

# Staff Summary Report



Development Review Commission Date: 05/26/09

Agenda Item Number:

**SUBJECT:** Hold a public meeting for a Development Plan Review for SOUTH HAMPTON ONE located at 1250 East Apache Boulevard.

**DOCUMENT NAME:** DRCr\_SouthHampton\_052609 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for **SOUTH HAMPTON ONE (PL090037)** (The South Hampton Group, property owner; Irwin Pasternack, applicant) for exterior building modifications to an existing commercial center and a new covered patio on 2.2 acres, located at 1250 East Apache Boulevard in the CSS, Commercial Shopping and Services District and in the Transportation Overlay District. The request includes the following:

**DPR09016** – Development Plan Review for a major building modification, including landscape modifications.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)

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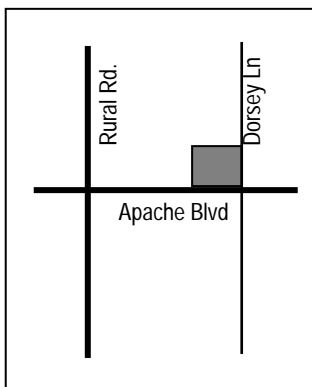
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	2.2 acres
Total Building area	24,814 s.f.
Lot Coverage	33 % (75% maximum allowed)
Building Height	32 ft (35 ft maximum allowed)
Building Setbacks	33' front, 15' street side, 52' side, 35' rear (0' street front, 0' side, 10' rear min. required)
Landscape area	9.7% (25% minimum required)
Vehicle Parking	118 spaces (104 minimum required)
Bicycle Parking	24 spaces (24 minimum required)

A neighborhood meeting is not required with this application.

**PAGES:**

1. List of Attachments
- 2-3. Comments / Reason for Approval
- 4-5. Conditions of Approval
- 6-7. Code Requirements / History & Facts / Reference

**ATTACHMENTS:**

1. Location Map(s)
- 2-6. Aerial & Site Photo(s)
7. Letter of Explanation
8. Site plan
9. Floor plan & walkway paving detail
- 10-13. Building Elevations and walls
- 14-15. Landscape Plan
16. Seating Details

## COMMENTS:

This site is located at the northwest corner of Apache Boulevard and Dorsey Lane, just across from one of the Light Rail Station stops. This request includes a Development Plan Review for a major building modification and landscape plan for an existing shopping center. The modifications are being requested by the original designer of the center, providing an overall upgrade to this location.

Existing uses on the site include: restaurant tenants such as Eddie's Pizza, Pita Jungle, Tasty Kabob and a Filberto's drive through pad building. Other commercial uses include a Planned Parenthood center, Bartending Academy, previously occupied coin laundry facility and vacant tenant space. Located to the east of the site is a Light Rail Park and Ride with direct access to the Light Rail station. Directly north of the site is additional overflow parking for the Park and Ride, adjacent commercial center and school. Further north is existing multi-family development and a single-family neighborhood. Immediately to the west of the site is the New School for the Arts.

## DEVELOPMENT PLAN REVIEW

This request includes a major remodel of an existing commercial center. The current center's design is a metal seem roof over storefront walkways and CMU scored square blocks for the building mass. The pad drive through building was a later addition, designed to emulate the existing center.

### Site Plan

The redesign of the center maintains the overall footprint of the existing center, except for the addition of a new ramada for shaded outdoor dining at the southeast corner of the property. The covered patio is intended to accommodate four seating tables for the onsite restaurants. This accommodation will also facilitate a more direct pedestrian connection from the public sidewalk and to the nearby Light Rail Station. New parking screen walls are being introduced that match the new centers design. Some of the existing parking along Apache Boulevard does not have enough area to accommodate a screen wall because of the road widening as a result of Light Rail. The applicant intends to introduce decorative paving at the Apache Boulevard driveways and a new pedestrian pathway to the storefronts with additional decorative paving patterns as shown on the plans.

### Building Elevations

The center will receive an overall facelift with the introduction of tower elements, arched covered walkways, and tile roofing on the towers and integrated into the parapet. The base of the archways and tower columns include an arystone wainscot panel, covered above with a stone veneer. The arches provide an expanded area for sign ban locations. Each tower includes a non-functional window and frame. The building is covered with stucco and painted using twelve (12) colors representing different correlations on the building. The rear of the building (north and west elevations) maintain the existing material of square block with a stucco band with each portion represented with a different color.

### Landscape Plan

The overall site will be revamped with new landscape treatment and replacement of missing materials. Previously provided, the revised plan will include perimeter trees along the north and west property lines. New trees will be integrated along the street fronts while maintaining existing species. The overall center will be enhanced with a variety of shrubs in landscape islands and existing planting strips near the building.

### Section 6-306 D. Approval criteria for Development Plan Review

1. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention. Introducing an outdoor patio space emphasizes natural surveillance and activates the public spaces.
2. Shade for energy conservation and comfort as an integral part of the design. The building maintains its existing canopy providing ample shade for customers and storefronts.

3. Materials shall be of superior quality and compatible with the surroundings. The materials chosen should be maintained through its life expectancy as a durable material.
4. Buildings and landscape elements have proper scale with the site and surroundings. The introduction of towers provides added height relief and is permitted in this district.
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk. The various tower heights and color tones break up the larger mass of the building.
6. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing. This is introduced into the project.
7. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. Visibility is maintain in the building.
8. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space. Existing on site.
9. On-site utilities are placed underground. N/A
10. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks. The existing and new covered walkway will be lighted for night use.
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
12. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria. Minimal changes to existing approved circulation. The project introduces additional access points to the center for dedicated pedestrian pathways.
14. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
15. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance. Outdoor activities further support these principals.
16. Landscape accents and separates parking, buildings, driveways and pedestrian walkways. The overall center will be enhanced with the new landscape plan.

## **Conclusion**

Based on the information provided by the applicant, the request for SOUTH HAMPTON ONE commercial center will revitalize this location. The Apache and Dorsey intersection has become more widely recognized as one of the most active Light Rail stations with an adjacent park and ride. The improvements to the center will enhance the location as well as complement other recent developments and improvements on this segment of Apache Boulevard. Staff recommends approval of this request with the provided conditions approval. At this time staff has not received any public comments.

## **REASONS FOR APPROVAL:**

1. The project will comply with the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.
3. The overall remodel into an existing commercial center portrays a commitment to the revitalization of this area and the neighborhood.

## **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by May 26, 2010 or Development Plan approval will expire. An expiration of a building permit application will result in expiration of the development plan.

### **Site Plan**

2. The patio space at the southeast corner of the property shall maintain a level grade with the public sidewalk with direct access. Any adjustments to the location of the patio cover or seating may be accommodated through the plan check process.
3. New parking screen walls shall not conflict with the required parking spaces 18'-0" in length.
4. Remove one (1) of three (3) existing concrete table/seats at the south side of the pad building within the landscape strip. Replace with landscape shrubs at this location.

