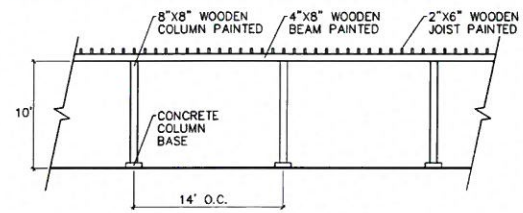


DRP15-04: Exhibit B



WOODEN TRELLIS DETAIL
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. SITE MONUMENT SIGNS TO BE SUBMITTED AND APPROVED THROUGH SEPARATE SIGN PERMIT.
2. GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER CITY OF MARICOPA ZONING CODE, SECTION 401.11.A.
3. BACKFLOW PREVENTERS SHALL BE PAINTED TO MATCH BUILDING COLORS.

EDISON POINTE NEC Edison Rd. & S.R. 347 MARICOPA, AZ

FOR
V P EDISON 15, LLC

PROJECT DATA

EXISTING ZONING CB-2 (GENERAL BUSINESS)	
ZONING DEVELOPMENT STANDARDS	
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	100 FT
MAXIMUM BUILDING HEIGHT	40 FT
FRONT BUILDING SETBACK	20 FT
INTERIOR SIDE BUILDING SETBACK	0 FT
STREET SIDE BUILDING SETBACK	20 FT
REAR BUILDING SETBACK	30 FT
SCREENING OF PARKING	YES
SITE AREA	642,511 SF = 14.75 AC
COVERAGE	±20.7%
LAND USE	COMMERCIAL
BUILDING AREA	
MAJORS	79,825 SF
MINI-MAJORS	31,125 SF
PADS	19,981 SF
TOTAL BUILDING AREA:	130,933 SF
PARKING DATA	
REQUIRED:	
SMALL SCALE RETAIL: MAJOR A	37 SP
11,000 SF @ 1/300 SF =	
SMALL SCALE RETAIL: MAJOR B	73 SP
22,000 SF @ 1/300 SF =	
LARGE SCALE RETAIL: MAJOR C	100 SP
25,000 SF @ 1/250 SF =	
LARGE SCALE FITNESS FACILITY: MAJOR D	44 SP
21,825 SF @ 1/500 SF =	
SMALL SCALE RETAIL: MINI-MAJOR A	33 SP
10,000 SF @ 1/300 SF =	
SMALL SCALE RETAIL: MINI-MAJOR B	13 SP
3,750 SF @ 1/300 SF =	
SMALL SCALE RETAIL: MINI-MAJOR C	16 SP
4,875 SF @ 1/300 SF =	
SMALL SCALE RETAIL: MINI-MAJOR D	42 SP
12,500 SF @ 1/300 SF =	
RESTAURANT - FULL SERVICE: PAD A	45 SP
75' x 6,000 SF @ 1/100 SF =	
RESTAURANT - LIMITED SERVICE: PAD B	60 SP
75' x 6,000 SF @ 1/75 SF =	
RESTAURANT - LIMITED SERVICE: PAD C	30 SP
75' x 2,981 SF @ 1/75 SF =	
AUTOMOTIVE: PAD D	24 SP
8 SERVICE BAYS @ 3 SP/1 BAY =	
±1,600 SF OFFICE/SALES @ 1/100 SF =	16 SP
TOTAL REQUIRED:	533 SP
TOTAL ALLOWABLE (110% OF REQ'D):	586 SP
PROVIDED:	672 SP
	(±5.1/1,000)
ACCESSIBLE SPACES REQUIRED:	
(501 TO 1,000 PROVIDED, 2% OF TOTAL) =	13 SP
ACCESSIBLE SPACES PROVIDED:	22 SP
ACCESSIBLE VAN SPACES REQUIRED:	
(1 PER 8 ACCESSIBLE SPACES) =	3 SP
ACCESSIBLE VAN SPACES PROVIDED:	3 SP
TOTAL REQUIRED BICYCLE PARKING:	
BICYCLE PARKING PROVIDED:	35 SP
PARKING AREA:	±218,970 SF
RETENTION AREA:	±27,243 SF
LANDSCAPE AREA:	±111,846 SF

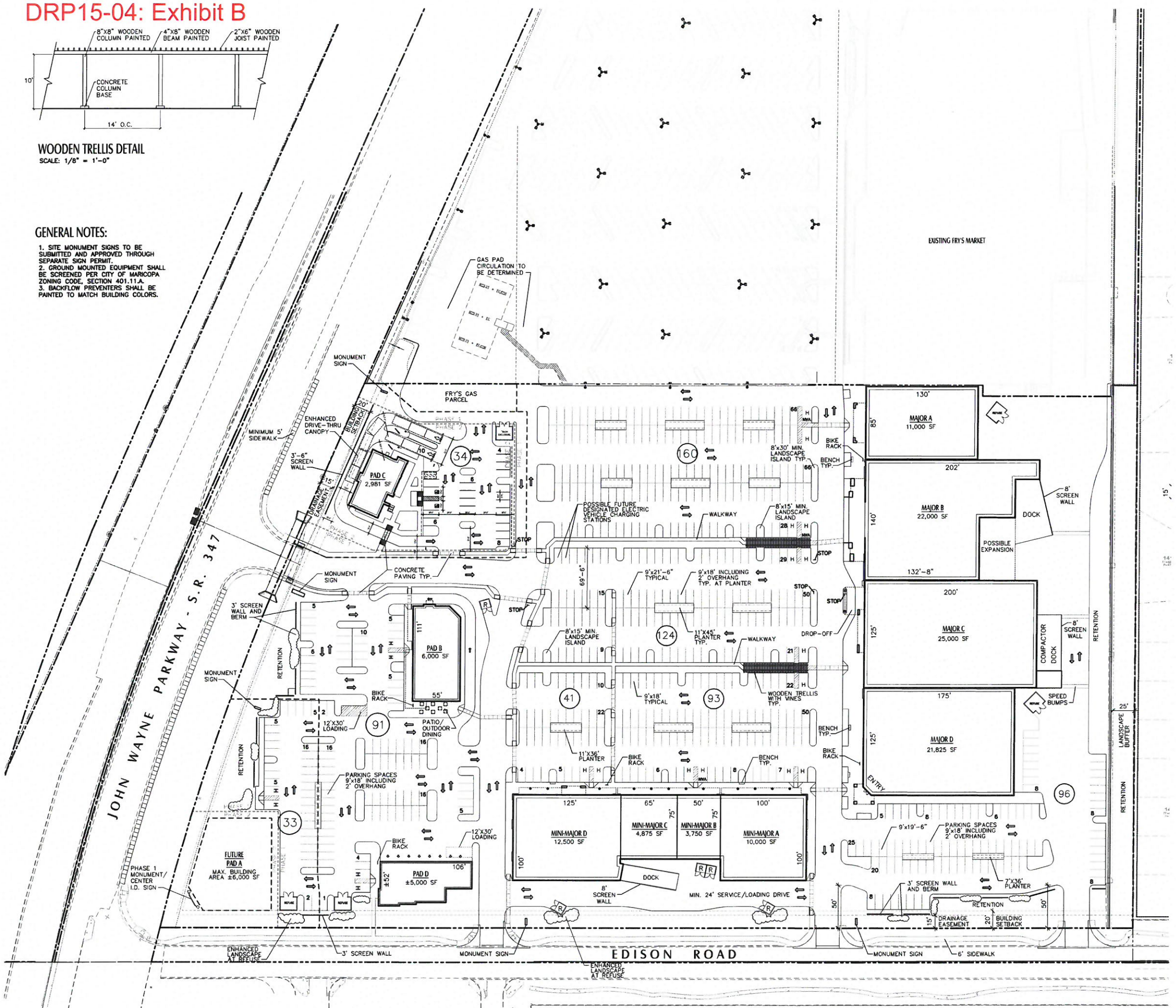
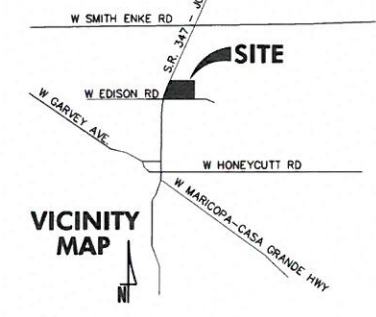
CITY OF MARICOPA
DEVELOPMENT SERVICES DEPARTMENT

APPROVED APPROVED AS NOTED

BY: PTZ COMMISSION DATE: 11/14/15

conceptual site plan

- 3 JUNE 2015
- REVISED 23 JUNE 2015
- REVISED 6 AUGUST 2015
- REVISED 8 SEPTEMBER 2015
- REVISED 9 NOVEMBER 2015
- REVISED 7 DECEMBER 2015
- REVISED 8 DECEMBER 2015
- 201244



