCARBONATE UPPER REFRACTOR,<br>TRANSLUCENT PLASTIC ACORN TOP. POST<br>MOUNT AT +20 FT. MEASURED FROM TOP OF<br>FIXTURE TO ABOVE FINISHED GRADE.                                        | ONE 150-WATT CLEAR E-<br>28 HIGH PRESSURE<br>SODIUM, VERTICAL<br>BASE-DOWN POSITION. | 16000  | 0.81 |
| ○                  | SB    | 21  | NILAND COMPANY<br>N-16-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze<br>CP-CON-1C-8AND-<br>PC-HP8-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL<br>SOCKET HOUSING, SEMI-SPECULAR<br>PERFORATED ALUMINUM REFLECTOR<br>ABOVE LAMP, CLEAR PRISMATIC PLASTIC<br>LOWER REFRACTOR, CLEAR PRISMATIC<br>POLYCARBONATE UPPER REFRACTOR,<br>TRANSLUCENT PLASTIC ACORN TOP. POST<br>MOUNT AT +14 FT. MEASURED FROM TOP OF<br>FIXTURE TO ABOVE FINISHED GRADE.                                        | ONE 100-WATT CLEAR E-<br>28 HIGH PRESSURE<br>SODIUM, VERTICAL<br>BASE-DOWN POSITION. | 9500   | 0.81 |
| ○                  | SC    | 26  | NILAND COMPANY<br>NMOD-13-BOLLARD-<br>LOUVERS-CAGE.                                                                                                                  | DECORATIVE BOLLARD LIGHT, CAST WHITE<br>PAINTED METAL LOWER HOUSING AND TOP<br>PIECE, SPUN SEMI-SPECULAR METAL<br>BALLAST HOUSING/SOCKET MOUNT, THREE<br>SPUN TIERED SEMI-DIFFUSE TRUNCATED<br>CONICAL METAL REFLECTORS<br>ENCOMPASSING LAMP, REFLECTORS<br>CONNECTED TO BALLAST HOUSING WITH<br>THREE FABRICATED SEMI-SPECULAR METAL<br>POSTS, CLEAR CYLINDRICAL PLASTIC LENS. | ONE 50-WATT CLEAR E-<br>17 HIGH PRESSURE<br>SODIUM, HORIZONTAL<br>POSITION.          | 4000   | 0.81 |
| □                  | SD    | 79  | ELCAST LIGHTING<br>800AL-S50WHPS-<br>120-MW-F1-2. MATTE<br>WHITE FINISH.                                                                                             | SURFACE MOUNT, CARPORT LIGHT, CAST<br>METAL HOUSING, WHITE PAINTED GENERAL<br>INTERIOR FINISH, FORMED TEXTURED<br>DIFFUSE METAL REFLECTOR, TRANSLUCENT<br>WHITE FLAT GLASS ENCLOSURE WITHOUT<br>GRID FRAME FACE PLATE.                                                                                                                                                          | ONE 50-WATT CLEAR E-<br>17 HIGH PRESSURE<br>SODIUM, HORIZONTAL<br>POSITION.          | 4000   | 0.81 |
| ▭                  | W1    | 55  | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                   | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +6 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                   | ONE 18W CFL BULB,<br>2700K.                                                          | 1200   | 0.75 |
| ▭                  | W2    | 113 | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                   | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +11 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | TWO 18W CFL BULB,<br>2700K.                                                          | 1200   | 0.75 |
| ▭                  | W3    | 4   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                   | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +16 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | TWO 26W CFL BULB,<br>2700K.                                                          | 1800   | 0.75 |
| ▭                  | W4    | 8   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                   | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +17 FT.<br>MEASURED FROM BOTTOM OF FIXTURE<br>TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | TWO 26W CFL BULB,<br>2700K.                                                          | 1800   | 0.75 |



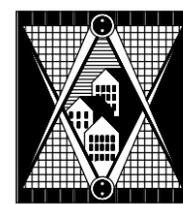
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PROJECT NO. 14-115