### **Building Elevations**

5. The materials and colors are approved as presented:  
Brick Pavers – 90 degree herringbone – red, tan, charcoal mix  
Colored Concrete paving – Davis Colors – No. 5084, Omaha Tan  
Stone Veneer columns – cultured stone – Fawn, SCV-2026  
Roof Tile – 60% Newport Blend, 40% Palermo Blend  
Building Tower stucco – Dunn Edwards – Deep Coral DE5173  
Tower, Pad Building & Canopy stucco – Dunn Edwards – Iron Ore DE5153  
Building Tower stucco – Dunn Edwards – Pumpkin Pie DE5228  
Building Face stucco – Dunn Edwards – Blazing Autumn DE5235  
Building Face stucco paint & top of back wall – Dunn Edwards – Cashew Nut DE5261  
Interior pathway wall base – Dunn Edwards – Dover Plains DE6116  
Exterior column base – Dunn Edwards – Frontier Land DE6074  
Pathway wall and rear wall – Dunn Edwards – Rusty Orange DE5248  
Major Tower Eaves – Dunn Edwards – Wooden Peg DE6215  
Archway Projections – Dunn Edwards – Practical Tan DE6115  
Stucco Band at rear of building – Dunn Edwards – Cinnamon Stick DE5151  
Roof & Mini Tower Eaves – Dunn Edwards – Burlap DE6175

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.

6. Fabric awnings are not an approved material for this request.
7. All visible exposed neon is not permitted within the center.
8. Do not expose roof access to public view. Maintain access from the interior of the building.
9. All roof top mechanical equipment shall be fully screened with the roof design or alternatively an interior secondary screening.

### **Lighting**

10. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.
11. Provide at least 0.5 foot-candles of lighting at the new covered patio space.

12. Re-lamp existing parking lot light poles for improved lighting levels. No photometric plans required for plan check submittal. Provide a note of the change out on construction plans.
13. Remove any non-compliant lighting located on pad building.

#### **Landscape & Walls**

14. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
15. The patio location at the southeast corner is permissible in lieu of parking end landscape, based on previously approved variances granted for this center.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Existing turf areas may be maintained but not increased.
17. Repair any damaged perimeter walls and paint to match the center.

#### **Signage**

18. Provide address sign(s) on each building elevation including the north and west sides where visible from the street.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount numerals.
    - 3) Provide either a dedicated light source or self-illuminated pan channel numbers.
    - 4) Do not affix number or letter to elevation that might be mistaken for the address.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from the midpoint top of curb along front of property (as defined by Zoning and Development Code). Identify on plans elevation height along Dorsey Lane as the prevailing frontage.
- **DRIVEWAYS:**
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- **PARKING SPACES:**
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **SIGNS:** Obtain sign permit for any new identification signs. Verify if your signage plans are consistent with the center's existing sign package criteria. Otherwise, a sign package modification is required. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

## HISTORY & FACTS:

November 7, 1984	Design Review Board approved new building elevations, site plan and landscape for APACHE & DORSEY located at 1250 East Apache Boulevard.
June 19, 1985	Design Review Board approved modifications to the building elevations for APACHE & DORSEY located at 1250 East Apache Boulevard.
March 26, 1986	Board of Adjustment denied a request for a variance to reduce parking requirements from 140 to 123 spaces for Vito's Pizza Restaurant located at 1250 East Apache Boulevard.
August 28, 1991	Board of Adjustment approved a request by BAGELS AND DREADLOX the following variances: <ul style="list-style-type: none"><li>a. Variance to reduce parking from 123 to 119 spaces</li><li>b. Variance to allow 16 non-conforming parking spaces</li><li>c. Variance to remove required landscape island ends and islands every 15 spaces.</li><li>d. Variance to delete landscape islands size requirement for 120 sf. and 7' x 18' dimensions.</li><li>e. Variance to waive the required 20' driveway requirement along Apache Blvd. for two driveways.</li><li>f. Variance to reduce the required front and street side yard.</li></ul>

January 17, 1995	Hearing Officer approved a use permit to allow a drive through restaurant for Filiberto's Mexican Restaurant located at 1270 East Apache Boulevard.
October 3, 1995	Hearing Officer approved a use permit to allow outdoor dining for Filiberto's Restaurant to be located at the southeast corner of the property at 1250 East Apache Boulevard.

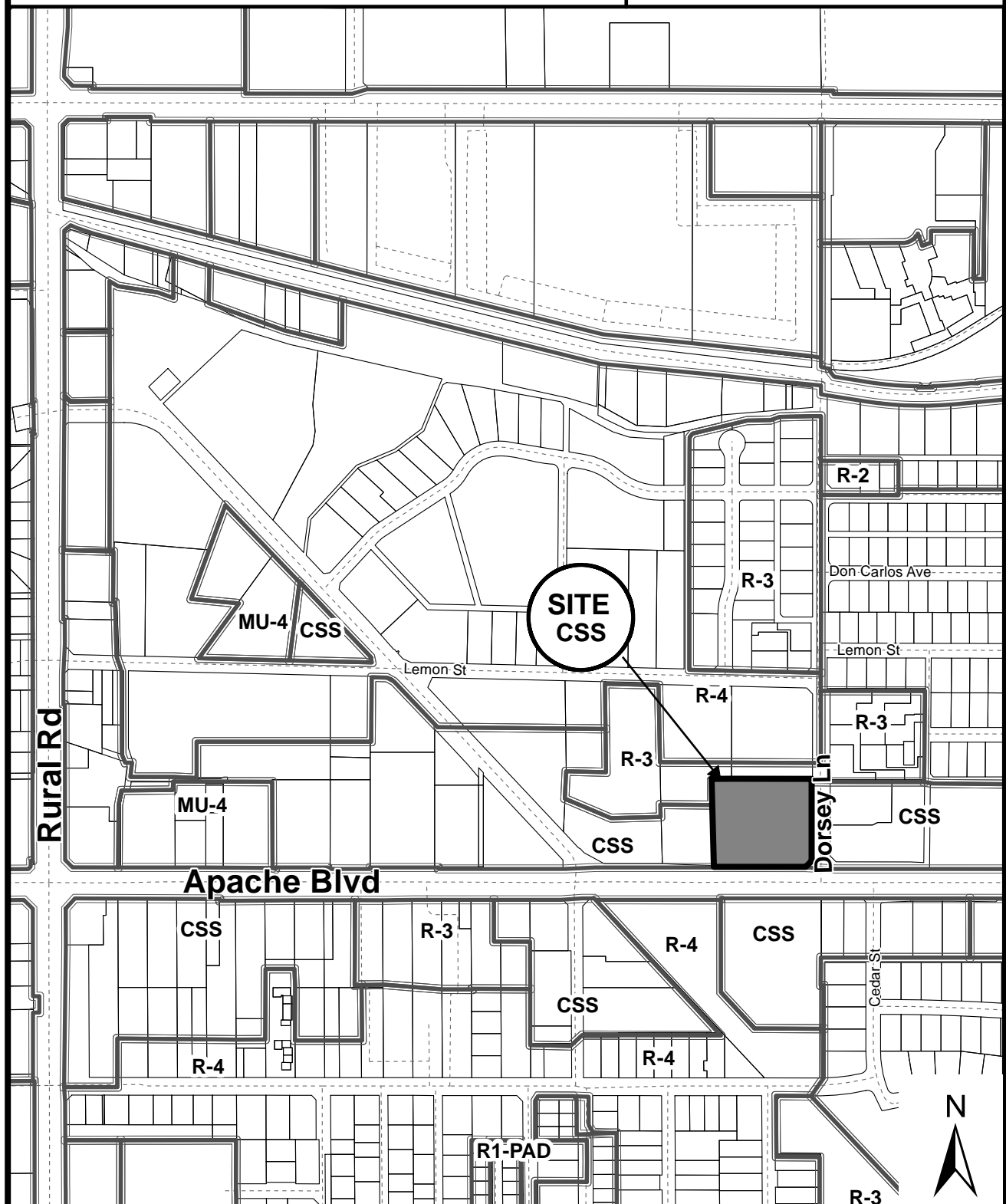
**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