EDISON POINTE
 NEC Edison Rd. & S.R. 347
 MARICOPA, AZ
 FOR
 V P EDISON 15, LLC

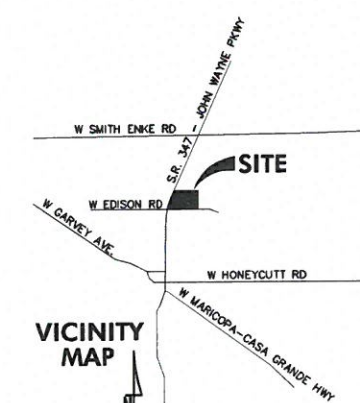
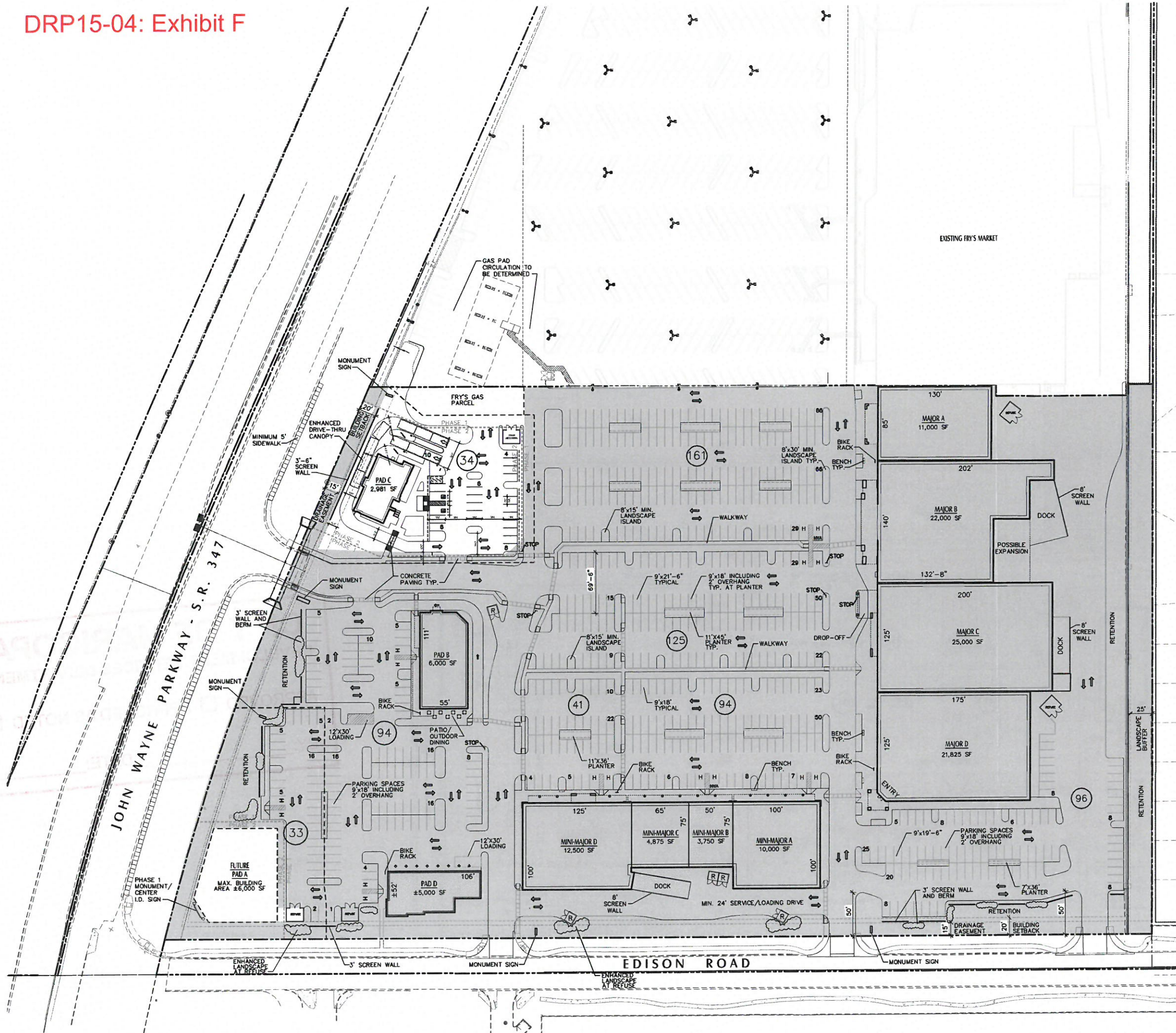
Phase 1

DEVELOPMENT OF THE PROJECT WILL BE IN TWO PHASES. PHASE 1 WILL INCLUDE THE MAJOR BUILDINGS, MINI-MAJOR BUILDINGS AND PAD B AND PAD D BUILDINGS. SITE WORK WILL INCLUDE ALL LANDSCAPE AND PARKING LOT AREAS EXCEPT PAD C.

CITY OF MARICOPA
 DEVELOPMENT SERVICES DEPARTMENT

APPROVED APPROVED AS NOTED

BY: P+Z COMMISSION DATE: 12/14/15



conceptual phasing site plan
 3 JUNE 2015
 REVISED 23 JUNE 2015
 REVISED 6 AUGUST 2015
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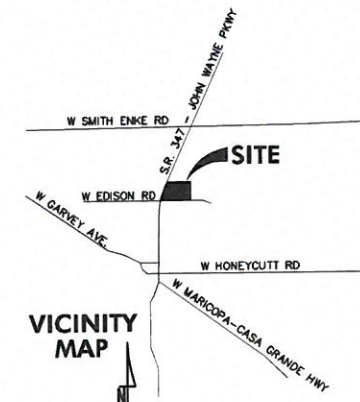
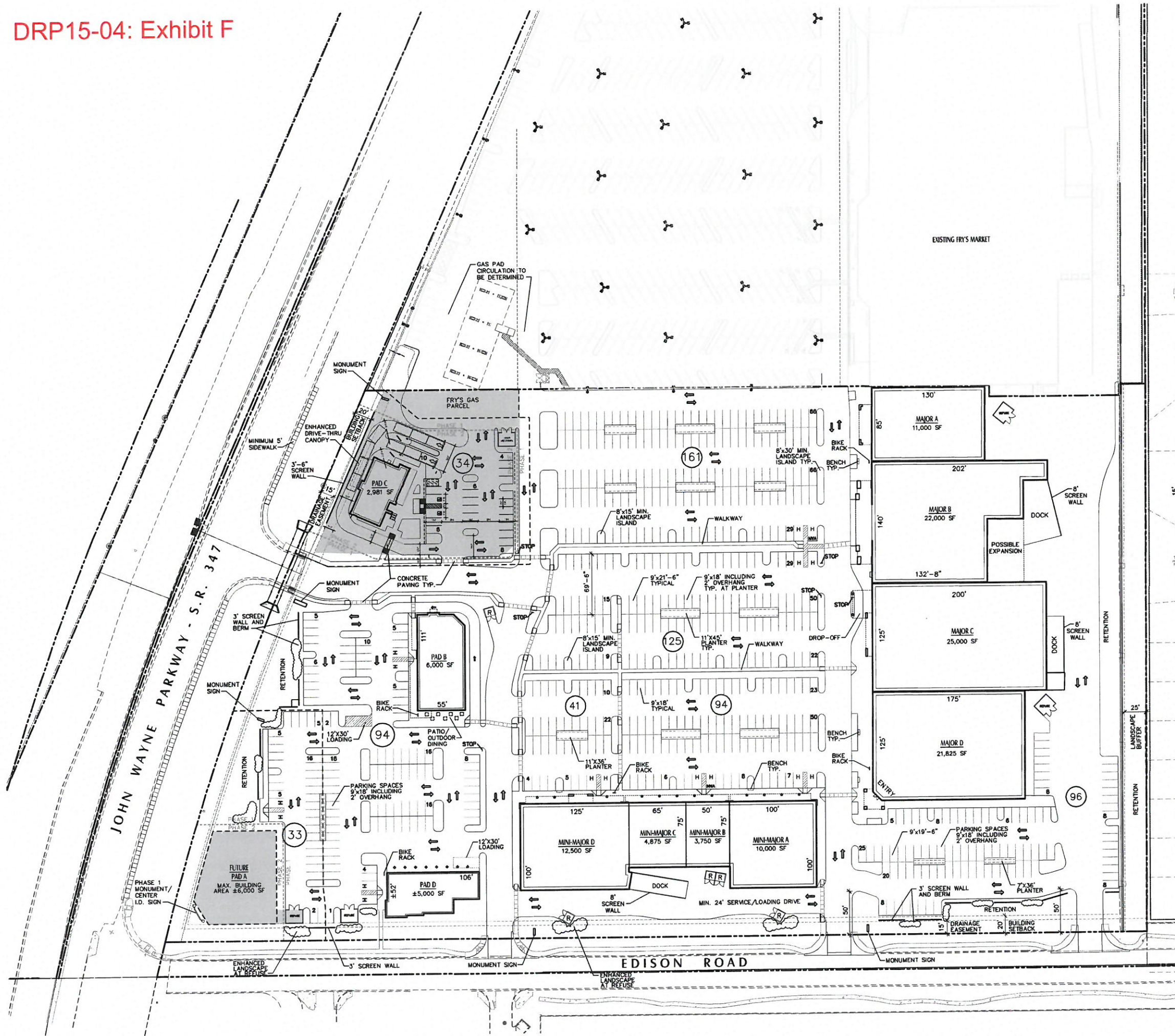


