

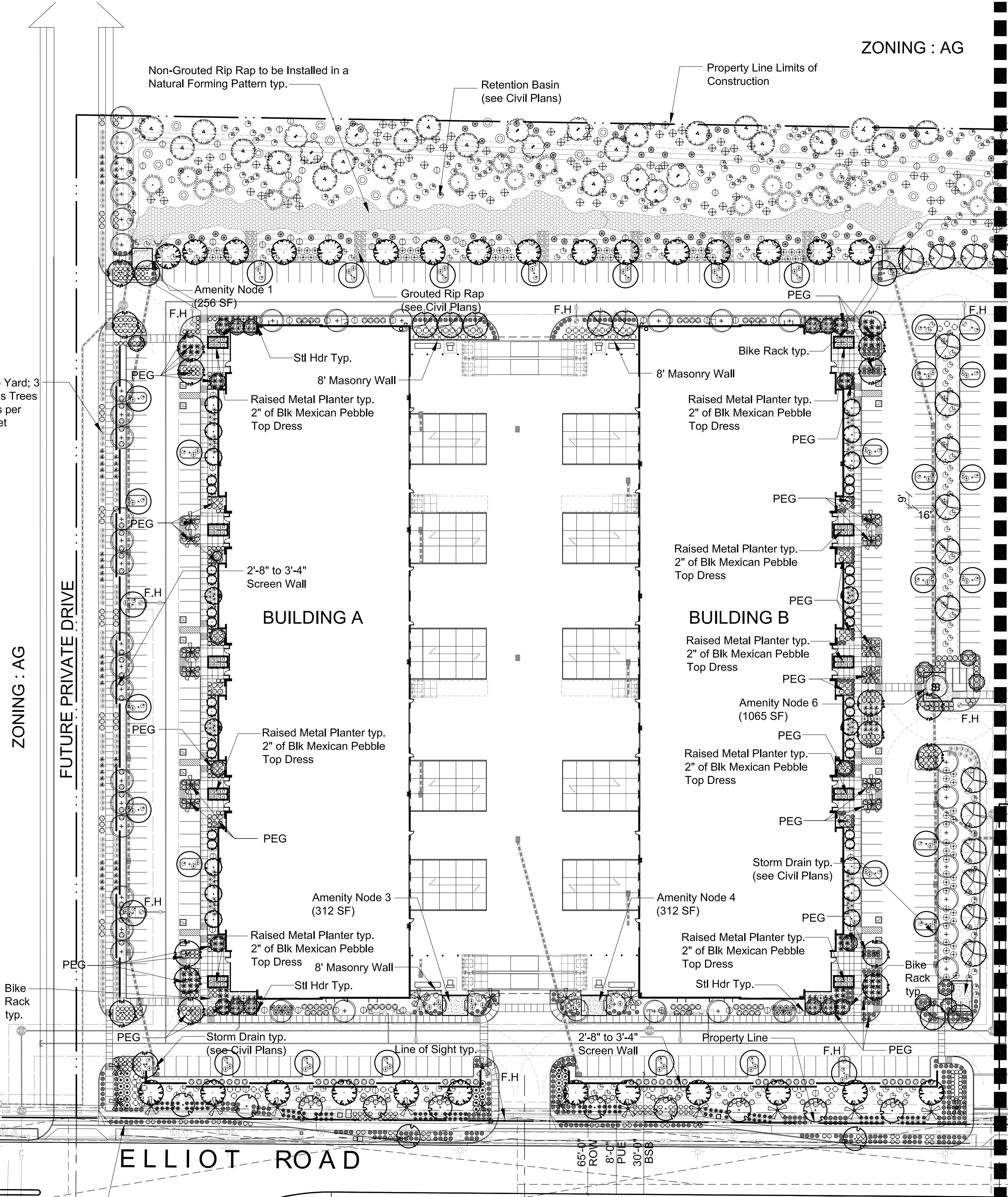
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
(tm trade marked Mountain States Nursery)

TREES and PALMS	SIZE	QTY
Acacia aneura Mulga Tree	36" Box	24
Olneya tesota Ironwood	24" Box Multi Trunk	19
Fraxinus velutina Fan West Ash	36" Box	25
Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	15 Gallon Multi Trunk	31
Prosopis velutina Native Mesquite	24" Box Multi Trunk	57
Ulmus parvifolia 'Sempervirens' Evergreen Elm	24" Box Standard	78
Prosopis alba hybrid Copper's Thornless Mesquite	24" Box High Breaking Multi Trunk	31
Quercus virginiana Heritage Live Oak	36" Box	74
Washingtonia hybrid Hybrid Fan Palm	16' Clear Trunk Ht. Skinned, Straight Matching	48
Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	60
Parkinsonia hybrid Desert Museum	24" Box Multi Trunk	85
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	56
Sophora secundiflora Texas Mountain Laurel	15 Gallon Multi Trunk	31

SHRUBS / ACCENTS	SIZE	QTY
Dasylirion longissimum Mexican Tree Grass	5 Gallon	78
Dasylirion wheeleri Desert Spoon	5 Gallon	45
Caesalpinia gilliesii tm Yellow Bird of Paradise	5 Gallon	173
Hesperaloe parviflora Desert Dusk Yucca tm	5 Gallon	138
Agave murphyi Murphy's Agave	5 Gallon	135
Calliandra eriophylla Fairy Duster	5 Gallon	182
Hesperaloe funifera Giant Yucca	5 Gallon	63
Ericameria laricifolia Turpentine Bush	5 Gallon	194
Eremophila hygrophana Blue Bell Emu	5 Gallon	177
Nolina texana Bear Grass	5 Gallon	331
Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 Gallon	202
Larrea tridentata Creosote Bush	5 Gallon	45
Olea europaea 'Little Ollie' Little Ollie	5 Gallon	138
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	280
Mulinbergia rigens Deer Grass	5 Gallon	408
Leucophyllum 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	219
Tacoma x Orange Jubilee Orange Jubilee	5 Gallon	303
Cordia parvifolia Littleleaf Olive	5 Gallon	264
Yucca rupicola Twisted Leaf Yucca	5 Gallon	212

GROUNDCOVERS	SIZE	QTY
Lantana X New Gold tm New Gold	1 Gallon	795
Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	1 Gallon	361
Lantana X Red Lantana	1 Gallon	446

Only use these tags ['math', 'br/>

PROJECT DATA

Existing Zoning:	AG
APN#:	A PORTION OF 304-01-006Q
Net Site Area:	1,113,769 S.F. (25.57 AC.)
Building Area:	277,267 S.F.