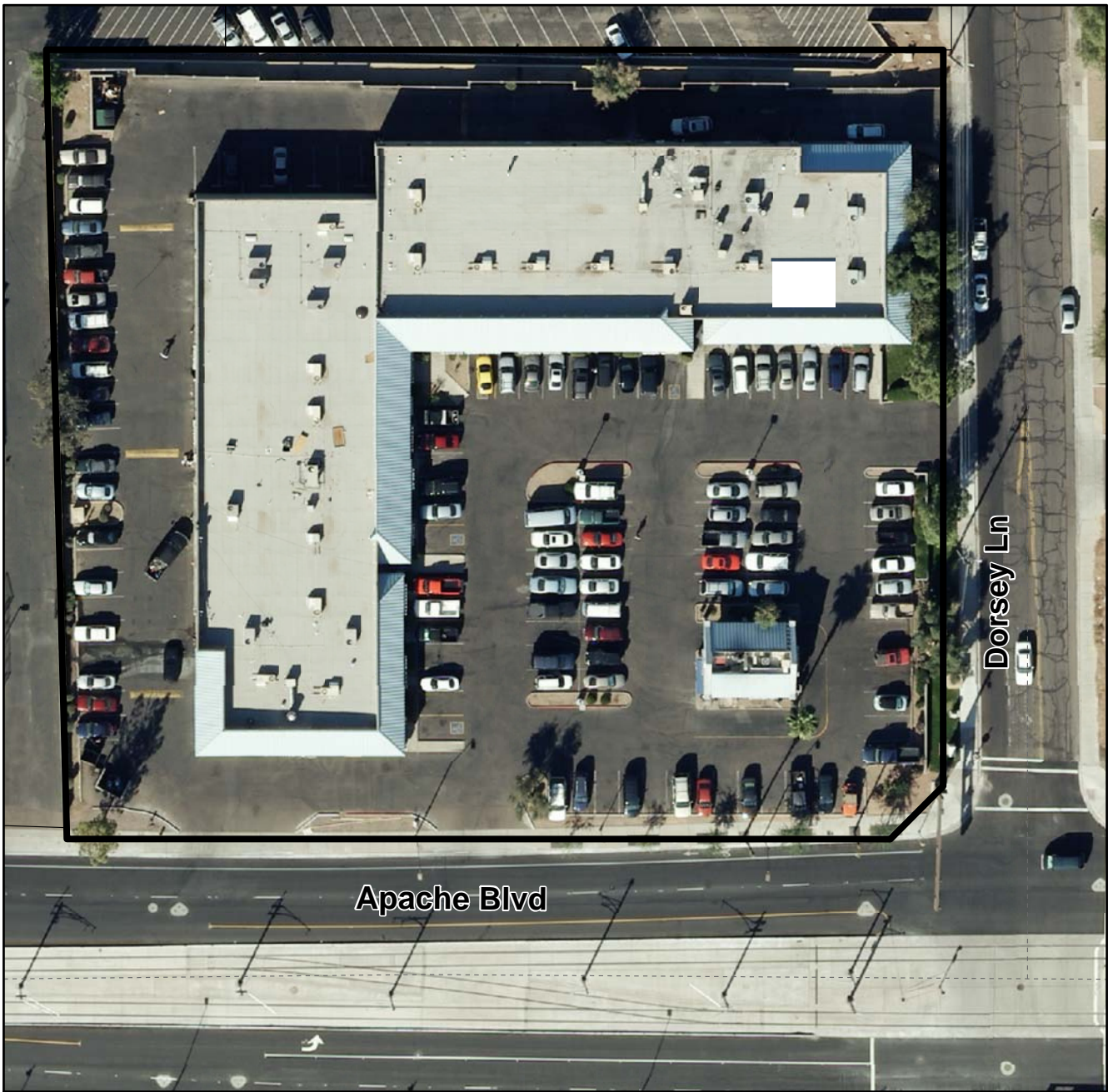


**SOUTH HAMPTON**

**PL090037**



**Location Map**



**SOUTH HAMPTON (PL090037)**





ADJACENT SITE @ NE CORNER APACHE/DORSEY









**Exterior Remodel for the South Hampton Retail Center at Apache & Dorsey**

A small retail center has occupied the property at the northwest corner of Apache Boulevard and Dorsey Street for over twenty years. When the center was built it was stylish for a retail center of that era. The area has evolved over time. Now the site is impacted by the addition of the Light Rail System and the widening of Apache Boulevard. The street widening required that additional right-of-way be dedicated to the City. As such, the entire street landscape frontage was wiped out. A new sidewalk and a few street trees are now the setting for the project. In light of the recent upgrading of other projects along Apache Boulevard, we are proposing a new architectural theme, new colors, and a revitalization of the landscaping.

The redesign of the shopping center has taken on a new concept which differs significantly from the previous design. We are now pursuing a more traditional design which utilizes varying tower sizes and shapes and southwestern materials such as stone and tile. The new architecture draws heavily on post modern classical architecture combined with southwestern colors and materials.

The new towers are accented with stone piers, precast concrete bases, and Mexican tile roofs. The variety created by the varied size and shape of the different towers creates rhythm which is underlined by the deeply shaded walkways. A color palette of neutral colors is enhanced with bright accents to punctuate the prominent architectural features. The remodel extends to include the small drive thru restaurant. In addition we are proposing a more substantial structure for the adjacent dining patio.

We have surveyed the property and have located and identified existing trees and shrubs. The revised landscape plan will incorporate new screen walls with masonry accents and new shrubs and trees. The existing sidewalk in front of the building will be replaced with areas of concrete accent bands. We have incorporated a connection from the public sidewalk to the corner dining patio and a new accessible walkway from the street to the building.

The new design will feature larger facades to create a better backdrop for tenant signage. All signs will continue to be limited to a two foot height. Potential sign locations are shown on the new building elevations.