EDISON POINTE
NEC Edison Rd. & S.R. 347
MARICOPA, AZ
FOR
VP EDISON 15, LLC

Phase 2

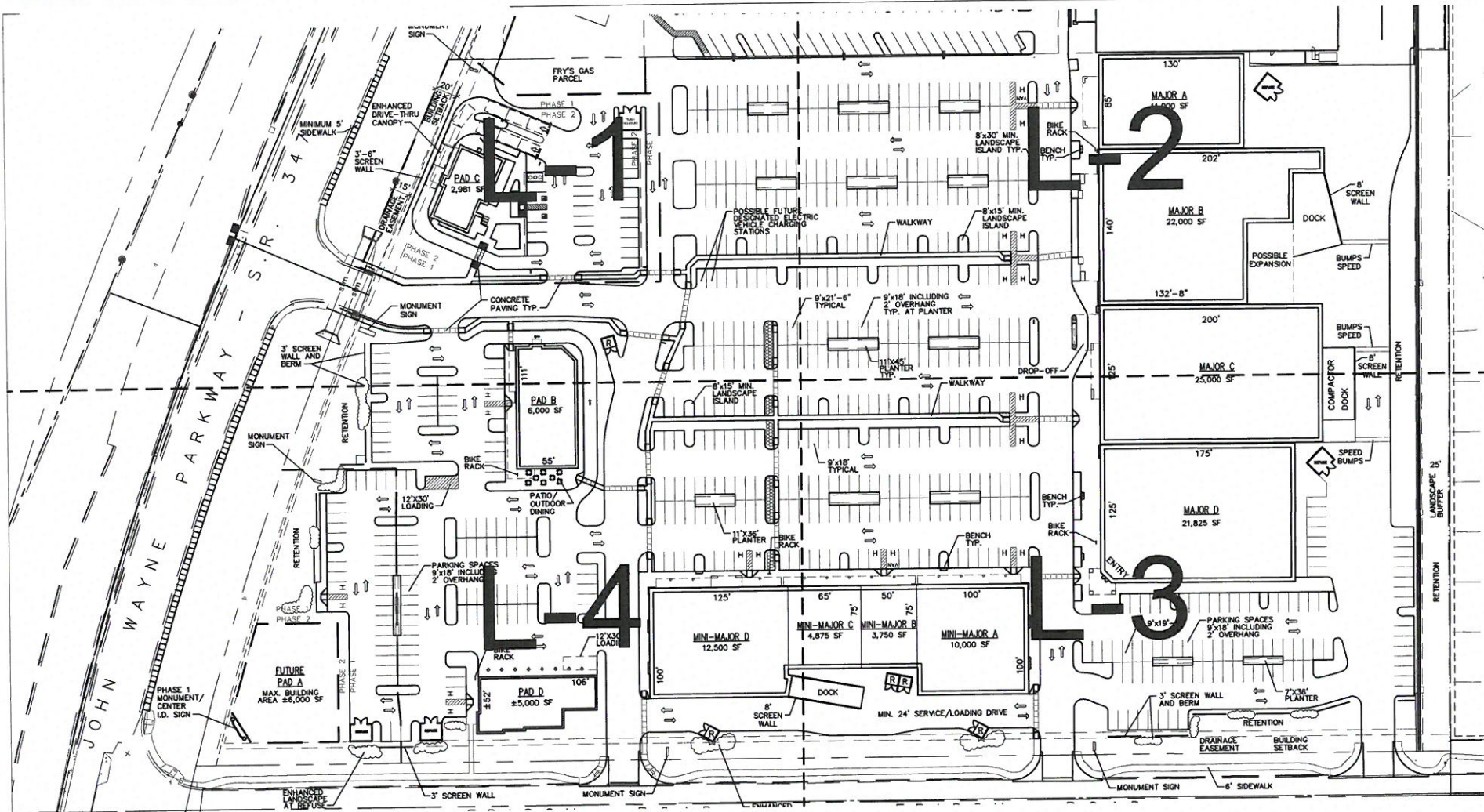
DEVELOPMENT OF THE PROJECT WILL BE IN TWO PHASES. PHASE 2 WILL BE THE PAD A AND C BUILDINGS MAKING THEIR OWN DEVELOPMENT REVIEW AND/OR DESIGN REVIEW SUBMITTALS FOR CITY OF MARICOPA APPROVAL.

CITY OF MARICOPA
DEVELOPMENT SERVICES DEPARTMENT
APPROVED APPROVED AS NOTED
BY: PLANNING COMMISSION DATE: 12/14/15



conceptual
phasing site plan
3 JUNE 2015
REVISED 23 JUNE 2015
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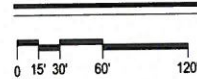
CONCEPTUAL PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
EXISTING TREE (TO REMAIN)	N/A
PARKINSONIA DESERT MUSEUM DESERT MUSEUM PALO VERDE	24" BOX / LOW BREAKING/ MATCHED/ 70 QTY
PARKINSONIA FLORIDA BLUE PALO VERDE	24" BOX/ LOW BREAKING MATCHED/ 20 QTY
ACACIA SALICINA WEEPING ACACIA	24" BOX/ LOW BREAKING MATCHED/ 44 QTY
PROSOPIS X 'AZT HYBRID' AZT HYBRID MESQUITE	24" BOX/ LOW BREAKING MATCHED/ 52 QTY
ACACIA FARNESIANA SWEET ACACIA	24" BOX/ LOW BREAKING MATCHED/ 33 QTY
ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX/ LOW BREAKING MATCHED/ 32 QTY
PISTACIA LENTISCUS MASTIC TREE	24" BOX/ LOW BREAKING MATCHED/ 2 QTY
SHRUBS	
RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL/ 164 QTY
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL/ 178 QTY
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL/ 475 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL/ 173 QTY
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL/ 122 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL/ 199 QTY
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL/ 23 QTY
DASYLIRION WHEELERI DESERT SPOON	5 GAL/ 50 QTY
LEUCOPHYLLUM 'LYNN'S LEGACY' LYNN'S LEGACY SAGE	5 GAL/ 190 QTY
TECOMA X 'GOLD STAR' GOLD STAR TECOMA	15 GAL/ 22 QTY
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL/ 12 QTY
MACFADYENA UNGUIS-CATI CATS CLAW VINE	1 GAL STAKED/ 14 QTY
GROUNDCOVER	
A LANTANA 'NEW GOLD' YELLOW LANTANA	1 GAL, 3" O.C./ 294 QTY
B ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 3" O.C./ 282 QTY
C ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 4" O.C./ 300 QTY
RUPELLIA 'KATIE' DWARF RUPELLIA	1 GAL, 2.5" O.C./ 151 QTY
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GAL/ 259 QTY
DG DECOMPOSED GRANITE COLOR TO MATCH EXISTING	3/8" MINUS/ 2" DEPTH TYP.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, SIZE AND COLOR TO MATCH EXISTING, 2" THICK, TYP. GRANITE EXPRESS OR EQUAL, APPLIED OVER PRE-EMERGET, PRE MFG. SPECS. 2 APPLICATIONS MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL HE/ SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/ QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/ OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/ PIPES/ UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- ALL MATERIAL TO BE GUARANTEED PER WARRANTY.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ALL HEADER TO BE CONCRETE, 'CREATIVE CURB' OR EQUAL.
- THE PLANT LIST REFERS TO ONE PLANT PER SYMBOL. OPTIONAL PLANT SPECIES ARE PROVIDED ONLY IN THE EVENT THAT THE MAIN PLANT IS UNAVAILABLE OR INFERIOR. THE CONTRACTOR 'MUST' CONTACT THE LANDSCAPE ARCHITECT IN THE EVENT THAT THE MAIN PLANT IS UNAVAILABLE OR INFERIOR, AND AN OPTIONAL PLANT IS REQUIRED. THE OPTION MAY 'ONLY' BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION/ DELIVERY TO SITE.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