PROJECT DATA - INDUSTRIAL

Net Site Area:	863,119 S.F. (19.81 AC.)
Building Area:	254,934 S.F.
Coverage :	29.5 %
Impervious Area:	248,157 S.F. / 863,119 S.F. = 71%
Parking Required	
254,934 S.F. @ 25% = 63,734 S.F. / 375:	170 Spaces
254,934 S.F. @ 75% = 191,200 S.F. / 900:	213 Spaces
Total Parking Required :	383 Spaces
Total Parking Provided :	389 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	18 Spaces
Bike Parking Required (1/10 Spaces):	39 Spaces
Bike Parking Provided:	40 Spaces
Proposed Height :	VARIES 45'-0" MAX.
Foundation Base	

Entry Plaza (All Entry types in-excess of 900 sf):	
Entry Type 1:	+/-1,460 S.F.
Entry Type 2:	+/-1,360 S.F.
Building A:	
West Required (15' X 529'-6"):	7,943 S.F.
West Provided:	11,424 S.F.
North Required (5' X 151'-6"):	756 S.F.
North Provided:	1,817 S.F.
South Required (5' X 151'-6"):	756 S.F.
South Provided:	2,304 S.F.
Building B:	
East Required (15' X 529'-6"):	7,943 S.F.
East Provided:	11,424 S.F.
North Required (5' X 161'-6"):	808 S.F.
North Provided:	1,925 S.F.
South Required (5' X 161'-6"):	808 S.F.
South Provided:	2,472 S.F.
Building C:	
South Required (15' X 425'-6"):	6,383 S.F.
South Provided:	8,855 S.F.
West Required (10' X 211'-6"):	2,115 S.F.
West Provided:	2,124 S.F.
East Required (10' X 211'-6"):	2,115 S.F.
East Provided:	3,054 S.F.

PROJECT DATA - COMMERCIAL

Net Site Area:	250,650 S.F. (5.76 AC.)
Building Area:	22,333 S.F.
Coverage :	8.9%
Parking Required:	
Restaurant (9,190 S.F. @ 1/100 S.F.):	92 Spaces
Patios (3,600 S.F. @ 1/200 S.F.):	18 Spaces
Retail (7,923 S.F. @ 1/375 S.F.):	22 Spaces
Service Station (5,220 S.F. @ 1/375 S.F.):	14 Spaces
Total Parking Required :	146 Spaces
Total Parking Provided :	163 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	10 Spaces
Bike Parking Required (1/10 Spaces):	16 Spaces
Bike Parking Provided:	16 Spaces
Proposed Height :	26 Feet

PROJECT TEAM

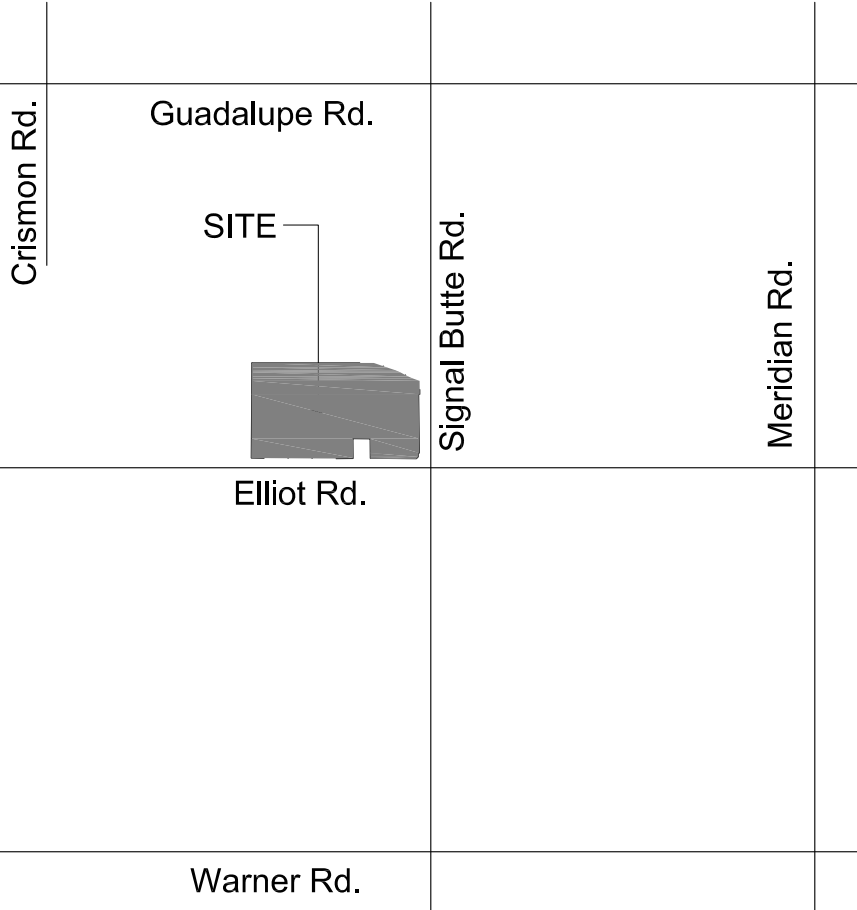
Developer
Thompson Thrift
2398 E. Camelback Rd. Ste. 210
Phoenix, Arizona 85018
Contact: Andrew Call
Ph: (602) 313-8631
Em: acall@thompsonthrift.com

Landscape Architect
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67 E. Weldon Avenue, Ste 230
Phoenix, Arizona 85012
Contact: Hardy Laskin
Ph: (602) 840-7771
hardy@laskindesign.com

Architect
Butler Design Group
5017 E. Washington St. Ste 107
Phoenix, Arizona 85034
Contact: Rick Butler
Ph: (602) 957-1800
Em: rbutler@butlerdesigngroup.com