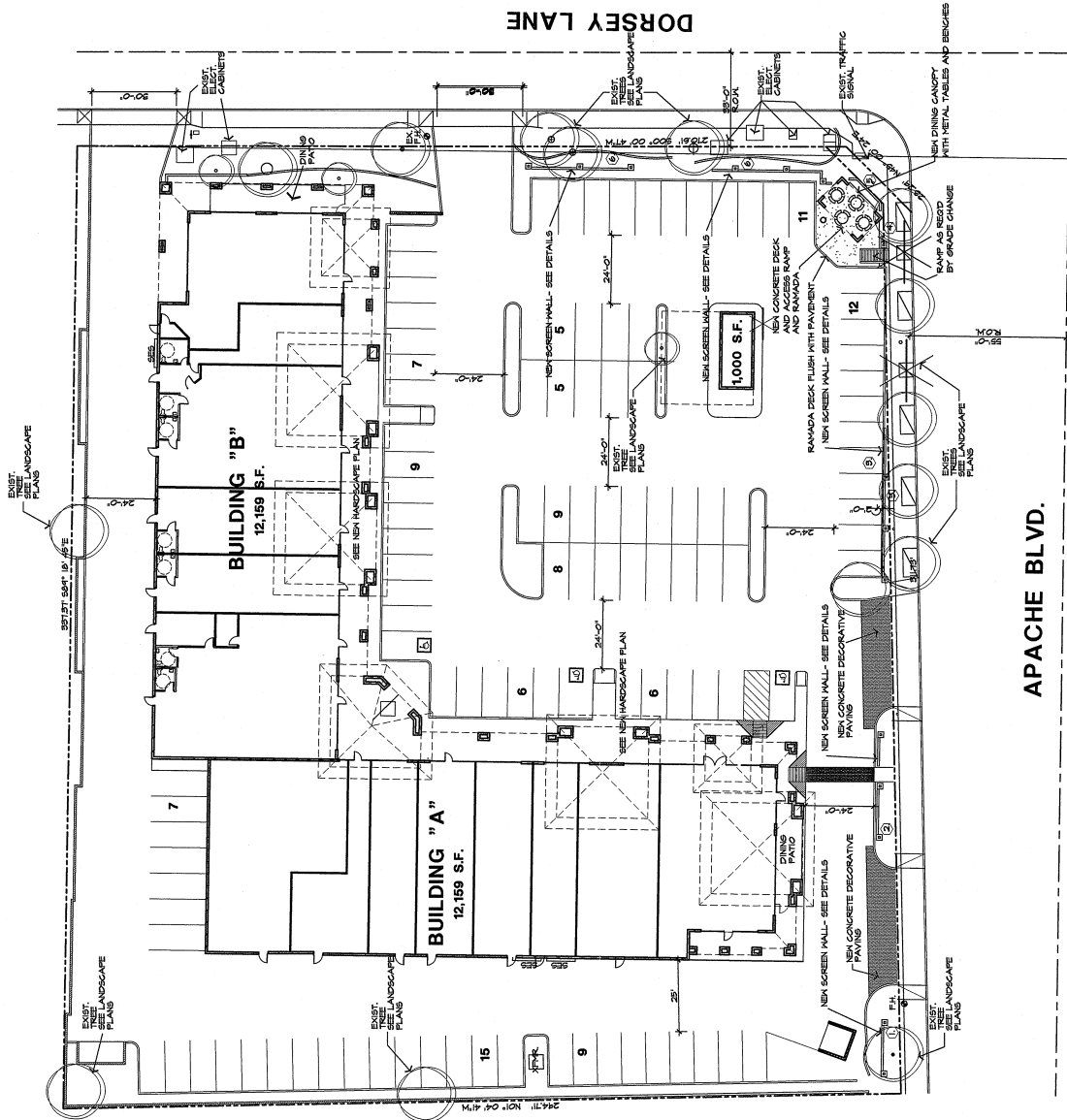
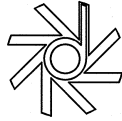
APR 17 2009

SP

# **SOUTH HAMPTON ONE COMMERCIAL CENTER TEMPE, ARIZONA**

TITLE	SITE PLAN
SUB NO.	27028
DATE	8-25-09
DRAWN BY	DP
CHECKED BY	DP
REVISION	

ROBIN D. PAPPAS, P.E.  
ARCHITECT - PLANNING - LANDSCAPE  
745 EAST MARSHALL AVE.  
PHOENIX, ARIZONA 85004  
312-230-2300

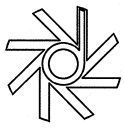


**SITE PLAN**  
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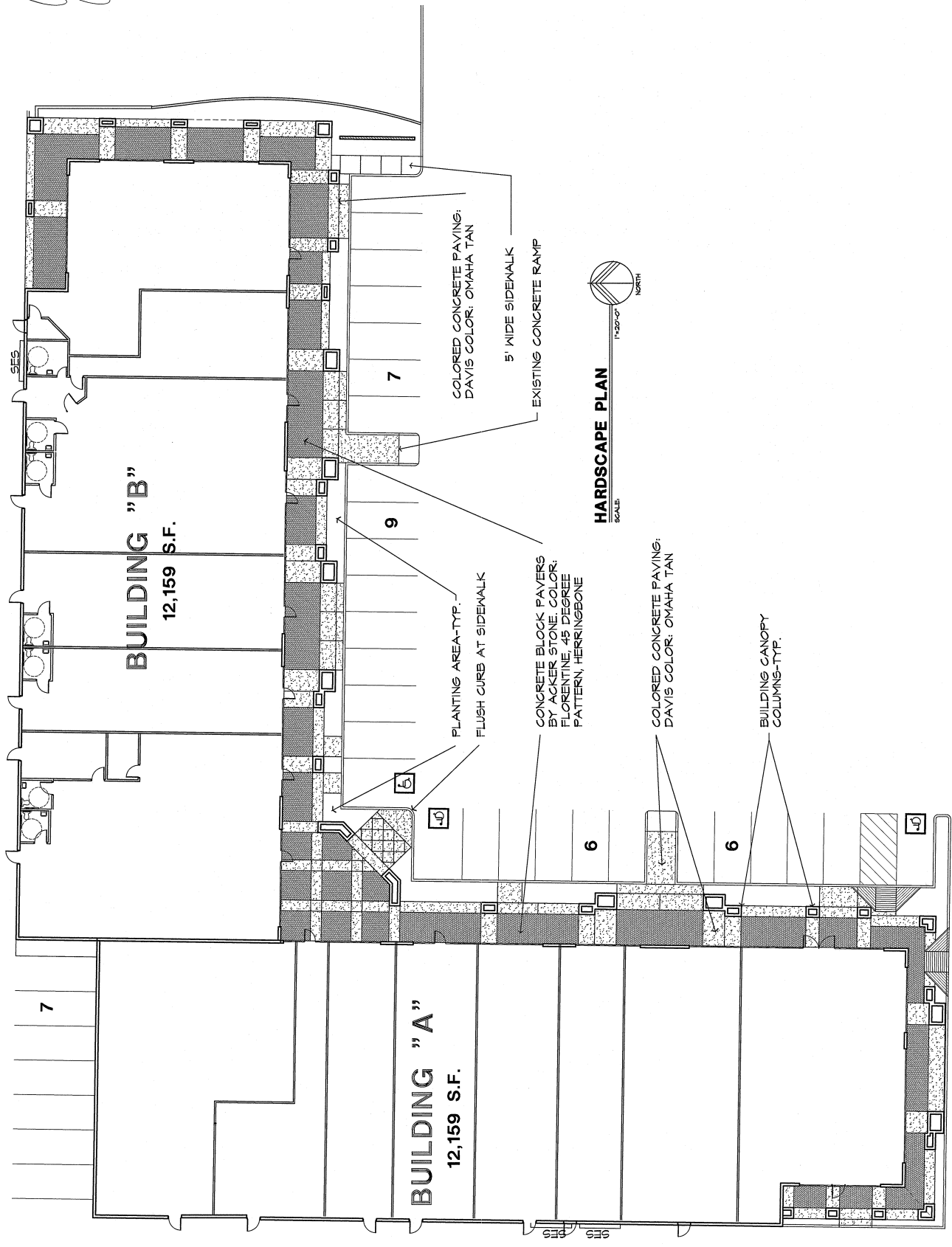


TITLE	HARDSCAPE PLAN
DATE	2/20/08
DATE	2-20-08
DESIGNED BY	DP
CHECKED BY	DP
REVISIONS	

**SOUTH HAMPTON ONE  
COMMERCIAL CENTER  
TEMPE, ARIZONA**



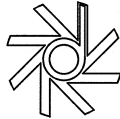
LEON & PATRICK, P.C.  
ARCHITECTS - PLANNING - INTERIOR  
DESIGN - LANDSCAPE  
DESIGN  
700 N. GILBERT  
SUITE 100  
PHOENIX, ARIZONA 85004  
602-955-4472