SHEET INDEX



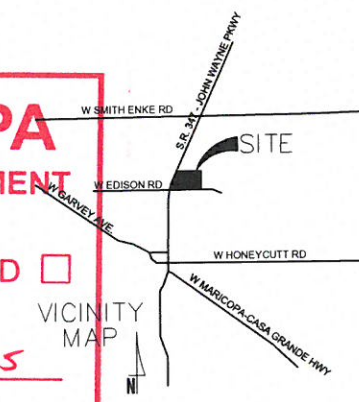
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CITY OF MARICOPA
DEVELOPMENT SERVICES DEPARTMENT

APPROVED APPROVED AS NOTED

BY: PAZ COMMISSION DATE: 12/14/15

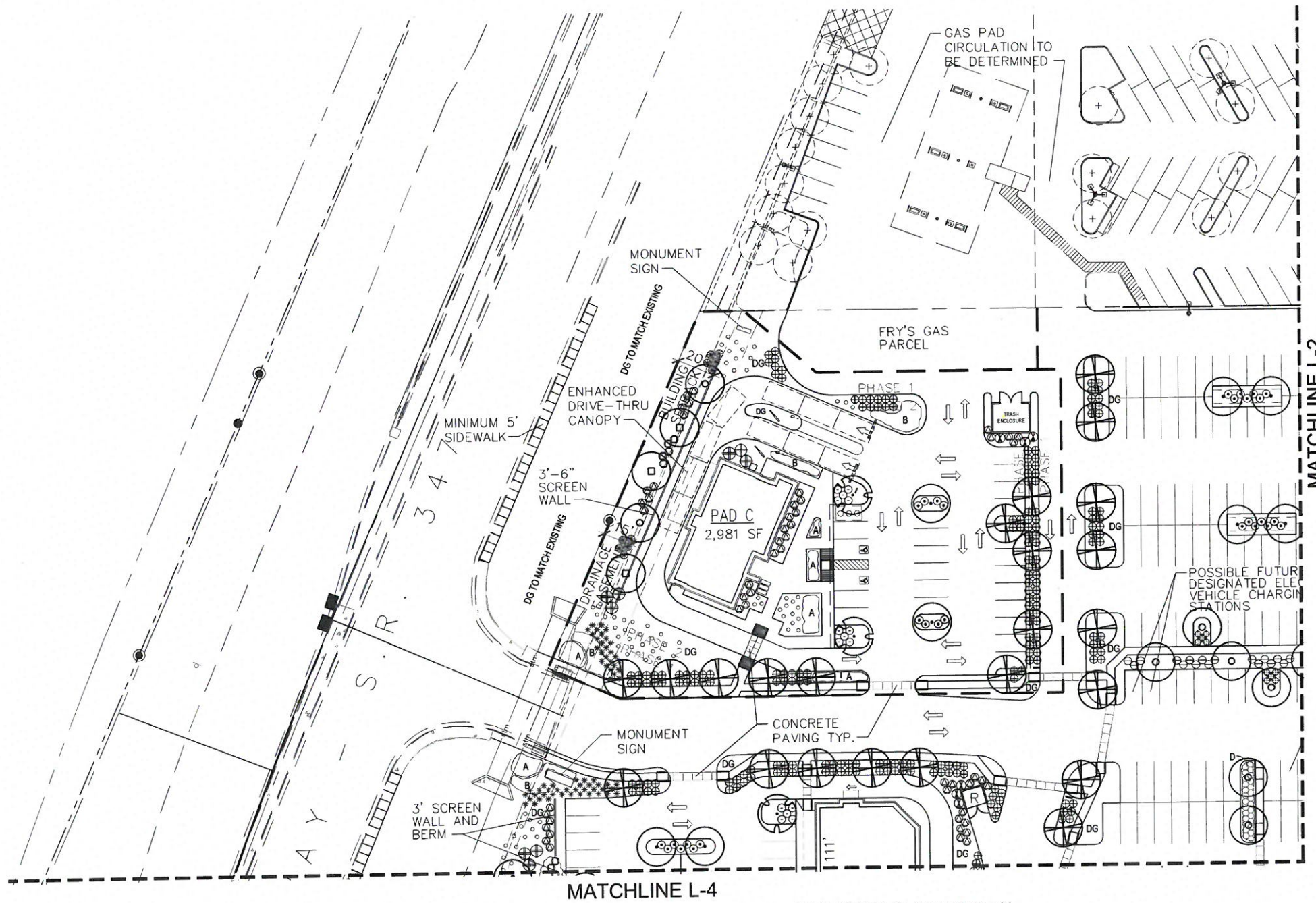


EDISON POINTE
NEC EDISON RD. AND S.R. 347
MARICOPA, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE PLANNING
4826 N. 41st STREET PHOENIX, AZ 85018
602 . 812 . 8881 (ext. 101)
602 . 812 . 8883 (ext. 102)



revisions:	
date:	09.09.15
contents:	COVER SHEET
sheet no.	L-0



CONCEPTUAL PLANTING PLAN



SCALE 1"=30'-0" Ref. North

CONCEPTUAL PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
(+)	EXISTING TREE (TO REMAIN) N/A
(⊕)	PARKINSONIA DESERT MUSEUM / DESERT MUSEUM PALO VERDE 24" BOX / LOW BREAKING / MATCHED / 70 QTY
(⊙)	PARKINSONIA FLORIDA / BLUE PALO VERDE 24" BOX / LOW BREAKING / MATCHED / 20 QTY
(○)	ACACIA SALICINA / WEEPING ACACIA 24" BOX / LOW BREAKING / MATCHED / 44 QTY
(○)	PROSOPIS X 'AZT HYBRID' / AZT HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 52 QTY
(□)	ACACIA FARNESIANA / SWEET ACACIA 24" BOX / LOW BREAKING / MATCHED / 33 QTY
(⊕)	ACACIA STENOPHYLLA / SHOESTRING ACACIA 24" BOX / LOW BREAKING / MATCHED / 32 QTY
(⊙)	PISTACIA LENTISCUS / MASTIC TREE 24" BOX / LOW BREAKING / MATCHED / 2 QTY
SHRUBS	
(⊕)	RUPELLIA PENINSULARIS / BAJA RUPELLIA 5 GAL / 164 QTY
(⊙)	LEUCOPHYLLUM LANGMANIAE / RIO BRAVO SAGE 5 GAL / 178 QTY
(⊕)	LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE 5 GAL / 475 QTY
(⊙)	LEUCOPHYLLUM ZYGOPHYLLUM / CIMARRON SAGE 5 GAL / 173 QTY
(⊕)	SIMMONDSIA CHINENSIS 'VISTA' / COMPACT JOJOBA 5 GAL / 122 QTY
(*)	HESPERALOE PARVIFLORA / RED YUCCA 5 GAL / 199 QTY
(○)	HESPERALOE FUNIFERA / GIANT HESPERALOE 5 GAL / 23 QTY
(⊕)	DASYLIRON WHEELERI / DESERT SPOON 5 GAL / 50 QTY
(⊙)	LEUCOPHYLLUM 'LYNN'S LEGACY' / LYNN'S LEGACY SAGE 5 GAL / 190 QTY
(X)	TECOMA X 'GOLD STAR' / GOLD STAR TECOMA 15 GAL / 22 QTY
(⊕)	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE 5 GAL / 12 QTY
(Y)	MACFADYENA UNGUIS-CATI / CATS CLAW VINE 1 GAL STAKED / 14 QTY
GROUND COVER	
(A)	LANTANA 'NEW GOLD' / YELLOW LANTANA 1 GAL, 3" O.C. / 294 QTY
(B)	ROSMARINUS 'HUNTINGTON CARPET' / TRAILING ROSEMARY 1 GAL, 3" O.C. / 282 QTY
(C)	ACACIA REDOLENS 'DESERT CARPET' / TRAILING ACACIA 1 GAL, 4" O.C. / 300 QTY
(⊕)	RUPELLIA 'KATIE' / DWARF RUPELLIA 1 GAL, 2.5" O.C. / 151 QTY
(⊙)	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH 1 GAL / 259 QTY
(DG)	DECOMPOSED GRANITE / COLOR TO MATCH EXISTING 3/8" MINUS / 2" DEPTH TYP.