Civil Engineer
Hunter Engineering
10450 N. 74th Street, Ste 200
Scottsdale, Arizona 85258
Contact: Jeff Hunter
Ph: (480) 991-3985
jhunter@hunterengineeringpc.com

VICINITY MAP

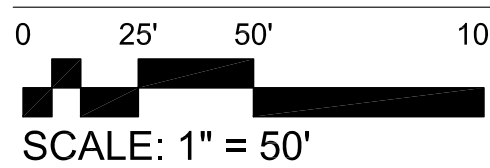


SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

Mesa, Arizona

PRELIMINARY LANDSCAPE PLAN



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
(tm trade marked Mountain States Nursery)
TREES and PALMS

	SIZE	QTY
	Acacia aneura Mulga Tree	36" Box 24
	Olneya tesota Ironwood	24" Box Multi Trunk 19
	Fraxinus velutina Fan West Ash	36" Box 25
	Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	15 Gallon Multi Trunk 31
	Prosopis velutina Native Mesquite	24" Box Multi Trunk 57
	Ulmus parvifolia 'Sempervirens' Evergreen Elm	24" Box Standard 78
	Prosopis alba hybrid Copper's Thornless Mesquite	24" Box High Breaking Multi Trunk 31
	Quercus virginiana Heritage Live Oak	36" Box 74
	Washingtonia hybrid Hybrid Fan Palm	16' Clear Trunk Ht. Skinned, Straight Matching 48
	Ebenopsis ebano Texas Ebony	24" Box Multi Trunk 60
	Parkinsonia hybrid Desert Museum	24" Box Multi Trunk 85
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk 56
	Sophora secundiflora Texas Mountain Laurel	15 Gallon Multi Trunk 31

SHRUBS / ACCENTS

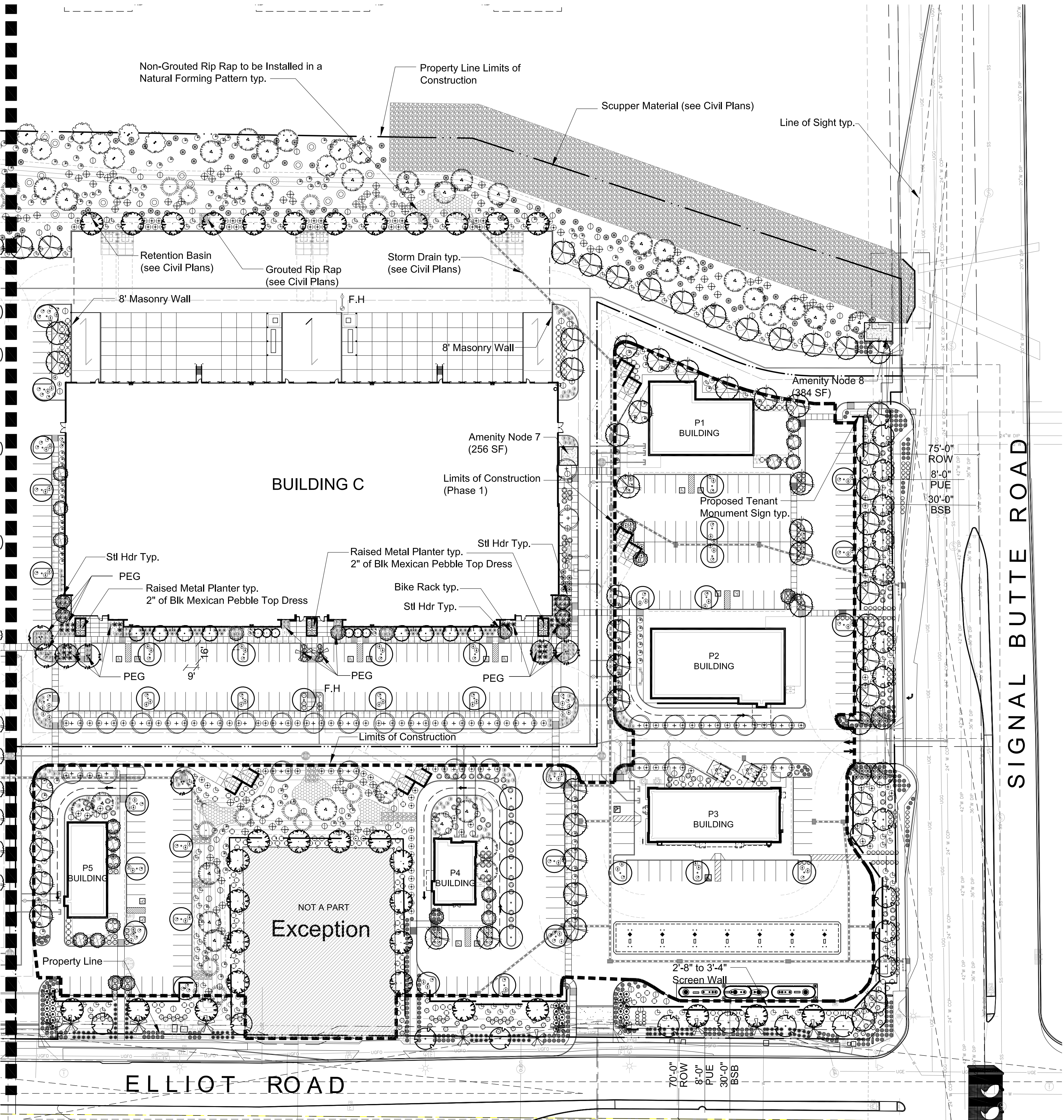
	SIZE	QTY
	Dasyliroion longissimum Mexican Tree Grass	5 Gallon 78
	Dasyliroion wheeleri Desert Spoon	5 Gallon 45
	Caesalpinia gilliesii tm Yellow Bird of Paradise	5 Gallon 173
	Hesperaloe parviflora Desert Dusk Yucca tm	5 Gallon 138
	Agave murphyi Murphy's Agave	5 Gallon 135
	Calliandra eriophylla Fairy Duster	5 Gallon 182
	Hesperaloe funifera Giant Yucca	5 Gallon 63
	Ericameria laricifolia Turpentine Bush	5 Gallon 194
	Eremophila hygrophana Blue Bell Emu	5 Gallon 177
	Nolina texana Bear Grass	5 Gallon 331
	Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 Gallon 202
	Larrea tridentata Creosote Bush	5 Gallon 45
	Olea europaea 'Little Ollie' Little Ollie	5 Gallon 138
	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon 280
	Mulinbergia rigens Deer Grass	5 Gallon 408
	Leucophyllum 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon 219
	Tecoma x Orange Jubilee Orange Jubilee	5 Gallon 303
	Cordia parvifolia Littleleaf Olive	5 Gallon 264
	Yucca rupicola Twisted Leaf Yucca	5 Gallon 212