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(602)265-1891

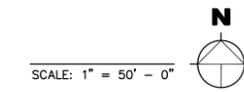


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**SITE LIGHTING PLAN**



**TYPE: SC**

## N-MOD-13 SERIES

**CSI POLE SPECIFICATION**

**I. POLE**  
Base shall be cast aluminum. Aluminum shall be certified as pure 356 alloy free of any porosity, foreign materials or cosmetic flaws. Base casting shall be of uniform wall thickness with no warping or mold filling. Minimum wall thickness shall be .250". The base casting shall have an internal chamfer up to 20° deep (depending on style chosen) to accept the pole shaft. Pole shaft shall be seated into the base sleeve and circumferentially welded around the inside of the base. Exterior transition ring shall be cast in to the top of the base to mirror the design of the fluted shaft. There are no access weids to base. The anchor bolt locations in the base shall be cast in place as part of the base casting, for maximum strength. Pole shaft shall be seamless, deep fluted extruded 6063 T5 aluminum. Cast aluminum access cover shall be secured with two to four tamper proof stainless steel screws.

**II. FINISH**  
Minimum shall consist of degreasing, phosphate acid etching with 140°F de-binding water, rinsed, oven dried and top coated with a thermoset (i.e., super polyurethane powder coat from Enghart) not to chalk after ten years. All Niland Company products must pass a minimum 3000-hour salt spray test for corrosion resistance.

**III. ANCHOR BOLTS**  
Standards 12 feet high or less shall use 1/2" x 10" L-type anchor bolts. Standards higher than 12 feet shall use 3/4" x 24" L-type bolts.

**FINISHES**

**Five Year Powder Coating Warranty**  
Niland Company factory applied powder coatings are warranted against peeling, excessive fading and cracking under normal climatic exposure for a period of five years from date of shipment. Damage to finish coating caused by abuse or mishandling during installation is not covered by this warranty. This warranty is limited to the repair or replacement of the material involved and does not include reimbursement of consequential expenses such as installation or removal of equipment or transportation costs.

**I. STANDARD FINISH**  
Satin aluminum achieved by rotary sanding, blasting and chemical etching.

**II. THERMOSET POWDER PAINT FINISH**  
Primer/finish shall consist of degreasing, phosphate acid-etching with 140° de-binding water, rinsed and oven dried.

**FINISH COAT**  
Thermoset TDC super polyester powder coat finish electrostatically applied, oven cured and bonded at approximately 420° F to a minimum dry film thickness of 1.8 mils. All Niland products must pass a minimum 3000-hour salt-spray test for corrosion resistance. The National Association of Architectural Metal Manufacturers, Metal Finishes Manual rates the outdoor life of these powders at 15-plus years.

**HOUSING**  
The post top shall be cast aluminum. Aluminum shall be certified as pure 356 alloy, free of any porosity, foreign materials or cosmetic flaws. Coatings shall be uniform wall thickness with no warping or mold filling. Minimum wall thickness shall be .312". Electrical components are mounted to the flange and ballast canister. The ballast canister shall be mounted in the post top with three stainless steel screws. The optional refractor shall be molded or borosilicate glass or an upgraded globe with external refractor designed for either a type III or type V light distribution pattern.

**III. ELECTRICAL**  
All electrical components and materials shall be UL-recognized and used by a certified technician. All Niland ballasts are high power factor rated for 30° starting. Medium and Mogul base sockets are MV rated. The electrical assembly is pre-wired with quick disconnects for servicing. The fixture shall be UL-listed for wet locations, use and carry all HID ratings required. Ballast components shall carry the ballast manufacturers limited warranty of two years. Optional QI, Induction ballasts and lamps.

**WARRANTY**  
Niland Company warrants to repair or replace, at our option, any equipment that fails due to defects in material or workmanship within one year from date of shipment. This warranty does not include ballasts as a result of improper installation, mishandling or misapplication. This guarantee is limited to repair or replacement only and does not include reimbursement for expense of installation, removal of equipment, transportation or any other expenses that may be incurred. Authorization must be obtained from Niland Company in El Paso, Texas before any material is returned.