CITY OF MARICOPA
 DEVELOPMENT SERVICES DEPARTMENT

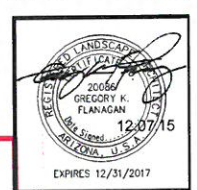
APPROVED APPROVED AS NOTED

BY: PAZ COMMISSION DATE: 12/14/15



EDISON POINTE
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 MARICOPA, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE PLANNING
 4826 N. 44TH STREET PHOENIX, AZ 85018
 602.812.8881 FAX 602.812.8883



EXPIRES 12/31/2017

revisions:

date: 09.08.15

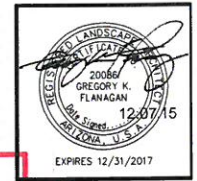
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sheet no. **L-1**

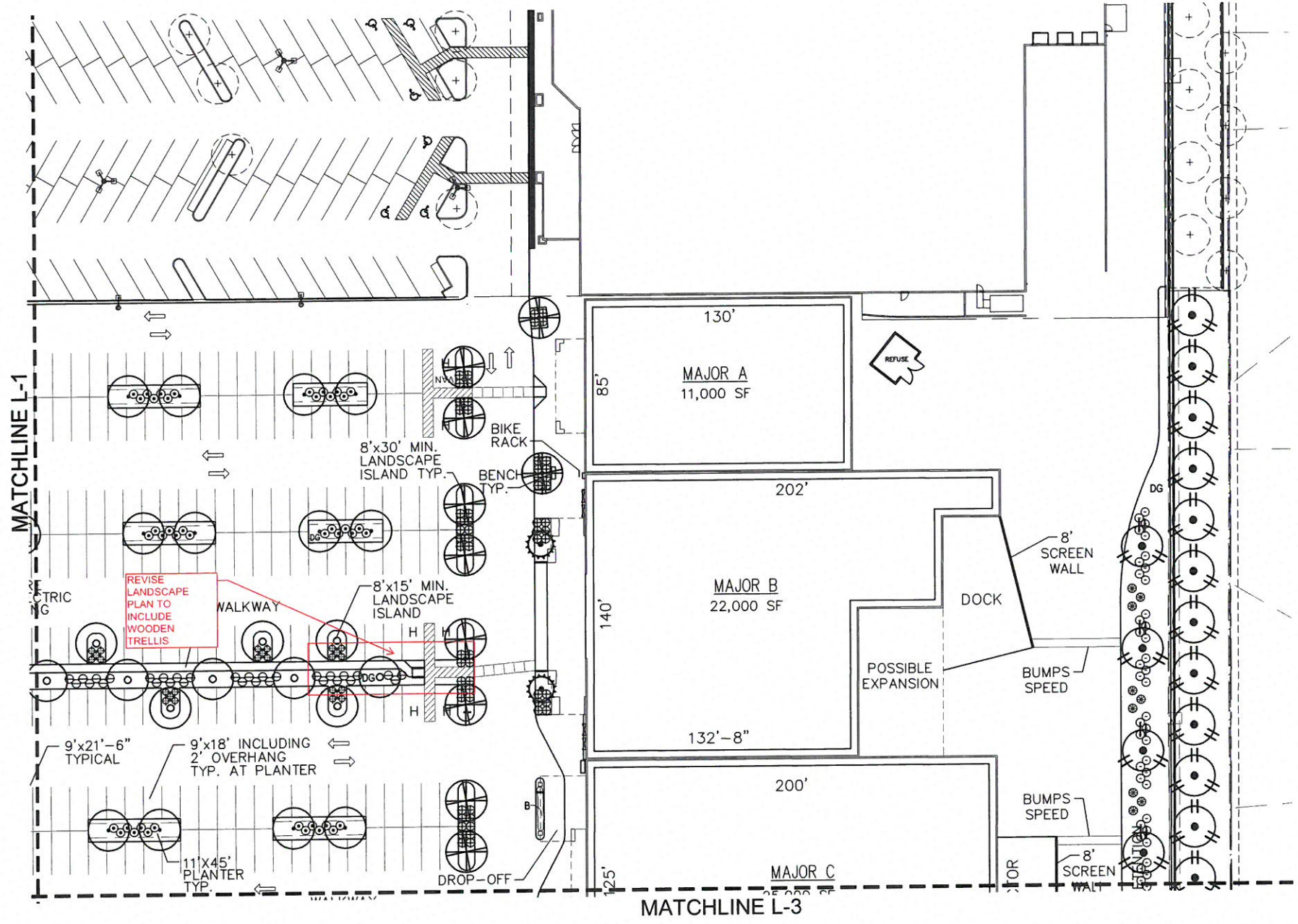


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 4828 N. 44th STREET PHOENIX, AZ 85018
 602.912.9881
 602.912.9883



revisions:
date: 09.08.15
contents: PLANTING PLAN
sheet no. L-2



CONCEPTUAL PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
(+)	EXISTING TREE (TO REMAIN) N/A
(⊕)	PARKINSONIA DESERT MUSEUM / DESERT MUSEUM PALO VERDE 24" BOX / LOW BREAKING / MATCHED / 70 QTY
(⊙)	PARKINSONIA FLORIDA / BLUE PALO VERDE 24" BOX / LOW BREAKING / MATCHED / 20 QTY
(○)	ACACIA SALICINA / WHEEPING ACACIA 24" BOX / LOW BREAKING / MATCHED / 44 QTY
(⊖)	PROSOPIS X 'AZT HYBRID' / AZT HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 52 QTY
(⊠)	ACACIA FARNESIANA / SWEET ACACIA 24" BOX / LOW BREAKING / MATCHED / 33 QTY
(⊕)	ACACIA STENOPHYLLA / SHOESTRING ACACIA 24" BOX / LOW BREAKING / MATCHED / 32 QTY
(⊙)	PISTACIA LENTISCUS / MASTIC TREE 24" BOX / LOW BREAKING / MATCHED / 2 QTY
SHRUBS	
(⊕)	RUELLIA PENINSULARIS / BAJA RUELLIA 5 GAL / 164 QTY
(⊙)	LEUCOPHYLLUM LANGMANIAE / RIO BRAVO SAGE 5 GAL / 178 QTY
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(B)	ROSMARINUS 'HUNTINGTON CARPET' / TRAILING ROSEMARY 1 GAL, 3" O.C. / 282 QTY
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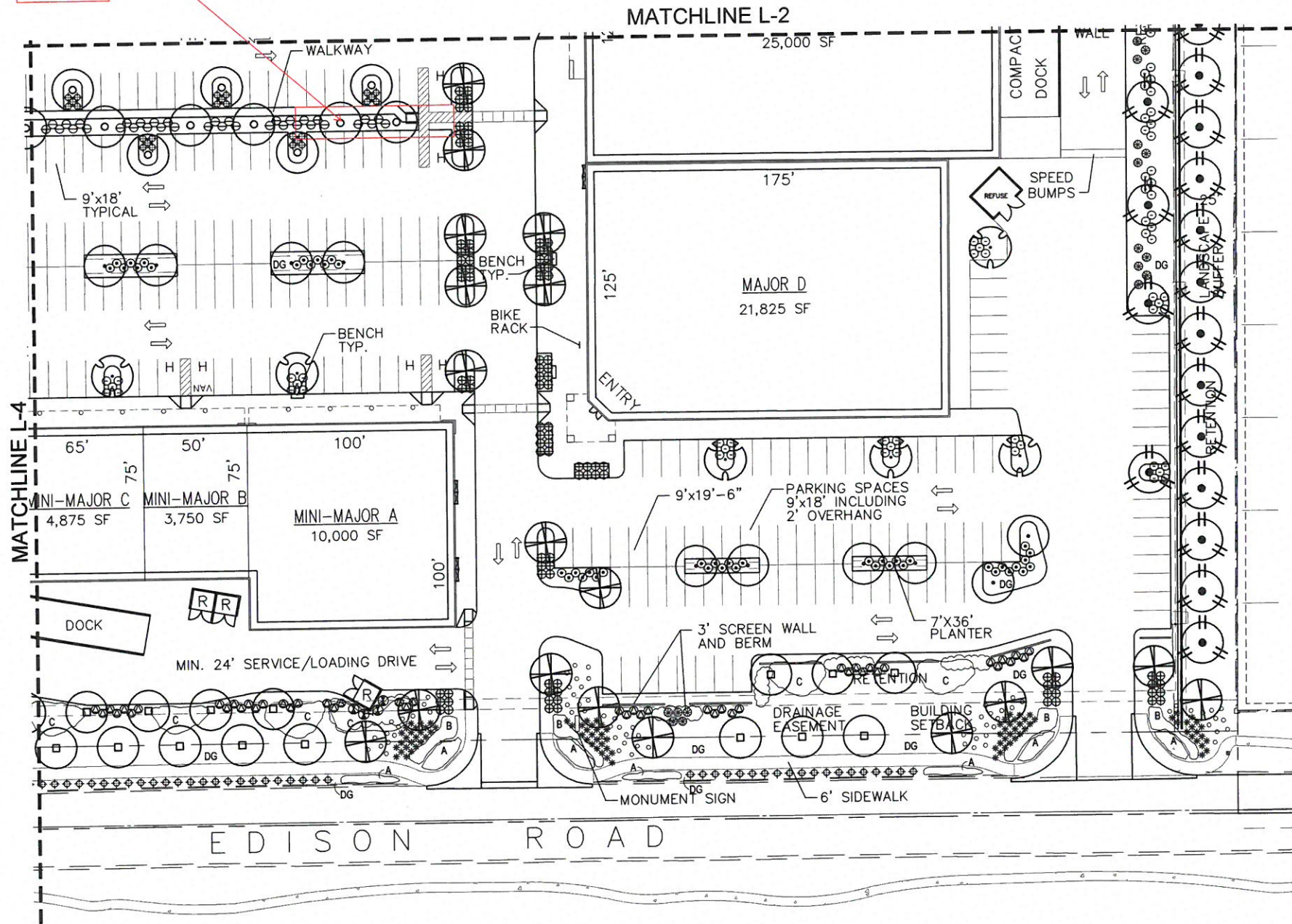
CONCEPTUAL PLANTING PLAN
 SCALE: 1"=30'-0"
 0 15' 30' 60'
 Ref. North