GROUNDCOVERS

	SIZE	QTY
	Lantana X New Gold tm New Gold	1 Gallon 795
	Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	1 Gallon 361
	Lantana X Red Lantana	1 Gallon 446

PEG

3/16" x 6" Steel Metal Header / Secure Every 48" with Metal Stake



LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,518 LF				
1 TREE / PER 25 L.F.T.	61	61		
4 SHRUBS / PER 25 L.F.T.			244	244
EAST 633 LF				
SIGNAL BUTTE ROAD				
1 TREE / PER 25 L.F.T.	25	27		
6 SHRUBS / PER 25 L.F.T.			152	152
SOUTH 1480 LF				
ELLIOT ROAD				
1 TREE / PER 25 L.F.T.	59	64		
6 SHRUBS / PER 25 L.F.T.			355	355
WEST 796 LF				
PRIVATE ROAD				
3 TREES / 100 L. FT	24	24		
20 SHRUBS / PER 100 L. FT			160	254
PARKING LOT				
1 TREE / PER 15' ISLAND	67	67		
3 SHRUBS / PER 15' ISLAND			201	201
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	46	67	N/A	N/A
TOTAL REQRD/FRNSHD	282	310	1112	1206
SIZE REQRD/FURNISHED				
TREES 36" BOX MIN 25%	155	179		
24" BOX MIN 50%	310	330		
15 GAL	0	62		
5 GAL	0	0		
Date Palms	0	48		
TOTAL TREES	465	619		
SHRUBS 15 GAL or Larger				0
5 GAL				3,587
1 GAL				1602
POT/FLAT				0
Existing				
TOTAL SHRUBS				5,189

GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 24" BOX OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 39.2%: 327,230 S.F. (7.51 ACRES)

LANDSCAPE COVERAGE:	
- EVERGREEN TREE (25' TALL MATURITY)	82,869 SF
- SHADE TREE	6,800 SF
- LARGE SHRUB (MORE THAN 8' TALL AT MATURITY)	39,250 SF
- MEDIUM SHRUB (4' - 8' TALL AT MATURITY)	56,250 SF
- SMALL SHRUB (LESS THAN 4' TALL AT MATURITY)	5,520 SF
- GROUNDCOVER	40,050 SF
327,230 SF LS AREA / 230,739 SF OPEN SPACE COVERAGE = 70.5%	

AMENITY NODES AREA:
- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')
- TOTAL AMENITY NODES (8): 2,630 S.F. (0.06 ACRES)