**Niland Company**

Niland Company • P.O. Box 1775 • El Paso, TX 79905 • Tel: 915-775-1400 • Fax: 915-775-3818 • E-Mail: info@niland.com  
1501 N. Oak St. El Paso, TX 79905 • P.O. Box 640-9213 • Fax: 806-775-9265 • MSB FAX: 817/775-9265

\*\*\*DARK SKY COMPLIANT\*\*\*

**TYPE: SA, SB**

## NILAND-18 SERIES

**ORDERING GUIDE**

Catalog Code Description: N-18-F5-fl-top-globe

Name of Base (Niland-18): Diameter of Base (18")  
Type of Pole (Fluted 5"): Height of Pole (None)  
Top Style (None);Color (None);Optional Equip. (None)

Post Selection: Specify pole height from bottom of base.

| Catalog Code | Shaft Type           | Height |
|--------------|----------------------|--------|
| N-18-S5-     | 5" dia. smooth       | 8'-18" |
| N-18-F5-     | 5" dia. fluted       | 8'-18" |
| N-18-IF55-   | 3"-5" tapered-fluted | 8'-18" |

**Check Appropriate Boxes for Material**

Cast Aluminum

**Shaft Options**

1/8" Extrusion  1/4" Extrusion

5" Dia. Smooth  5" Dia. Fluted  3"-5" Dia. / N.T.S.

**Optional Equipment**

Receptacles (See Accessories Section)  
 Banner Arms (See Accessories Section)  
 Flag Pole Holders (See Accessories Section)  
 Signage (See Accessories Section)

**Check Appropriate Boxes for Finish**

|                                                             |                                            |
|-------------------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Textured Black                     | <input type="checkbox"/> Gloss Black       |
| <input type="checkbox"/> Textured Forest Green              | <input type="checkbox"/> Gloss Green       |
| <input checked="" type="checkbox"/> Textured Gilbert Bronze | <input type="checkbox"/> Gloss Black Green |
| <input type="checkbox"/> Hand Brushed Green                 | <input type="checkbox"/> Gloss Bronze      |
| <input type="checkbox"/> Hand Brushed Gray                  | <input type="checkbox"/> Custom            |

**Ordering Instructions**  
To order, simply follow the format for the Catalog Code. The code description is: Base-Diameter-Pole-Height-Top-Globe. Once the base has been selected, use the base initials to begin your catalog code. The next entry on the code is the diameter of the base. Next, you will choose the type of pole that the product will have whether it is smooth, fluted, tapered fluted etc. The height of the pole is next and it is measured from the bottom of the base. The post top style is next and followed by the globe type. Codes can be found under each item.

**Niland Company**

Niland Company • P.O. Box 1775 • El Paso, TX 79905 • Tel: 915-775-1400 • Fax: 915-775-3818 • E-Mail: info@niland.com  
1501 N. Oak St. El Paso, TX 79905 • P.O. Box 640-9213 • Fax: 806-775-9265 • MSB FAX: 817/775-9265



**TYPE: SD**

## ELCAST LIGHTING

### 800AL SERIES

LED, HID, CFL ARCHITECTURAL RECESSED & SURFACE WALL MOUNT

**HOUSING**  
Heavy-duty, corrosion resistant, die-cast aluminum. Provided with 1-3/4" KO. Decorative die-cast aluminum frames. Please see page 2 for multiple face plate options. All external hardware shall be stainless steel.

**GASKET**  
Coated cell silicone foam gasket. Seals out moisture, dust, and insects for weather-tight operation.

**LENS**  
One piece, molded opal white, impact resistant, UV stabilized polycarbonate lens or frosted glass.

**BALLAST**  
CF: electronic, thermally protected high power factor 120/277  
HID: electronic, thermally protected high power factor 120/277 or magnetic core and coil  
LED: solid state electronic driver

**SOCKET**  
CF: four pin plug-in type  
HID: 4KV pulse rated, nickel shell medium base

**MOUNTING**  
Recessed and surface wall mount.

**FINISH/COLOR**  
Polyester powder coat over zinc based primer. Available in matte black (MB), matte bronze (BZ), matte white (MW), silver gray (SG), or custom color (CC).