CITY OF MARICOPA
 DEVELOPMENT SERVICES DEPARTMENT

APPROVED APPROVED AS NOTED

BY: P&Z COMMISSION DATE: 12/14/15

REVISE LANDSCAPE PLAN TO INCLUDE WOODEN TRELLIS



CONCEPTUAL PLANTING PLAN



CONCEPTUAL PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
(+)	EXISTING TREE (TO REMAIN) N/A
(⊕)	PARKINSONIA DESERT MUSEUM DESERT MUSEUM PALO VERDE 24" BOX / LOW BREAKING/ MATCHED/ 70 QTY
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(DG)	DECOMPOSED GRANITE COLOR TO MATCH EXISTING 3/8" MINUS/ 2" DEPTH TYP.



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 602.812.8881
 602.812.8883

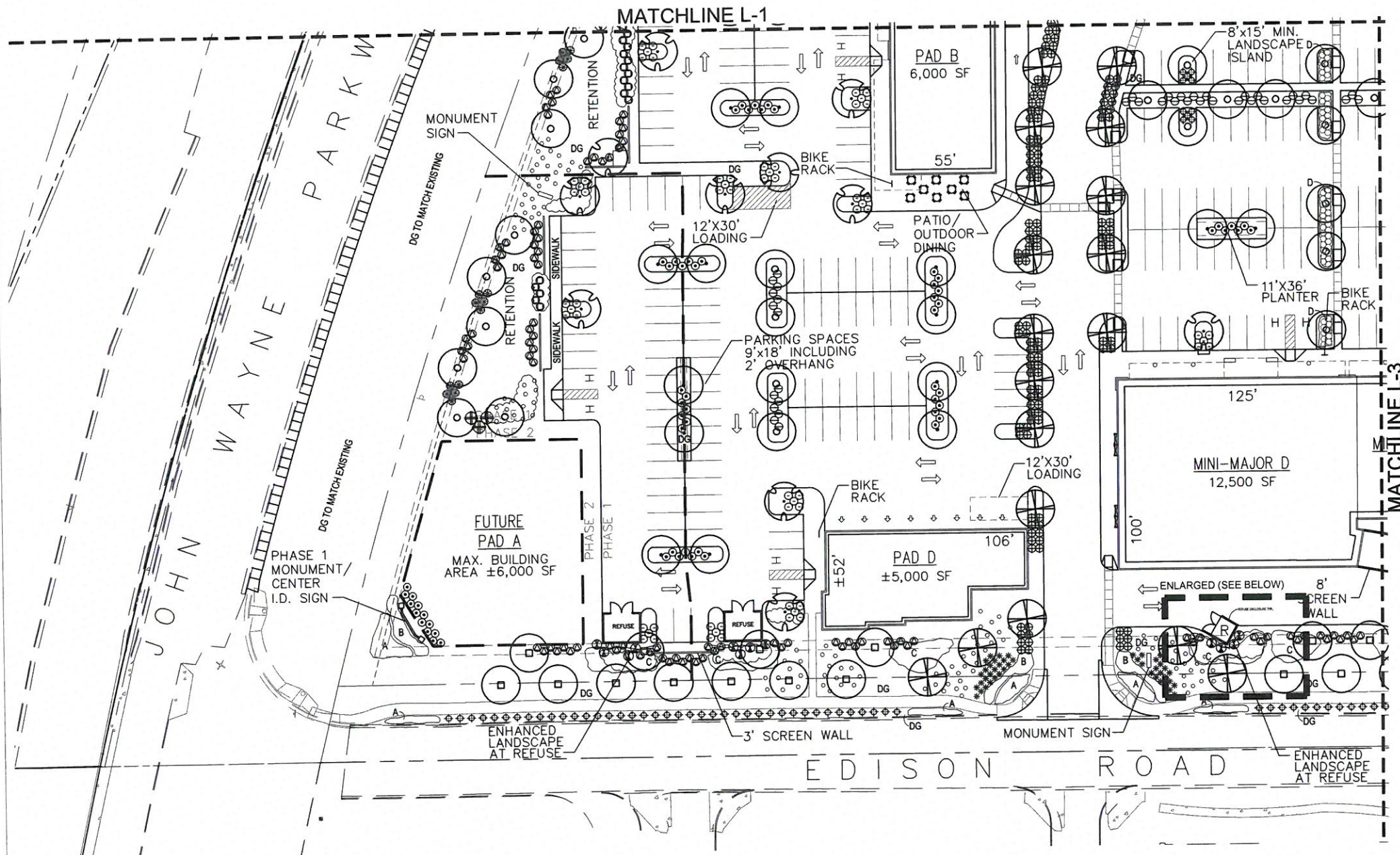


CITY OF MARICOPA
 DEVELOPMENT SERVICES DEPARTMENT

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BY: PAZ COMMISSION DATE: 12/14/15

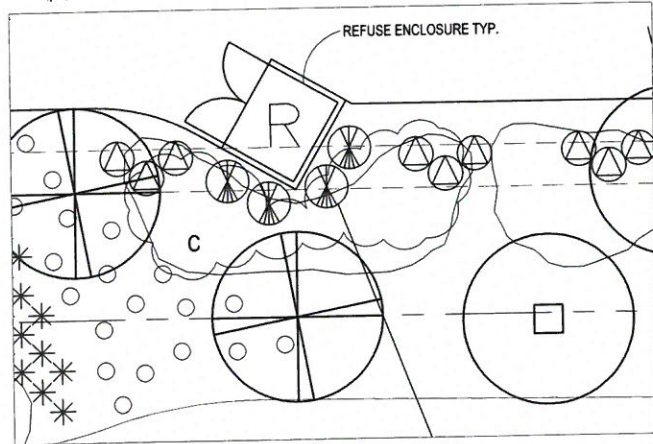
revisions:
date: 09.08.15
contents: PLANTING PLAN
sheet no. L-3