SERVICE STATION REQUIRMENTS

TOTAL SITE AREA: 64,027
10% OF SITE AREA TO BE LANDSCAPED
- 64,027 x 10% = 6,403 SF

LS AREA PROVIDED: 15,670 SF
TOTAL PERCENT OF SITE AREA:
- 15,670 / 64,027 = 25.5%



SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

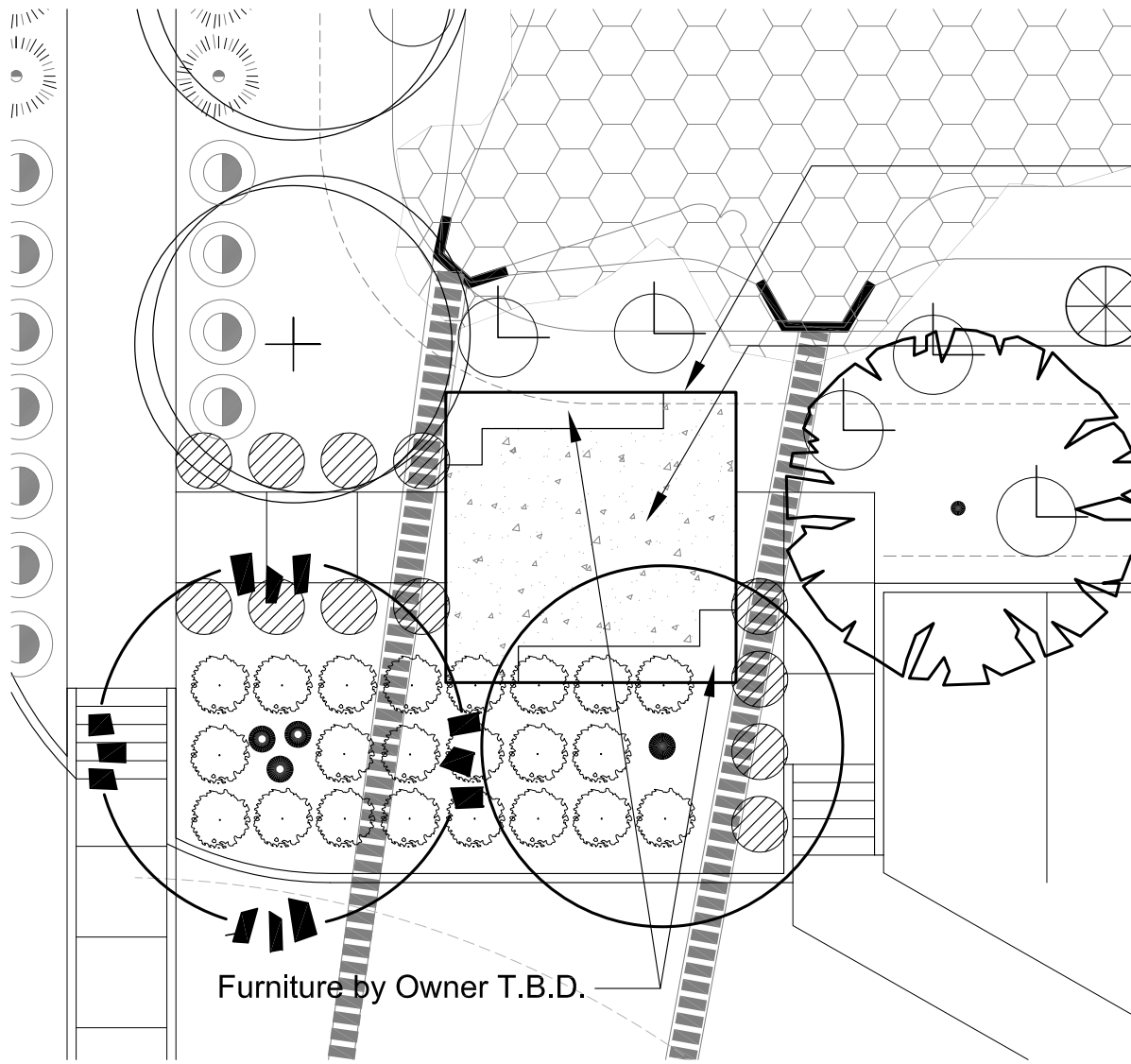
Mesa, Arizona

PRELIMINARY LANDSCAPE PLAN

0 25' 50' 100'

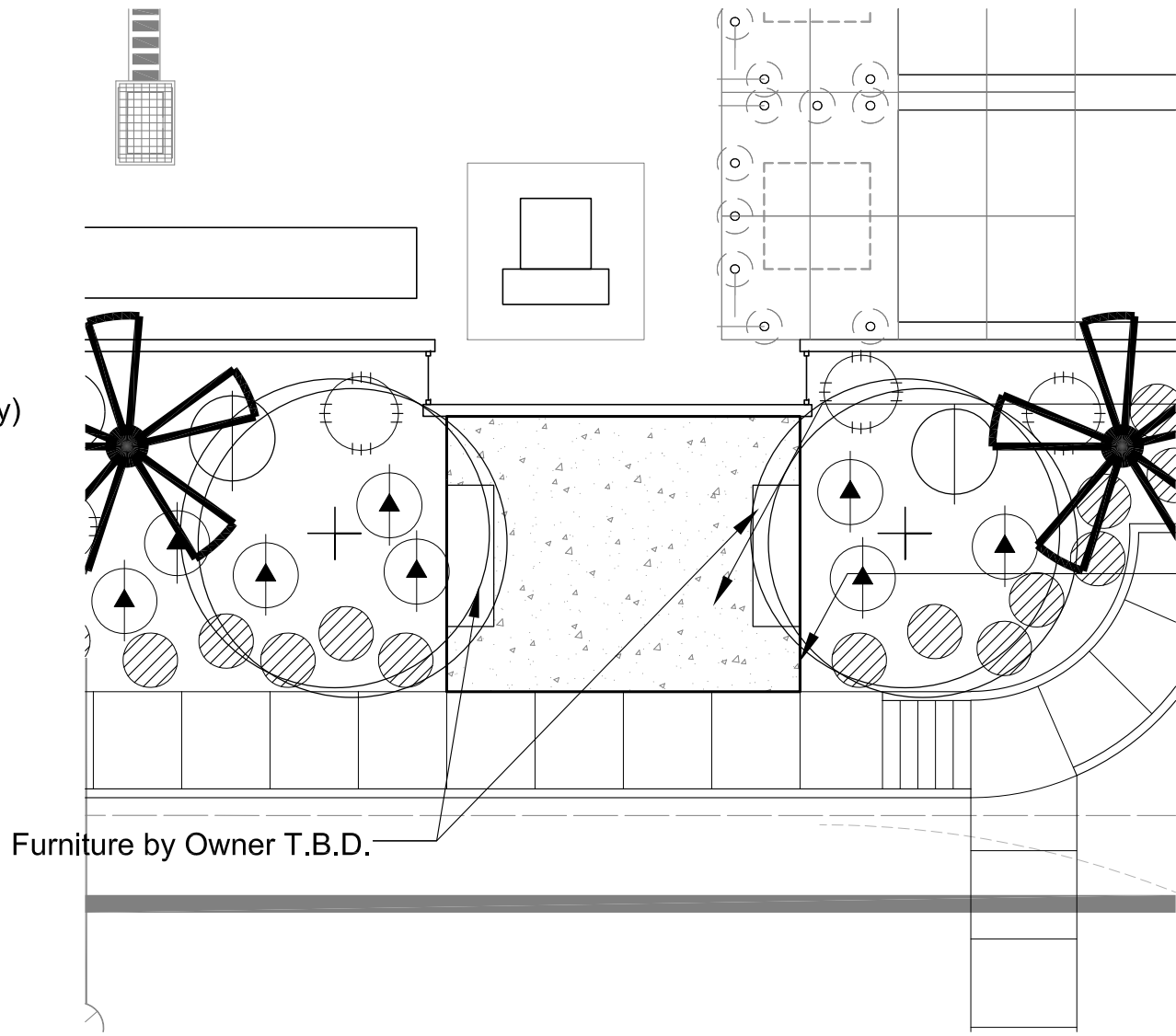
SCALE: 1" = 50'