**OPTIONS**

|         |                                                    |
|---------|----------------------------------------------------|
| F1      | single fuse                                        |
| G/P     | glass or polycarbonate refractor (not recommended) |
| S       | surface mount box                                  |
| ETI     | emergency ballast in separate back box             |
| ETR     | emergency ballast remote (CF, only)                |
| LED-ETR | emergency ballast remote (LED only)                |

ETI, listed suitable for wet location. Conforms to UL Standard 1598.

| Series | Lamp | Wattage/MAX |
|--------|------|-------------|
| 800AL  | BLT  | 2/42W       |
|        | HPS  | 4/60W-50W   |
|        | PSMT | 100W        |
|        | LED  | 21W         |

**Ordering Example**  
800AL R 42PLT 120 MB F1

**ELCAST LIGHTING**

810 S KAY AVE. ADDISON, IL 60101 USA  
630.543.5390 • FAX: 630.543.5392  
elcast@elcastlighting.com • www.elcastlighting.com

Specifications are subject to change without notice. Consult factory for verification.

**TYPE: SA, SB**

## CAPITOL SERIES

### CP-CON-1C-BAND-PC

**EXAMPLE**  
CP-CON-1C-BAND-PC-PSMH-150-208-II-TB CP-CON-1C-BAND-PC-HPS 240 V TR  
Ballast Watts Refractor Color

| BALLAST | WATTAGE-SOCKET | MOUL | VOLTAGE | REFRACTOR | COLOR                                              |
|---------|----------------|------|---------|-----------|----------------------------------------------------|
| INC     | 50             | 120  | 208     | III       | (TB) TEXTURED BLACK (GB) GLOSS BLACK               |
| HID     | 150            | 208  | 208     | III       | (TD) TEXTURED FOREST GREEN (GG) GLOSS GREEN        |
| INC     | 150            | 277  | 277     | III       | (TB) TEXTURED FOREST BRONZE (GB) GLOSS BLACK GREEN |
| HID     | 175            | 480  | 480     | III       | (TD) HAND BRUSHED GREEN (GR) GLOSS BRONZE          |
| LED     |                |      |         | III       | (HD) HAND BRUSHED GRAY (CG) GLOSS BRONZE           |

**LUMINAIRE SPECIFICATIONS**

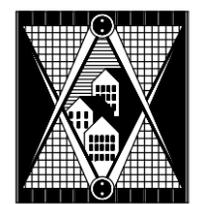
**HOUSING**  
The post top shall be cast aluminum. Aluminum shall be certified as pure 356 alloy, free of any porosity, foreign materials or cosmetic flaws. Coatings shall be uniform wall thickness with no warping or mold filling. Minimum wall thickness shall be .312". Electrical components are mounted to the flange and ballast canister. The ballast canister shall be mounted in the post top with three stainless steel screws. The optional refractor shall be molded or borosilicate glass or an upgraded globe with external refractor designed for either a type III or type V light distribution pattern.

**ELECTRICAL**  
All electrical components and materials shall be UL-recognized and used by a certified technician. All Niland ballasts are high power factor rated for 30° starting. Medium and Mogul base sockets are MV rated. The electrical assembly is pre-wired with quick disconnects for servicing. The fixture shall be UL-listed for wet locations, use and carry all HID ratings required. Ballast components shall carry the ballast manufacturers limited warranty of two years.