**HARDSCAPE PLAN**  
SCALE: 1"=20'-0"



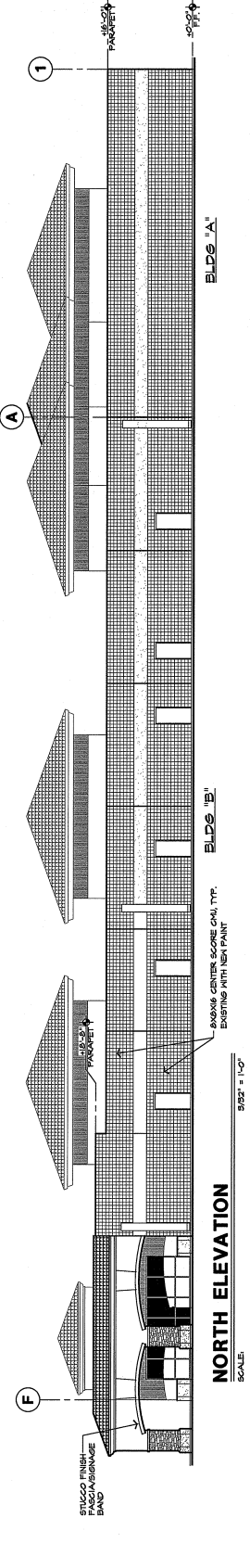
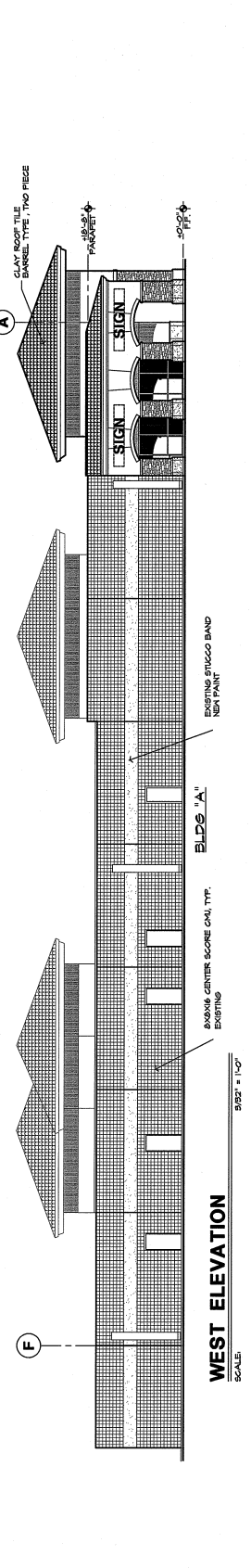
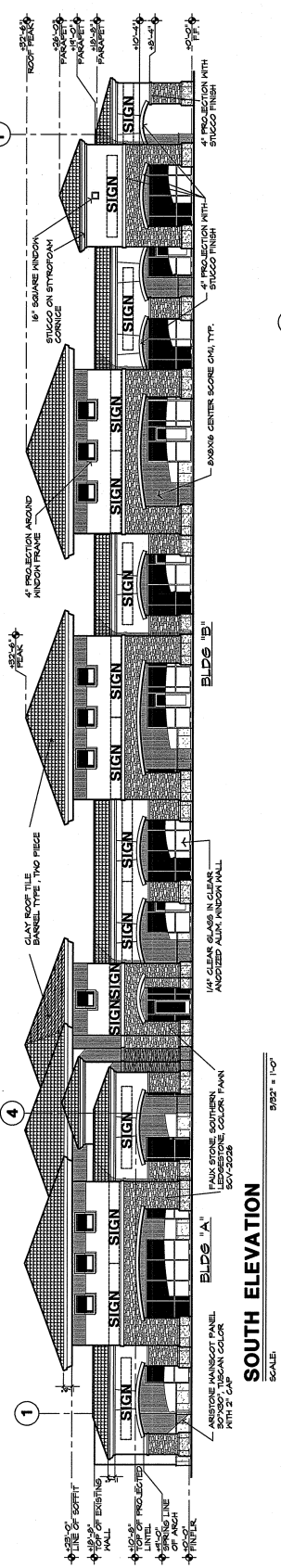
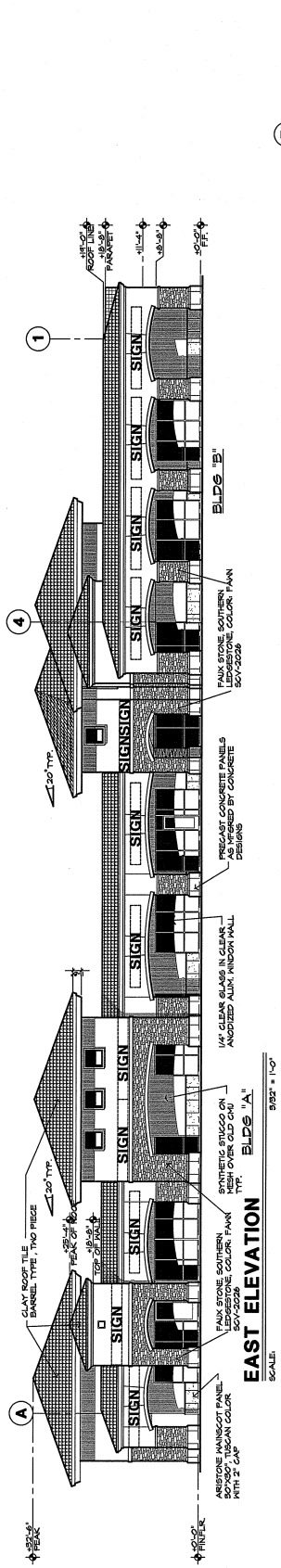
LEWIN & PARTNERS, P.C.  
ARCHITECTS - PLANNING - INTERIORS - LANDSCAPE  
745 EAST MARSHLAND AVENUE  
PHOENIX, ARIZONA 85026  
312-250-2000



# SOUTH HAMPTON ONE COMMERCIAL CENTER TEMPE, ARIZONA

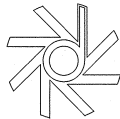
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JOB NO.	27038
DATE	2/15/08
DRAWN BY	DP
CHECKED BY	DP
REVISIONS	