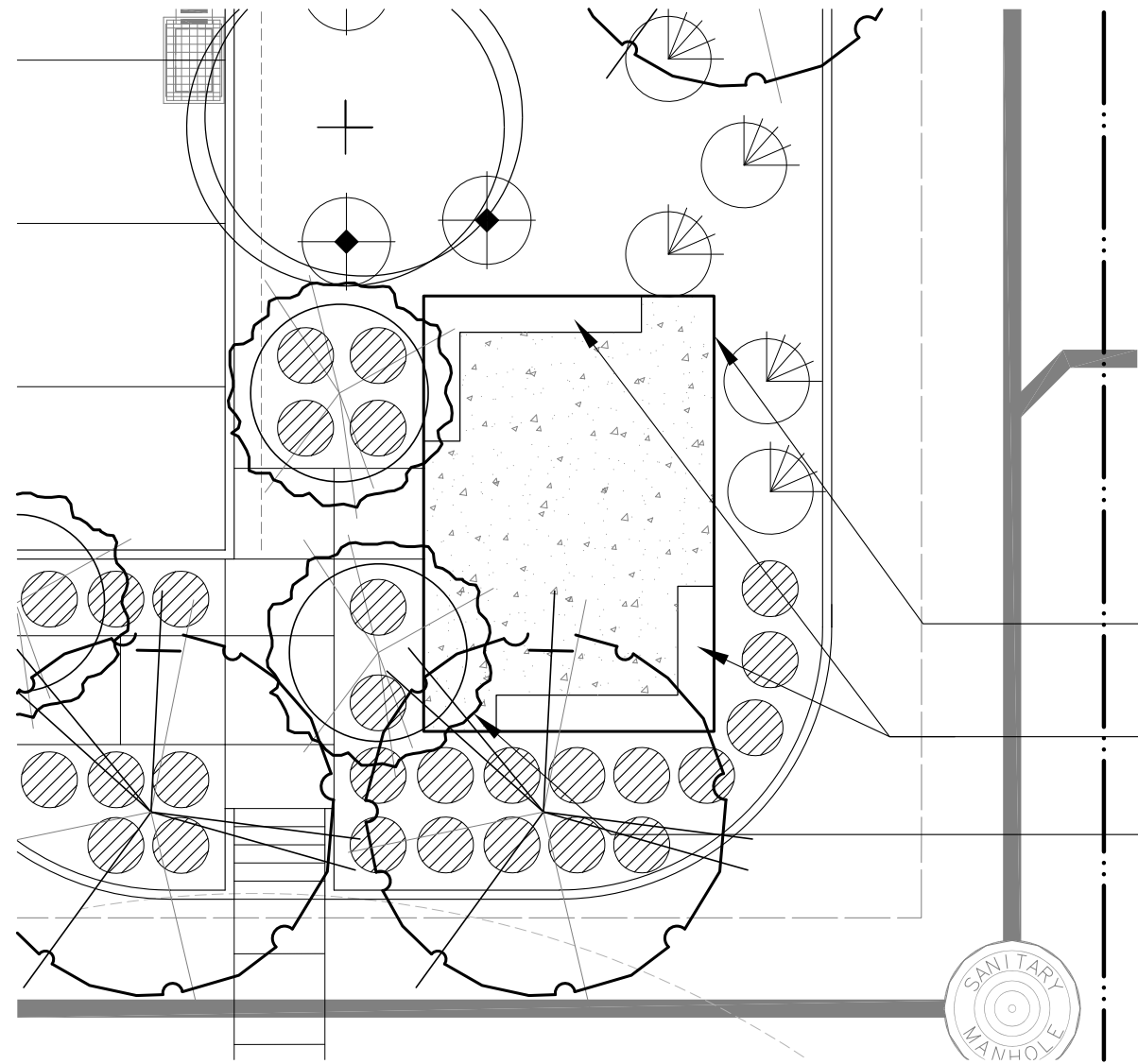
AMENITY NODE 1 AND 2

Scale: 1" = 10'-00"



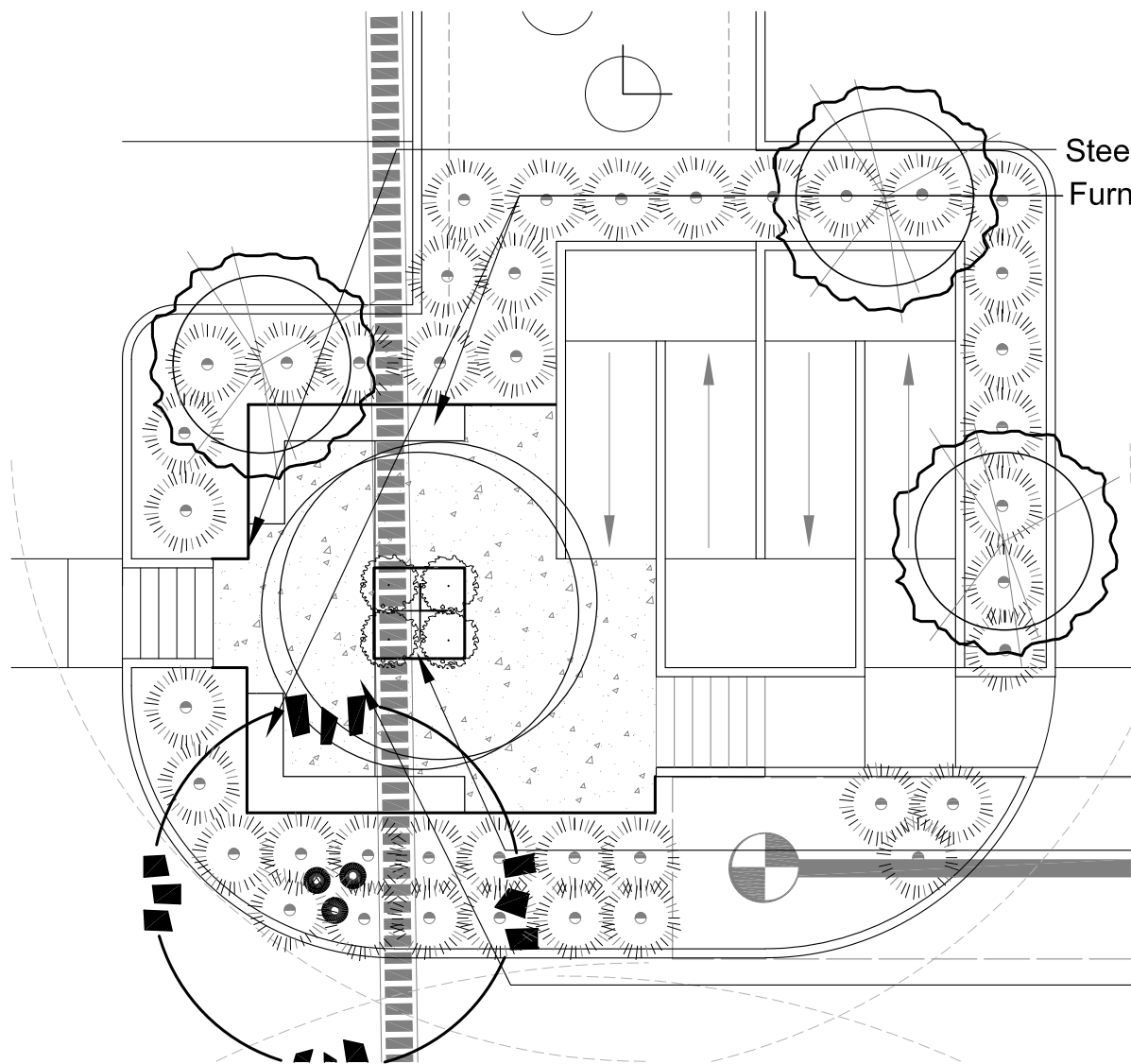
AMENITY NODE 3 AND 4

Scale: 1" = 10'-00"