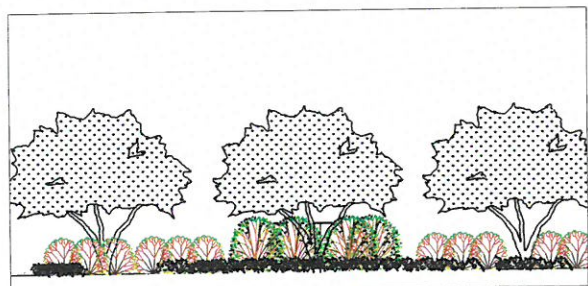
CONCEPTUAL PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
EXISTING TREE (TO REMAIN)	N/A
PARKINSONIA DESERT MUSEUM DESERT MUSEUM PALO VERDE	24" BOX / LOW BREAKING / MATCHED/ 70 QTY
PARKINSONIA FLORIDA BLUE PALO VERDE	24" BOX / LOW BREAKING / MATCHED/ 20 QTY
ACACIA SALICINA WHEEPING ACACIA	24" BOX / LOW BREAKING / MATCHED/ 44 QTY
PROSOPIS X AZT HYBRID AZT HYBRID MESQUITE	24" BOX / LOW BREAKING / MATCHED/ 52 QTY
ACACIA FARNESIANA SWEET ACACIA	24" BOX / LOW BREAKING / MATCHED/ 33 QTY
ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX / LOW BREAKING / MATCHED/ 32 QTY
PISTACIA LENTISCUS MASTIC TREE	24" BOX / LOW BREAKING / MATCHED/ 2 QTY
SHRUBS	
RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL/ 164 QTY
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL/ 178 QTY
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL/ 475 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL/ 173 QTY
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL/ 122 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL/ 199 QTY
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL/ 23 QTY
DASYLIRON WHEELERI DESERT SPOON	5 GAL/ 50 QTY
LEUCOPHYLLUM 'LYNN'S LEGACY' LYNN'S LEGACY SAGE	5 GAL/ 190 QTY
TECOMA X 'GOLD STAR' GOLD STAR TECOMA	15 GAL/ 22 QTY
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL/ 12 QTY
MACFADYENA LINGUIS-CATI CATS CLAW VINE	1 GAL STAKED/ 14 QTY
GROUNDCOVER	
A LANTANA 'NEW GOLD' YELLOW LANTANA	1 GAL, 3" O.C./ 294 QTY
B ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 3" O.C./ 282 QTY
C ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL, 4" O.C./ 300 QTY
RUPELLIA 'KATIE' DWARF RUELLIA	1 GAL, 2.5" O.C./ 151 QTY
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GAL/ 259 QTY
DG DECOMPOSED GRANITE COLOR TO MATCH EXISTING	3/8" MINUS/ 2" DEPTH TYP.

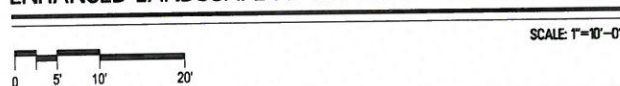
CONCEPTUAL PLANTING PLAN



ENHANCED LANDSCAPE AT REFUSE



ENHANCED LANDSCAPE AT REFUSE ALONG EDISON RD.



CITY OF MARICOPA
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BY: P+2 COMMISSION DATE: 12/14/15



EDISON POINTE
NEC EDISON RD. AND S.R. 347
MARICOPA, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE PLANNING
4826 N. 44th STREET PHOENIX, AZ 85018
802.912.9881
802.912.9883



revisions:

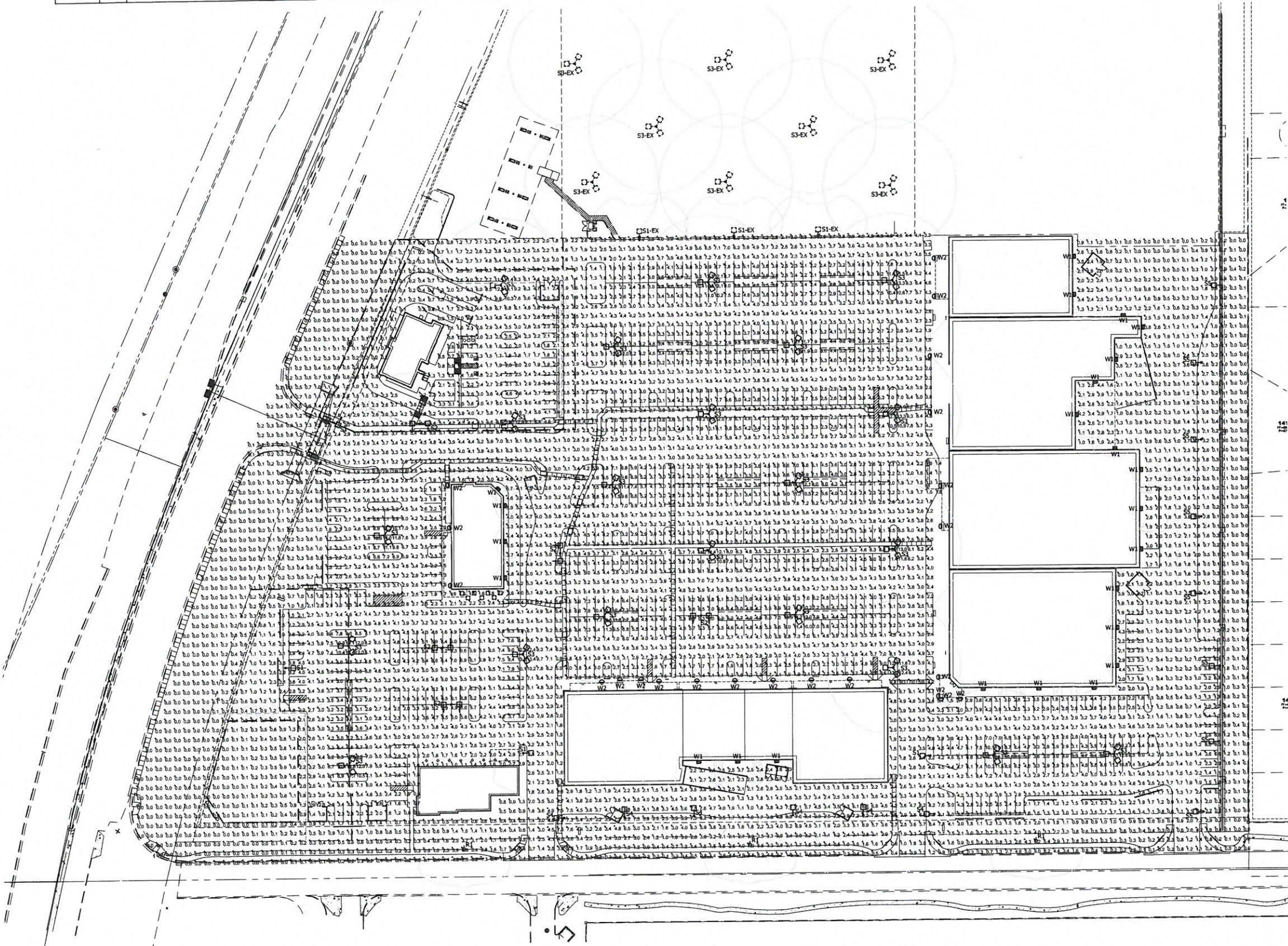
date: 09.09.15
contents: PLANTING PLAN
sheet no. L-4

Symbol	Label	Description	Arrangement	Total Watts	Total Lamp Lumens	LLF	BUG Rating	Qty
R1	ARCHITECTURAL_AREA_LIGHTING PRM2-H3-250MH		SINGLE	295	26000	0.855	B3-U0-G3	3
S1	McGRAW_EDISON GSM-AM-400-MP-MT-3V-FG-SINGLE / 25 FOOT MH		SINGLE	1808	44000	0.618	B5-U0-G5	4
S1-EX	McGRAW_EDISON GSM-AM-400-MP-MT-3V-FG / EXISTING		SINGLE	2260	44000	0.618	B5-U0-G5	3
S2	McGRAW_EDISON GSM-AM-400-MP-MT-3V-FG-TWIN / 25 FOOT MH		TWIN	2712	44000	0.618	B5-U0-G5	4
S3	McGRAW_EDISON GSM-XX-400-MP-XX-55-FG-TRIPLE / 25 FOOT MH		3 @ 120 DEGREES	31188	44000	0.618	B5-U0-G3	22
S3-EX	McGRAW_EDISON GSM-XX-400-MP-XX-55-FG-TRIPLE / EXISTING		3 @ 120 DEGREES	10848	44000	0.618	B5-U0-G3	8
S4	McGRAW_EDISON GSM-AM-400-MP-MT-3V-FG-SINGLE / 14 FOOT MH		SINGLE	3164	44000	0.618	B5-U0-G5	7
S5	GSM-XX-250-MP-XX-35-XX-FG-HS-SINGLE / 14 FOOT MH		SINGLE	2264	22000	0.618	B2-U0-G2	8
W1	McGRAW_EDISON ISC-F02-LED-E1-8L4-7050 / WALL 14 FOOT MH		SINGLE	838.1	N.A.	0.950	B1-U0-G1	17
W2	PACIFIC_LIGHTING WUA / WALL 6 FOOT MH		SINGLE	616	N.A.	0.750	B0-U3-G1	22

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	illuminance	Fc	3.03	14.5	0.0	N.A.	N.A.
MAIN PARKING LOT/ENTRY DRIVES	illuminance	Fc	4.33	14.5	1.0	4.33	14.50

GENERAL NOTES:

1. THE PHOTOMETRIC CALCULATIONS WERE GENERATED IN OUR OFFICE UTILIZING PHOTOMETRIC DATA FILES FURNISHED BY THE LIGHT FIXTURE MANUFACTURERS AND REASONABLE LIGHT LOSS FACTORS. TO THE BEST OF OUR KNOWLEDGE THIS PHOTOMETRIC CALCULATION REPRESENTS THE PROPOSED HORIZONTAL MAINTAINED LIGHTING LEVELS AT GRADE. INITIAL LIGHTING LEVELS WILL BE HIGHER.