A-1





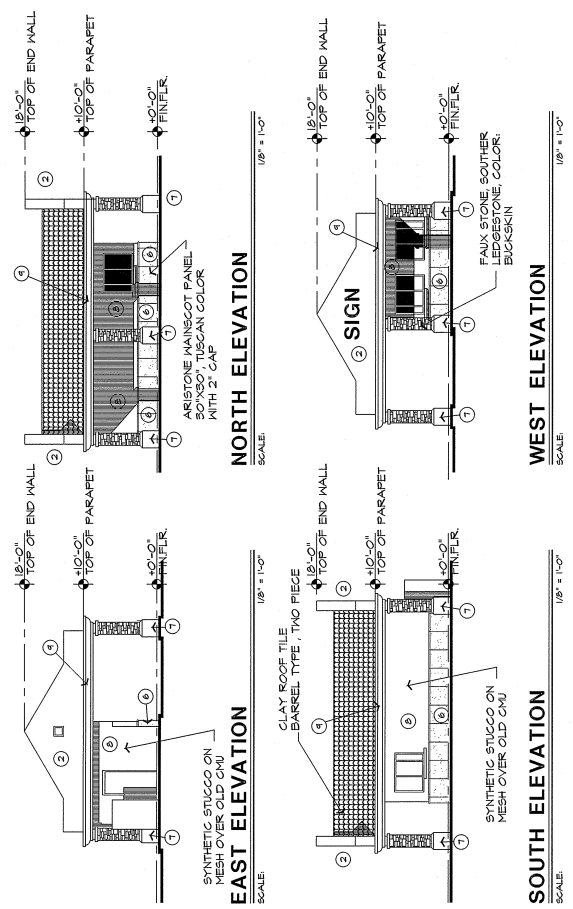
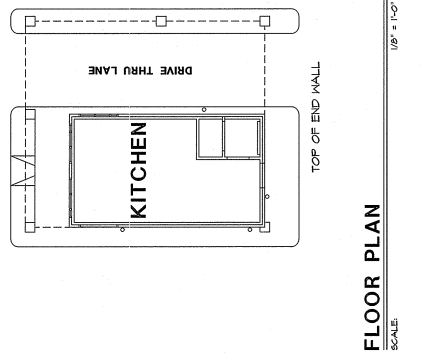
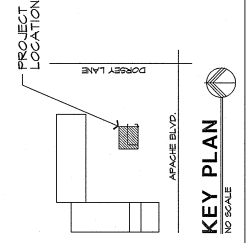
RYAN G. PABST  
ARCHITECT - PLANNING - INTERIOR DESIGN  
274-2308  
274-2308



Filiberto  
MEXICAN FOOD  
APACHE AND DORSEY

TITLE	FLOOR PLAN AND ELEVATIONS
JOB NO.	227026
DATE	3/17/08
DRAWN BY	DP
CHECKED BY	DP
INTERVIEW	

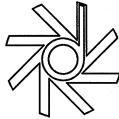
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2	DANN EDWARDS IRON ONE 185	LEV/ 16
3	DANN EDWARDS PUMPKIN PIE 5228	LEV/ 40
4	DANN EDWARDS BLAZING AUTUMN 5285	LEV/ 41
5	DANN EDWARDS CASHER INT 5261	LEV/ 40
6	DANN EDWARDS DOVER PLAINS 6116	LEV/ 48
7	DANN EDWARDS FRONTIER LAND 6074	LEV/ 51
8	DANN EDWARDS RUSTY GRASS 5246	LEV/ 44
9	DANN EDWARDS WOODEN FESS 625	LEV/ 51
10	DANN EDWARDS PRACTICAL TAN 615	LEV/ 58
11	DANN EDWARDS CINNABON STICK 551	LEV/ 24
12	DANN EDWARDS BURLAP 615	LEV/ 19



IRON & PAPERWORK, P.C.  
ARCHITECTS - PLANNING - INTERIORS  
279-4288  
279-4288

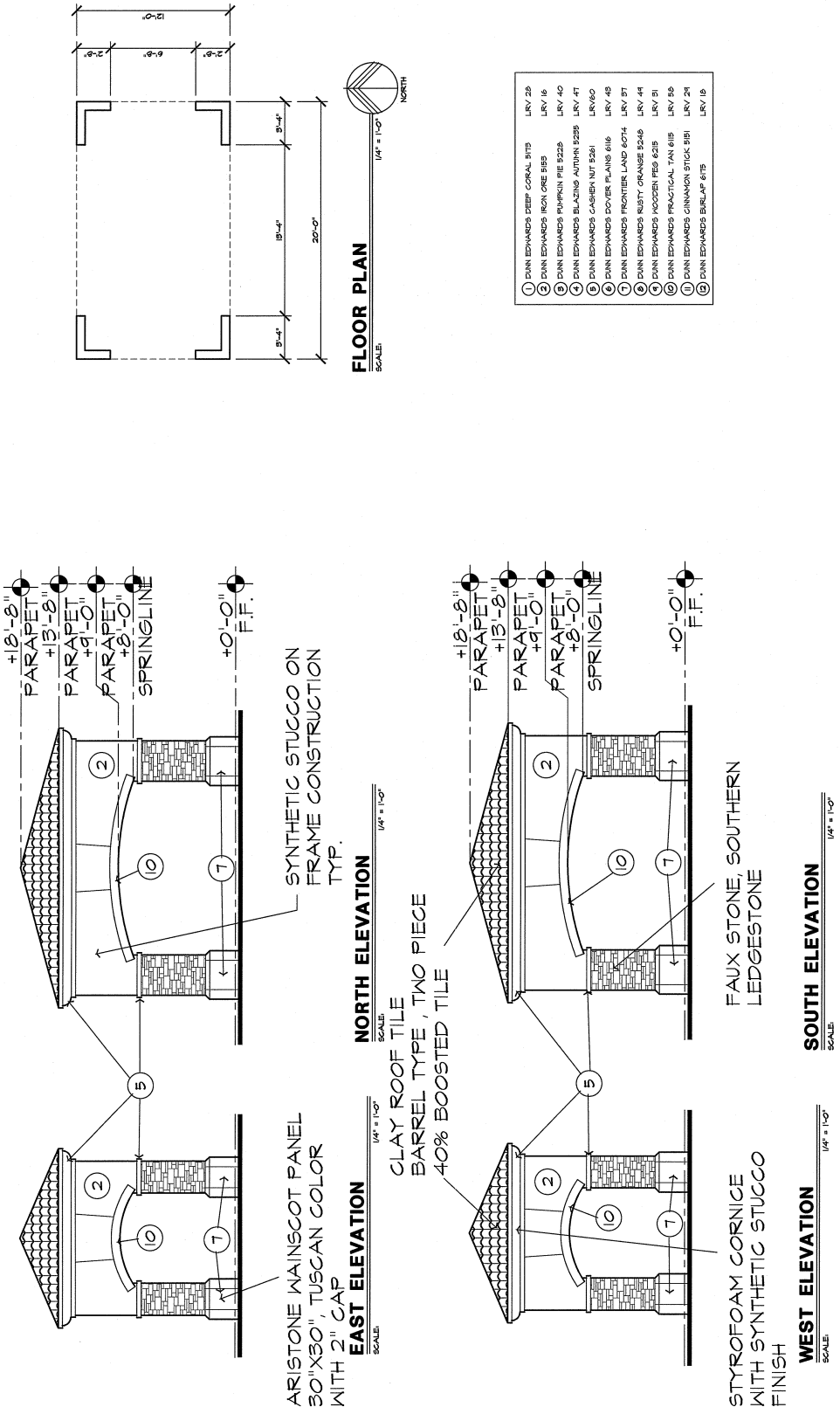


# SOUTH HAMPTON ONE COMMERCIAL CENTER TEMPE, ARIZONA

TITLE	RAMADA PLAN AND ELEVATIONS
JOB NO.	27088
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DRAWN BY	DP
CHECKED BY	DP
INTERSECTIONS	