**HOUSING**  
The fixture shall be mounted to a 4" x 4" x 1/2" hole with stainless steel allen head set screw (3 @ 90°).

**Niland Company**

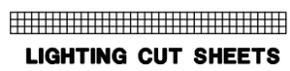
Niland Company • P.O. Box 1775 • El Paso, TX 79905 • Tel: 915-775-1400 • Fax: 915-775-3818 • E-Mail: info@niland.com  
1501 N. Oak St. El Paso, TX 79905 • P.O. Box 640-9213 • Fax: 806-775-9265 • MSB FAX: 817/775-9265



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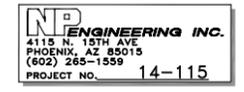


| LUMINAIRE SCHEDULE |       |     |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |        |      |
|--------------------|-------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------|------|
| Symbol             | Label | Qty | Catalog Number                                                                                                                                                        | Description                                                                                                                                                                                                                                                                                                                                                                     | Lamp                                                                                 | Lumens | LLF  |
| ○                  | SA    | 49  | NILAND COMPANY<br>N-18-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze<br>CP-CON-1C-BAND-<br>PC-HPFS-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL<br>SOCKET HOUSING, SEMI-SPECULAR<br>PERFORATED ALUMINUM REFLECTOR<br>ABOVE LAMP, CLEAR PRISMATIC PLASTIC<br>LOWER REFRACTOR, CLEAR PRISMATIC<br>POLYCARBONATE UPPER REFRACTOR,<br>TRANSLUCENT PLASTIC ACORN TOP. POST<br>MOUNT AT +20 FT. MEASURED FROM TOP OF<br>FIXTURE TO ABOVE FINISHED GRADE.                                        | ONE 150-WATT CLEAR E-<br>28 HIGH PRESSURE<br>SODIUM, VERTICAL<br>BASE-DOWN POSITION. | 16000  | 0.81 |
| ○                  | SB    | 21  | NILAND COMPANY<br>N-18-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze<br>CP-CON-1C-BAND-<br>PC-HPFS-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL<br>SOCKET HOUSING, SEMI-SPECULAR<br>PERFORATED ALUMINUM REFLECTOR<br>ABOVE LAMP, CLEAR PRISMATIC PLASTIC<br>LOWER REFRACTOR, CLEAR PRISMATIC<br>POLYCARBONATE UPPER REFRACTOR,<br>TRANSLUCENT PLASTIC ACORN TOP. POST<br>MOUNT AT +14 FT. MEASURED FROM TOP OF<br>FIXTURE TO ABOVE FINISHED GRADE.                                        | ONE 100-WATT CLEAR E-<br>28 HIGH PRESSURE<br>SODIUM, VERTICAL<br>BASE-DOWN POSITION. | 9500   | 0.81 |
| ○                  | SC    | 26  | NILAND COMPANY<br>NM00D-13-BOLLARD-<br>LOUVERS-CAGE.                                                                                                                  | DECORATIVE BOLLARD LIGHT, CAST WHITE<br>PAINTED METAL LOWER HOUSING AND TOP<br>PIECE, SPUN SEMI-SPECULAR METAL<br>BALLAST HOUSING/SOCKET MOUNT, THREE<br>SPUN TIERED SEMI-DIFFUSE TRUNCATED<br>CONICAL METAL REFLECTORS<br>ENCOMPASSING LAMP, REFLECTORS<br>CONNECTED TO BALLAST HOUSING WITH<br>THREE FABRICATED SEMI-SPECULAR METAL<br>POSTS, CLEAR CYLINDRICAL PLASTIC LENS. | ONE 50-WATT CLEAR E-<br>17 HIGH PRESSURE<br>SODIUM, HORIZONTAL<br>POSITION.          | 4000   | 0.81 |
| □                  | SD    | 79  | ELCAST LIGHTING<br>80AL-S-50WHPFS-<br>120-MW-F-2, MATTE<br>WHITE FINISH.                                                                                              | SURFACE MOUNT, CARPORT LIGHT, CAST<br>METAL HOUSING, WHITE PAINTED GENERAL<br>INTERIOR FINISH, FORMED TEXTURED<br>DIFFUSE METAL REFLECTOR, TRANSLUCENT<br>WHITE FLAT GLASS ENCLOSURE WITHOUT<br>GRID FRAME FACE PLATE.                                                                                                                                                          | ONE 50-WATT CLEAR E-<br>17 HIGH PRESSURE<br>SODIUM, HORIZONTAL<br>POSITION.          | 4000   | 0.81 |
| ▬                  | W1    | 55  | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +6 FT.,<br>MEASURED FROM BOTTOM OF FIXTURE TO<br>ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                  | ONE 18W CFL BULB,<br>2700K.                                                          | 1200   | 0.75 |
| ▬                  | W2    | 113 | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +11 FT.,<br>MEASURED FROM BOTTOM OF FIXTURE TO<br>ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                 | TWO 18W CFL BULB,<br>2700K.                                                          | 1200   | 0.75 |
| ▬                  | W3    | 4   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +16 FT.,<br>MEASURED FROM BOTTOM OF FIXTURE TO<br>ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                 | TWO 26W CFL BULB,<br>2700K.                                                          | 1800   | 0.75 |
| ▬                  | W4    | 8   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                    | SURFACE MOUNT WALL SCONCE,<br>NON-CUTOFF, WALL MOUNT AT +17 FT.,<br>MEASURED FROM BOTTOM OF FIXTURE TO<br>ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                                 | TWO 26W CFL BULB,<br>2700K.                                                          | 1800   | 0.75 |