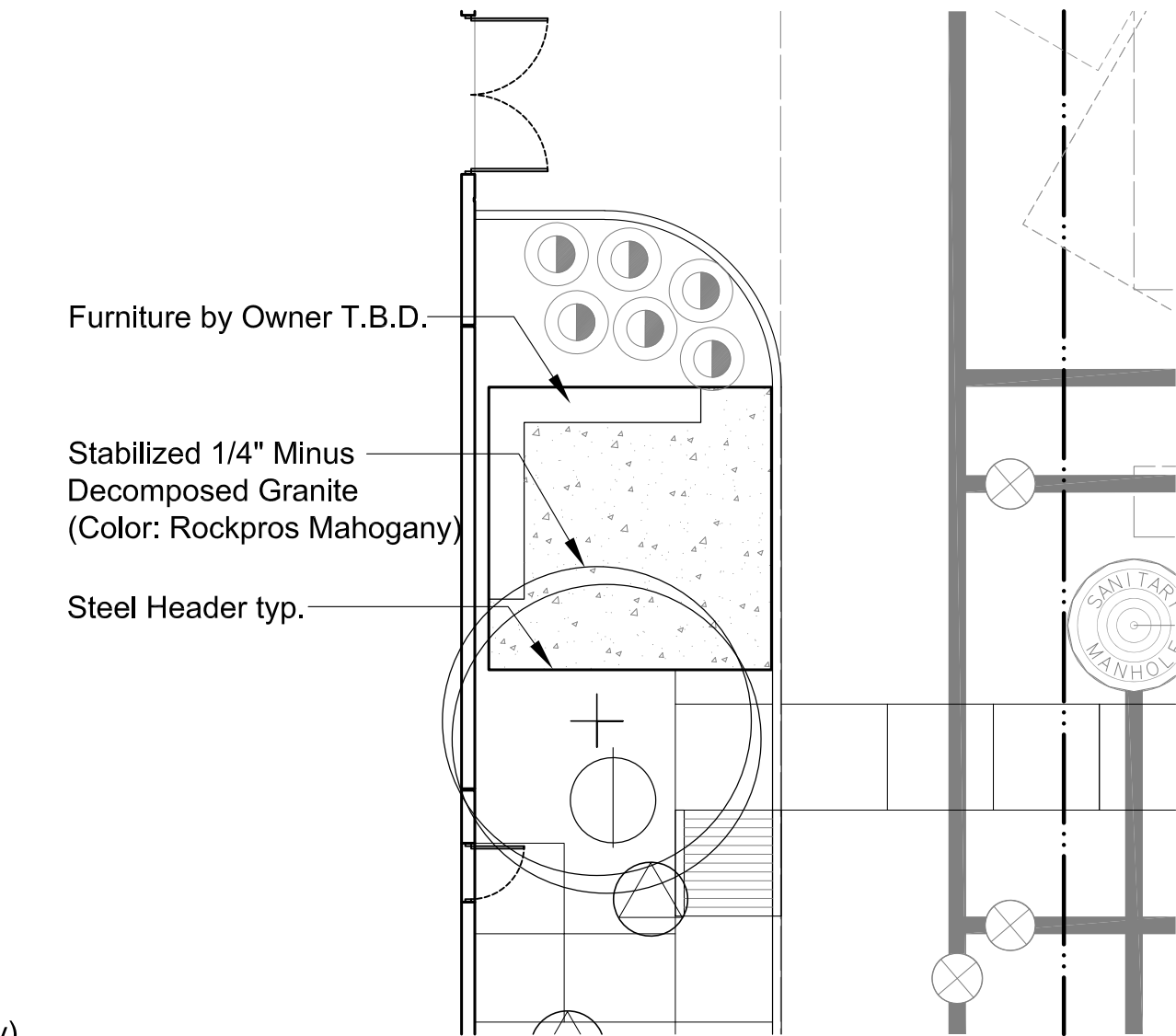
AMENITY NODE 5

Scale: 1" = 10'-00"