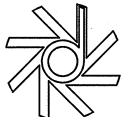
A-3

## CORNER RAMADA





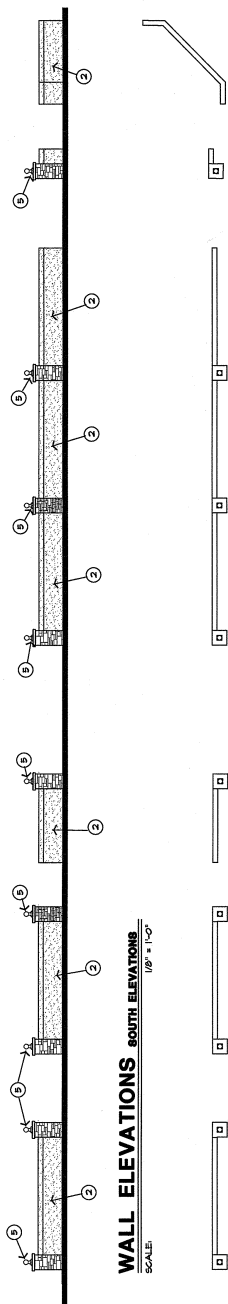
ROBERT A. PATTERSON, P.E.  
PROFESSIONAL ENGINEER - ELECTRICAL  
745 EAST MOUNTAIN AVENUE  
PHOENIX, ARIZONA 85014  
312-472-7808



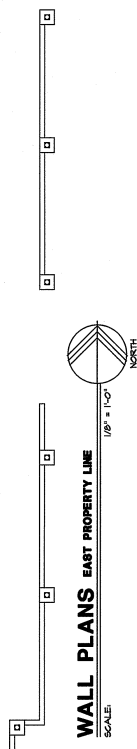
**SOUTH HAMPTON ONE  
COMMERCIAL CENTER**  
TEMPE, ARIZONA

TITLE	SCREEN WALL ELEVATIONS
SUB NO.	27028
DATE	4-17-08
DESIGNED BY	DP
CHECKED BY	DP
REVISIONS	

**A-4**



- |    |                                  |        |
|----|----------------------------------|--------|
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| 2  | DANN EDWARDS IRON ORE 585        | LEV 16 |
| 3  | DANN EDWARDS PUMPKIN PIE 5225    | LEV 40 |
| 4  | DANN EDWARDS BLAZING AUTUMN 5225 | LEV 47 |
| 5  | DANN EDWARDS CASHEN INT 5261     | LEV 60 |
| 6  | DANN EDWARDS DOVER PLAINS 616    | LEV 49 |
| 7  | DANN EDWARDS FRONTIER LAND 6074  | LEV 37 |
| 8  | DANN EDWARDS MUSTY ORANGE 5248   | LEV 44 |
| 9  | DANN EDWARDS WOODEN PIE 6028     | LEV 31 |
| 10 | DANN EDWARDS PRACTICAL TAN 6115  | LEV 58 |
| 11 | DANN EDWARDS CINNAMON STICK 591  | LEV 24 |
| 12 | DANN EDWARDS BURLAP 6175         | LEV 18 |





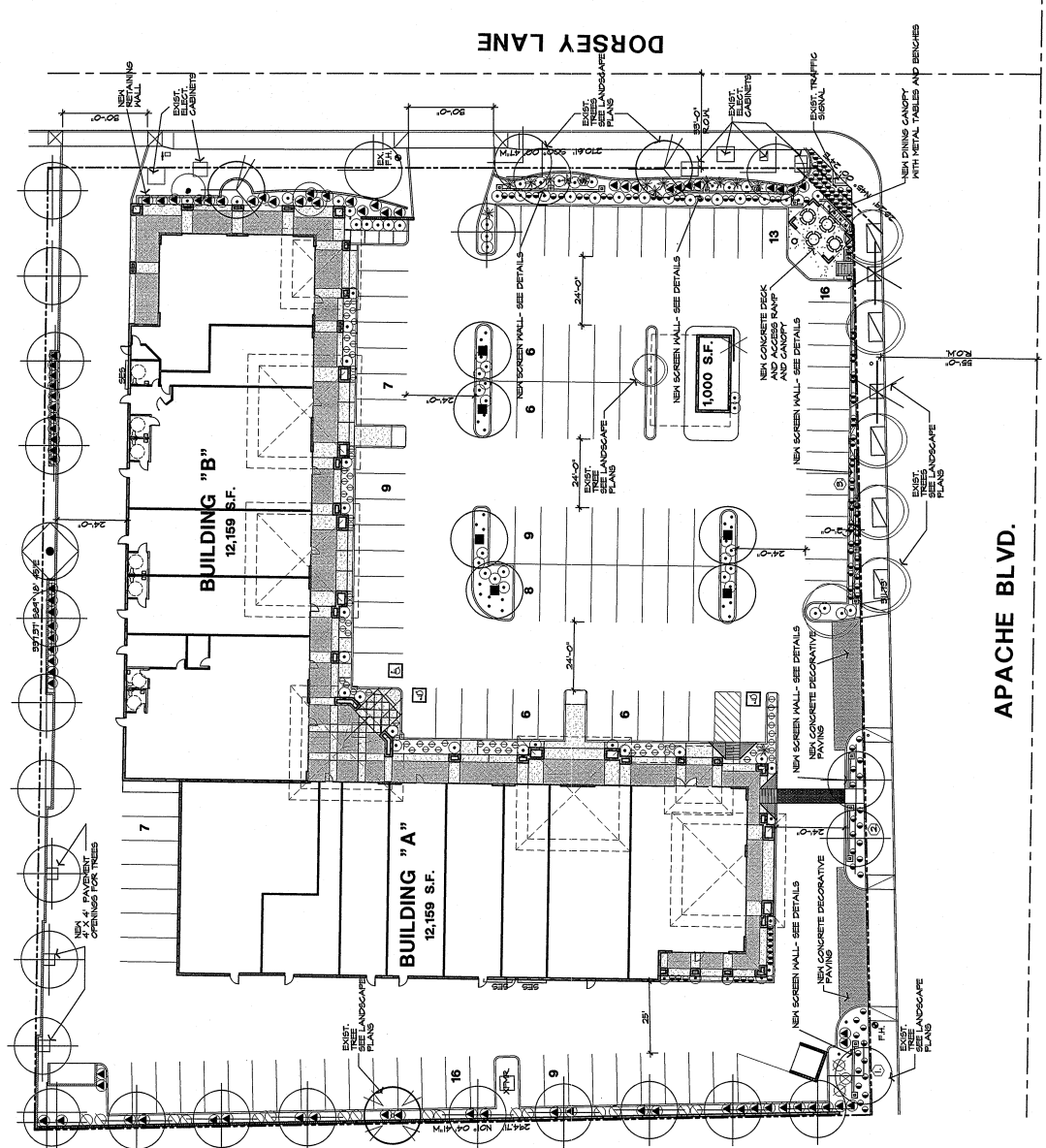
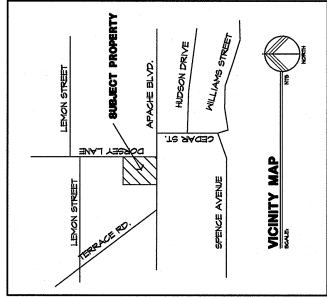
ROBIN & PETERSON, P.C.  
ARCHITECTS - PLANNING - LANDSCAPE - INTERIOR  
SUITE 100  
477-2808  
PHOENIX, ARIZONA 85004