CITY OF MARICOPA
 DEVELOPMENT SERVICES DEPARTMENT

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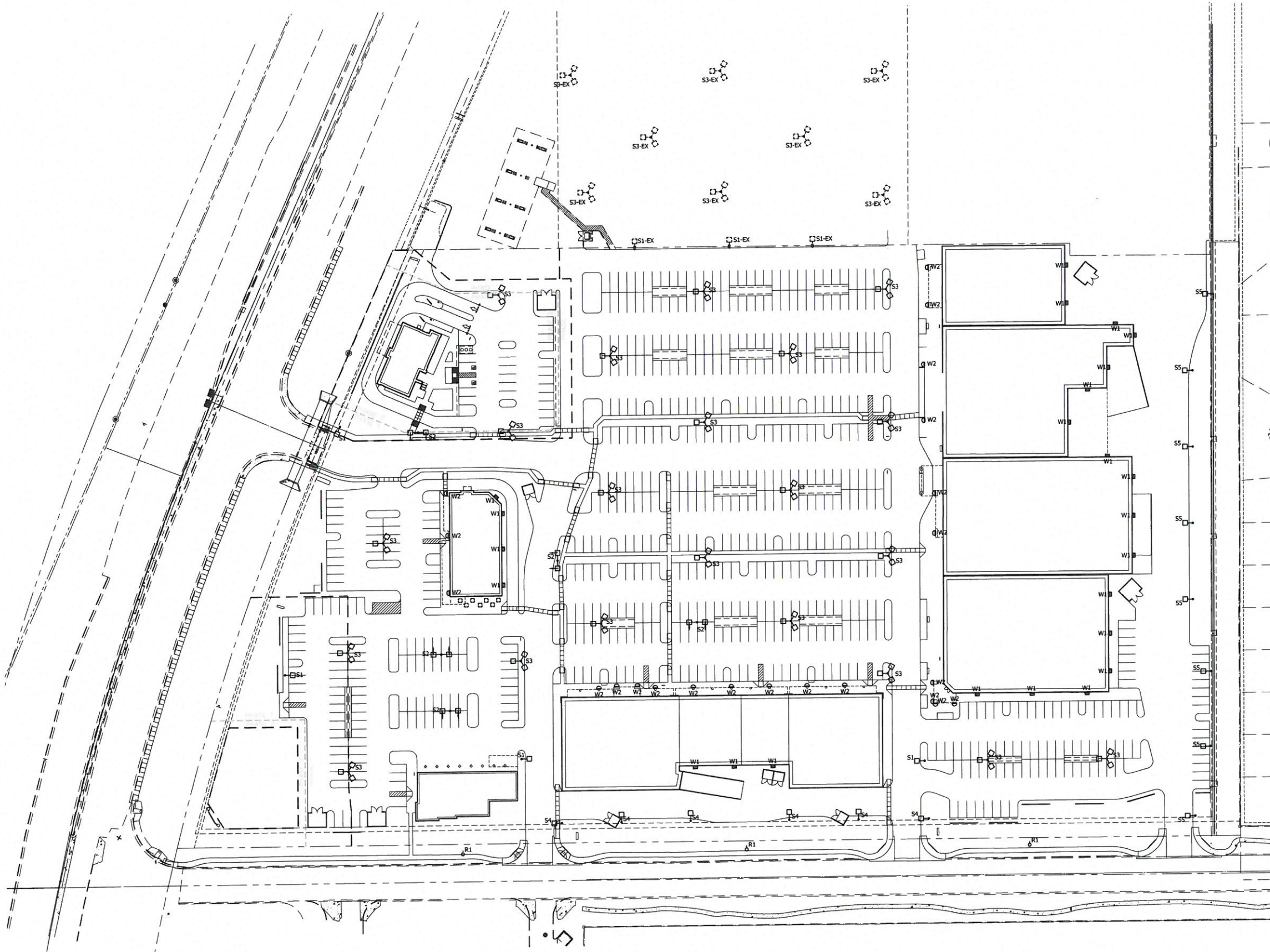
BY: PAZ COMMISSION DATE: 12/14/15



conceptual
 photometric plan

3 JUNE 2015
 REVISED 23 JUNE 2015
 REVISED 6 AUGUST 2015
 REVISED 8 SEPTEMBER 2015
 REVISED 9 NOVEMBER 2015
 201244





CITY OF MARICOPA
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0 25' 50' 100'
SCALE: 1"=50'-0"

conceptual
electrical site plan
3 JUNE 2015
REVISED 23 JUNE 2015
REVISED 6 AUGUST 2015
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VICINITY MAP

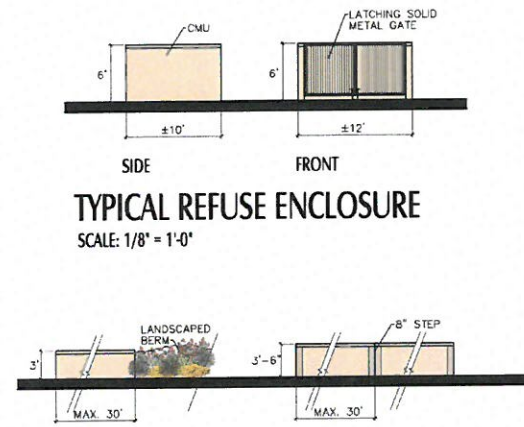
ESB
ELLERMAH
SCHICK & BRUNO
architecture & planning



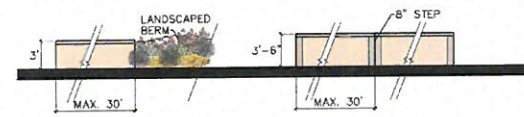
WEST ELEVATION



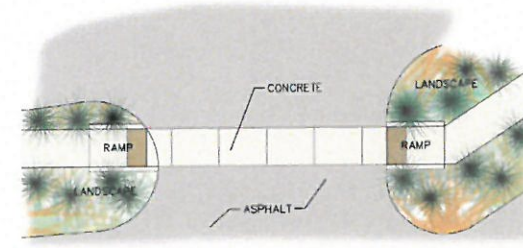
SOUTH ELEVATION



TYPICAL REFUSE ENCLOSURE
SCALE: 1/8" = 1'-0"



TYPICAL 36" and 42" SCREEN WALLS
SCALE: 1/8" = 1'-0"



TYPICAL PEDESTRIAN CROSSWALK
SCALE: 1/8" = 1'-0"

COLORS & MATERIALS

SHERWIN WILLIAMS PAINT COLORS

- P1 - SW 6385 Dover White
- P2 - SW 6116 Tatami Tan
- P3 - SW 6107 Nomadic Desert
- P4 - SW 6113 Interactive Cream
- P5 - SW 6125 Craft Paper
- P6 - SW 6388 Golden Fleece



CMU - Random Pattern and Sizes, 4", 8" & 12" Block
Multi-Color Tans in Banded Stripes

GENERAL NOTE:
SIGNAGE FOR ILLUSTRATION ONLY.
SIGNAGE TO BE SUBMITTED FOR
SEPARATE REVIEW AND APPROVAL.
SIGNAGE DIRECTLY ADJACENT TO
RESIDENTIAL DISTRICTS SHALL
NOT BE ILLUMINATED.



EAST ELEVATION

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

preliminary
elevations
and site
details

REVISED 7 DECEMBER 2015
REVISED 9 NOVEMBER 2015
8 SEPTEMBER 2015

201244

CITY OF MARICOPA
DEVELOPMENT SERVICES DEPARTMENT

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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MINI-MAJORS

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



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

COLORS & MATERIALS

SHERWIN WILLIAMS PAINT COLORS

- P1 - SW 6385 Dover White
- P2 - SW 6116 Tatami Tan
- P3 - SW 6107 Nomadic Desert
- P4 - SW 6113 Interactive Cream
- P5 - SW 6125 Craft Paper
- P6 - SW 6388 Golden Fleece
- CMU - Random Pattern and Sizes, 4", 8" & 12" Block
- Multi-Color Tans in Banded Stripes

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preliminary elevations

REVISED 9 NOVEMBER 2015
8 SEPTEMBER 2015
201244

CITY OF MARICOPA

DEVELOPMENT SERVICES DEPARTMENT

APPROVED APPROVED AS NOTED

BY: P&Z COMMISSION DATE: 12/14/15

PAD B

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