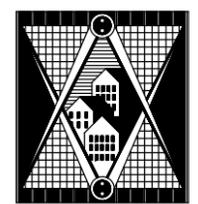
| STATISTICS                                        |        |        |        |        |         |         |
|---------------------------------------------------|--------|--------|--------|--------|---------|---------|
| Description                                       | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| 1. SITE CALCS                                     | +      | 0.8 fc | 7.9 fc | 0.0 fc | N/A     | N/A     |
| 2. SPILL LIGHT AT PROPERTY<br>LINE AT +6 FT. AFG. | X      | 0.1 fc | 0.9 fc | 0.0 fc | N/A     | N/A     |



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GILBERT, ARIZONA



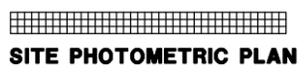
**WHITNEYBELL ARCHITECTS INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



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SCALE: 1" = 50' - 0"





| LUMINAIRE SCHEDULE |       |     |                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                                             |        |      |
|--------------------|-------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------|------|
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| ○                  | SB    | 21  | NILAND COMPANY<br>N-16-F5 Cast Aluminum<br>1/8" Extrusion Textured<br>Gilbert Bronze<br>CP-CON-1C-BAND-<br>PC-4PS-150-240-<br>TYPE V-TR (Textured<br>Gilbert Bronze) | DECORATIVE POST TOP LIGHT, CAST METAL SOCKET HOUSING, SEMI-SPECULAR PERFORATED ALUMINUM REFLECTOR ABOVE LAMP, CLEAR PRISMATIC PLASTIC LOWER REFRACTOR, CLEAR PRISMATIC POLYCARBONATE UPPER REFRACTOR, TRANSLUCENT PLASTIC ACORN TOP, POST MOUNT AT +14 FT. MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED GRADE.                                     | ONE 100-WATT CLEAR E-28 HIGH PRESSURE SODIUM, VERTICAL, BASE-DOWN POSITION. | 9500   | 0.81 |
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| ▭                  | W4    | 8   | OWNER SELECTED<br>LIGHTING FIXTURE                                                                                                                                   | SURFACE MOUNT WALL SCONCE, NON-CUTOFF, WALL MOUNT AT +17 FT. MEASURED FROM BOTTOM OF FIXTURE TO ABOVE FINISHED FLOOR.                                                                                                                                                                                                                                | TWO 26W CFL BULB, 2700K.                                                    | 1800   | 0.75 |

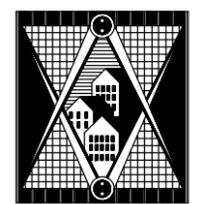
| STATISTICS                                     |        |        |        |        |         |         |
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SCALE: 1" = 50' - 0"  
**SITE PHOTOMETRIC PLAN**