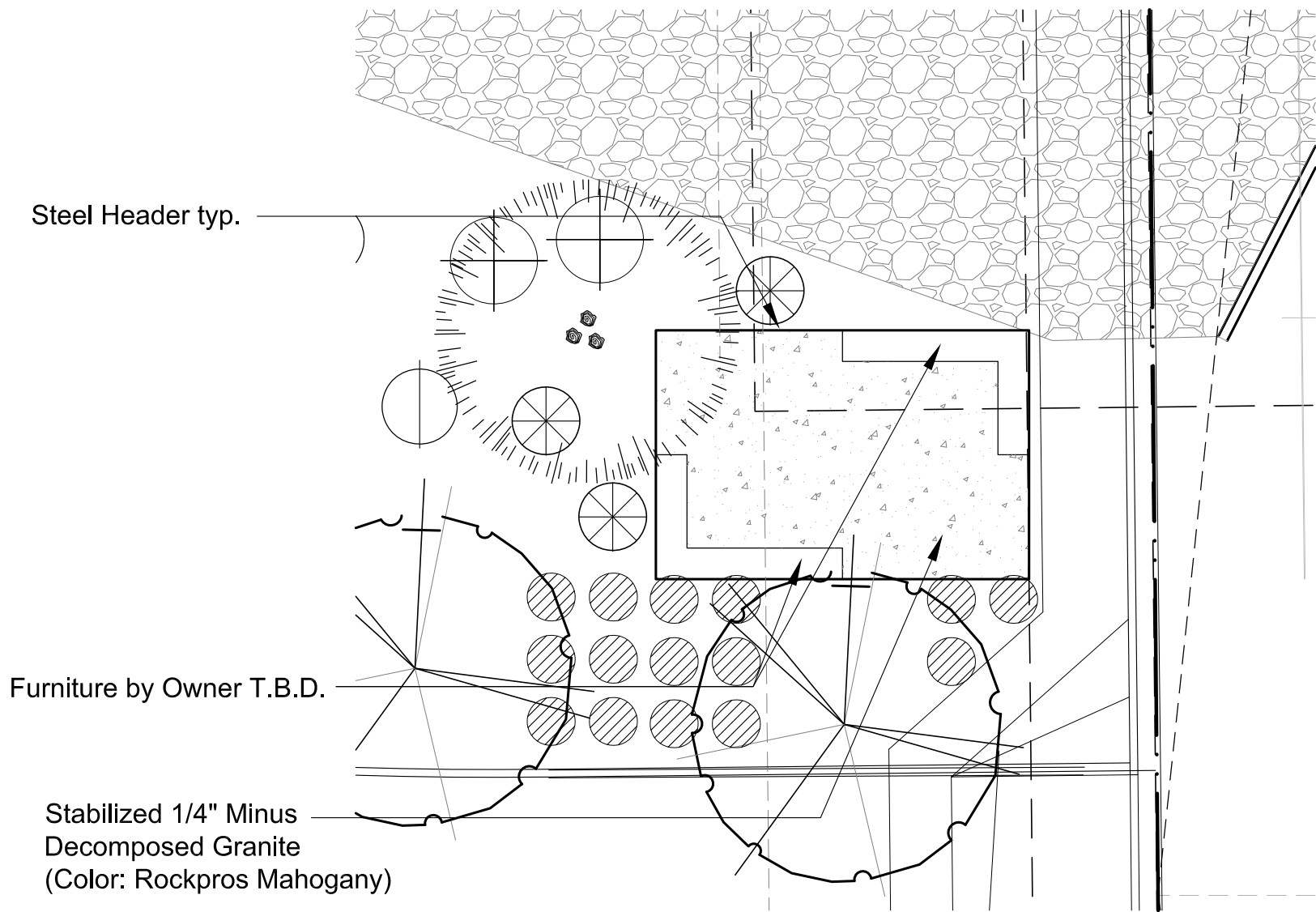
AMENITY NODE 6

Scale: 1" = 10'-00"



AMENITY NODE 7

Scale: 1" = 10'-00"



AMENITY NODE 8

Scale: 1" = 10'-00"

AMENITY NODE LEGEND

	3/4" Screened Decomposed Granite (Color: Rockpros Mahogany) 2" Minimum Thickness in Noted Areas
	Stabilized 1/4" Minus Decomposed Granite (Color: Rockpros Mahogany) 3" Minimum Thickness; 90% Compaction
	3/16" x 6" Steel Header Secure Every 48" with Metal Stake
	Amenity Node Furniture by Owner T.B.D.

AMENITY NODE CALCULATIONS:

AMENITY NODE 1	256 SF
AMENITY NODE 2	256 SF
AMENITY NODE 3	312 SF
AMENITY NODE 4	312 SF
AMENITY NODE 5	384 SF
AMENITY NODE 6	470 SF
AMENITY NODE 7	256 SF
AMENITY NODE 8	384 SF
TOTALS	
REQUIRED:	2,550 SF
PROVIDED:	2,630 SF

PROJECT DATA

Existing Zoning:	AG
APN#:	A PORTION OF 304-01-006Q
Net Site Area:	1,113,769 S.F. (25.57 AC.)
Building Area:	277,267 S.F.

PROJECT DATA - INDUSTRIAL

Net Site Area:	863,119 S.F. (19.81 AC.)
Building Area:	254,934 S.F.
Coverage :	29.5 %
Parking Required	
254,934 S.F. @ 25% = 63,734 S.F. / 375:	170 Spaces
254,934 S.F. @ 75% = 191,200 S.F. / 900:	213 Spaces
Total Parking Required :	383 Spaces
Total Parking Provided :	389 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	18 Spaces
Bike Parking Required (1/10 Spaces):	39 Spaces
Bike Parking Provided:	44 Spaces
Proposed Height :	VARIES 55'-0" MAX.

Foundation Base	
Building A:	
West Required (15' X 529'-6"):	7,943 S.F.
West Provided:	11,424 S.F.
North Required (5' X 151'-6"):	756 S.F.
North Provided:	1,817 S.F.
South Required (5' X 151'-6"):	756 S.F.
South Provided:	2,304 S.F.
Building B:	
East Required (15' X 529'-6"):	7,943 S.F.
East Provided:	11,424 S.F.
North Required (5' X 161'-6"):	808 S.F.
North Provided:	1,925 S.F.
South Required (5' X 161'-6"):	808 S.F.
South Provided:	2,472 S.F.

Building C:	
South Required (15' X 425'-6"):	6,383 S.F.
South Provided:	8,855 S.F.
West Required (10' X 211'-6"):	2,115 S.F.
West Provided:	2,124 S.F.
East Required (10' X 211'-6"):	2,115 S.F.
East Provided:	3,054 S.F.

PROJECT DATA - COMMERCIAL *

Net Site Area:	250,650 S.F. (5.76 AC.)
Building Area:	22,333 S.F.
Coverage :	8.9%
Parking Required:	
Restaurant (9,190 S.F. @ 1/100 S.F.) :	92 Spaces
Patios (3,600 S.F. @ 1/200 S.F.) :	18 Spaces
Retail (7,923 S.F. @ 1/375 S.F.) :	22 Spaces
Service Station (5,220 S.F. @ 1/375 S.F.) :	14 Spaces
Total Parking Required :	146 Spaces
Total Parking Provided :	163 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	10 Spaces
Bike Parking Required (1/10 Spaces):	16 Spaces
Bike Parking Provided:	16 Spaces
Proposed Height :	26 Feet

* COMMERCIAL PLAN REPRESENTATIVE ONLY - FINAL DESIGN AND PARKING LAYOUT WILL BE DETERMINED IN A FUTURE PHASE

VICINITY MAP



SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

Mesa, Arizona



Butler Design Group, Inc.
architects & planners