# SOUTH HAMPTON ONE COMMERCIAL CENTER TEMPE, ARIZONA

TITLE	LANDSCAPE PLAN
JOB NO.	27028
DATE	2-28-08
DESIGNED BY	DP
CHECKED BY	DP
REVISIONS	

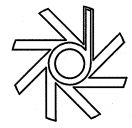
L-1



LANDSCAPE PLAN  
SCALE: 1"=30'-0"  
NORTH



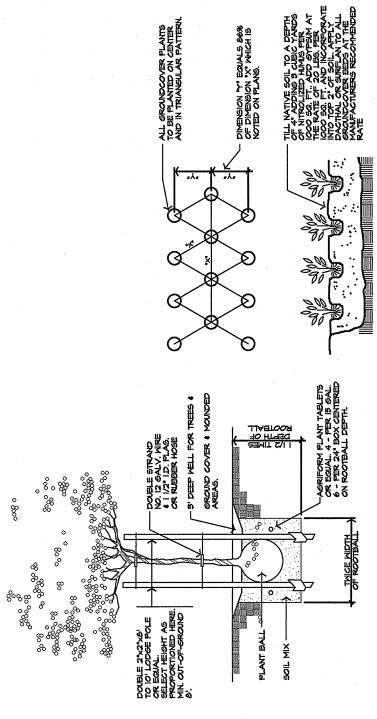
Richard M. Piro  
Professional Engineer  
License No. 1252  
State of Arizona  
7/9-2008



**SOUTH HAMPTON ONE**  
COMMERCIAL CENTER  
TEMPE, ARIZONA

TITLE
SCHEDULE AND DETAILS
JOB NO. 237008
DATE 7-22-07
DRAWN BY DP
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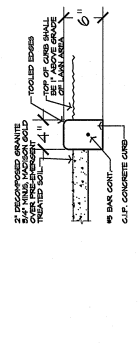
L2



**1 TREE PLANTING DETAIL**  
L5021 NTS



**2 SHRUB PLANTING DETAIL**  
L5022 NTS



**3 CONCRETE HEADER**  
L5023 NTS

**4 GROUND COVER SPACING DETAIL**  
L5024 NTS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
<b>TREES</b> ALL TREES SHALL MEET ARIZONA NURSERYMEN'S SPECIFICATIONS					
A	PROSPERIS ALBA VAR. 'COLORADO'	THORNLESS MESQUITE	24B	SINGLE TRUNK STANDARD	21
B	TANAKIX CHINENSIS	SALT CEDAR	-	EXISTING TREE SHALL BE PRUNED AND SHAPED	1
C	PARKINSONIA FRAECONIA	PALO BREA	24B	SINGLE TRUNK STANDARD	6
D	MORIS ALBA	MILBERRY	-	EXISTING TREE	2
E	FINIS CANARIENSIS	CANARY ISLAND PINE	24B	EXISTING TREE	4
F	OLEA EUROPAEA	OLIVE	-	EXISTING TREE	2
G	BRACHYCHITON FORLIEUM	BOTTLE TREE	24B	EXISTING TREE	1
H	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	-	EXISTING TREE	3
I	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24B	EXISTING TREE	1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
<b>SHRUBS</b> NOTE: ALL SHRUBS SHALL BE 5 GAL.					
K	ASPARAGUS DENIFLORUS VAR. 'SPRINGGREEN'	SPRINGERS ASPARAGUS	5 GAL		67
L	NEURUM GLEANDER	SPRINGERS SPOON	5 GAL		14
M	VAR. PETITE PINK	PETITE PINK GLEANDER	5 GAL		74
N	LEUCOPHYLLA VAR. 'GREEN GLOD'	GREEN GLOD	5 GAL		88
O	HEPERALOE	RED HESPERALOE	5 GAL		23
P	PARVIFLORA	MEXICAN BIRD OF PARADISE	5 GAL		9
Q	LANIANA 'GOLD MOUND'	LANIANA	5 GAL		134

SYMBOL	REMARKS
A	GROUND COVER
B	DECOMPOSED GRANITE
C	5/4\"/>
D	2\"/>
E	AS NOTED
F	REPAIR, REELANT OR REPLACE DAMAGED OR BARREN LAWN AREAS
G	LOOSEN AND AMEND SOIL IN AREAS OF EXISTING GRASS AS REQUIRED FOR COMPLETE COVERAGE

**SUBCONTRACTOR RESPONSIBILITY:**

LANDSCAPE AND IRRIGATION SUBCONTRACTOR SHALL COMPILE A COMPREHENSIVE SHOP DRAWING OF PLANT MATERIAL AND IRRIGATION EQUIPMENT TO BE SUPPLIED WITH THIS PROJECT. THE PLANT MATERIAL SUBMITTAL SHALL INCLUDE PLANT SPECIES, THE SUPPLIERS NAME, AND A PHOTOGRAPH OF THE PLANT MATERIAL. THE IRRIGATION SUBMITTAL SHALL INCLUDE A SHOP DRAWING OF THE IRRIGATION SYSTEM. ALL SUBMITTALS SHALL BE REVIEWED FOR REVISIONS, DEVIATIONS OR OMISSIONS FROM SPECIFICATIONS OR PLANS AND BE DIRECTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. VALUE ENGINEERING SHALL NOT BE DONE PRIOR TO BID OR USED TO BECOME LOW BIDDER.

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### Outdoor School Furniture



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#### 46" Round Table - Outdoor School Furniture

Product ID: T46R

Price: **\$536.00**

Weight: 200.00 lbs

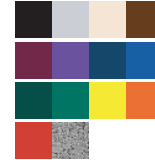
Mounting Option:

☒ Portable

Color:

☒ Gray

Color



Quantity:

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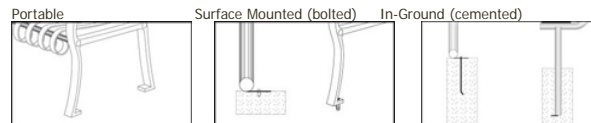


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### Description



#### 46" Round Table - Outdoor School Furniture

This popular table seats up to 8 people comfortably. Umbrellas are also available and easily mounted to this best selling piece of school furniture.

### Features

- Thermoplastic finish
- Black powder coated galvanized steel understructure
- 2" umbrella hole
- Portable, Surface, and In-Ground mounting styles.

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