

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/13/2015
Agenda Item: 3

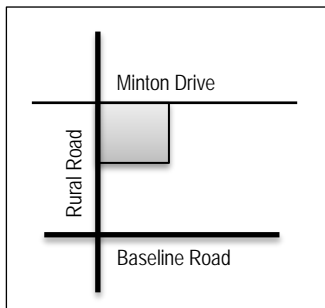
ACTION: Request for a Development Plan Review consisting of a new 7,753 square-foot emergency medical clinic for **ARIZONA GENERAL HOSPITAL EMERGENCY ROOM (PL150272)**, located at 5125 South Rural Road. The applicant is Kimley-Horn.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **ARIZONA GENERAL HOSPITAL EMERGENCY ROOM (PL150272)** is a proposed 24-hour emergency facility that will offer out-patient medical services. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Nelson Chiropractic Clinic
Applicant	Bryan Wright, Kimley-Horn
Zoning District	PCC-2, Planned Commercial Center General
Gross/Net site area	1.47 acres
Total Building Area	7,753 s.f.
Lot Coverage	12% (50% maximum allowed)
Building Height	37'-8" (40' maximum allowed)
Building Setbacks	86.9' front, 91.3' street side, 94.3' east side, 30.9' rear (0', 0', 30', 30' min.)
Landscape area	23% (15% minimum required)
Vehicle Parking	52 spaces (52 min. required)
Bicycle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner

COMMENTS:

This site is located at the southeast corner of Rural Road and Minton Drive. Minton is a private street; the north property line of the subject site is located in the center of Minton Drive. The property currently contains an office building that will be demolished prior to construction of the new 7,753 square-foot medical clinic. The property is surrounded on the north, across Minton Drive, by a retail building that recently received approval for a new multi-tenant commercial building including a drive-through restaurant. To the south is a bank. To the east is a restaurant, and to the west, across Rural Road, is a commercial center.

Existing entitlements for this property that will remain in effect are:

- a. DRB00009: Approval of a 45' high wireless communications facility disguised as a flag pole.
- b. PL070077: Use Permit for a new 53'-6" high wireless communications facility disguised as pine tree (monopine).

This request includes the following:

1. Development Plan Review for a site plan, building elevations, and landscape plan for a new 7,753 square-foot emergency medical clinic.

PRELIMINARY SITE PLAN REVIEW

- July 1, 2015: Preliminary Site Plan Review (site plan only) was completed. Primary comments made by staff include: modify the site layout to place the building adjacent to Rural Road and locate the parking to the north and east; provide an 8' wide, detached sidewalk along Rural Road, and texture and paint the existing wireless facility enclosures to match the new building.
- September 2, 2015: Formal application was submitted. Comments made by staff included: provide a minimum 8' wide, detached sidewalk along Rural Road; texture and paint the existing wireless facility enclosures to match the new building; provided upgraded paving at driveways; incorporate Swan Hill Olive and Pine trees into the project to maintain the existing landscape theme of Lake Country Plaza; clarify what the vertical and horizontal lines are on the elevations; clarify what the diamond elements are on the elevations; provide more substantial canopies over the windows that better compliment other building elements.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of this report, staff has not received public input.

PROJECT ANALYSIS

CHARACTER AREA

The property is within the Kiwanis / The Lakes Character Area 7 and is part of the Lake Country Village development. Development Principles specific to Lake Country Village include the desire for quality infill with walkable blocks and tree-lined streets. The plan encourages enhanced arterial streetscape appearance through incorporating design in streetscape that is unique to the character area as well as buffers for pedestrians from street traffic. Environmental Principles encourage retaining and enhancing the area's tree canopy and ensuring commercial parking lots retain required trees that mature and provide shade. Including the conditions recommended by staff, the proposed development will comply with many of these Character Area principles through the following design elements:

- *Encourage pedestrian engagement in development;* Increases the distance of the landscape buffer to the sidewalk on Rural Road to comply with current requirements for a 4.5' wide landscape strip between curb and sidewalk.
- *Enhanced arterial streetscape appearance;* Keeps the appearance of lush vegetation along Rural Road by maintaining the existing turf between the street and parking lot.
- *Respect importance of native Sonoran landscape and shade;* Provides more than adequate on-site landscape areas that, with conditions, will enhance the project's tree canopy to provide shade.
- *Develop bikeability and walkability;* The plan includes a dedicated pedestrian path from Rural Road to the building entrance.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is 1.47 acres in size. The plan identifies a new single-story building that fronts onto Rural Road. The majority of customer parking is on the west and north side of the building. The customer entrance is on the west side, and an ambulance entrance is on the east. The existing driveway on Rural Road will remain and be brought up to current design standards. The existing driveway on Minton Drive that leads directly onto the site will be eliminated, and a new driveway will be constructed closer to Rural Road. The existing shared access driveway on the east edge of the site will remain.

There are two existing wireless communication facilities on the east side of the property that will remain. The north facility is a 53'-6" monopine, and the south one is a 45' high flagpole. A condition requires that the exterior of the equipment enclosures be textured and painted to match the new building. A Use Permit application to replace the flagpole with another alternatively designed structure has been submitted; no hearing date for that application has been scheduled.

Building Elevations

The building design includes sand finish stucco with aluminum composite wall panels. The elevations depict vertical and horizontal lines that form patterns in the stucco. These are noted as control joints. In order to ensure that the lines are visible wall details, a stipulation is included to require that they also be reveals. Diamond-shaped light sconces provide accent lighting on all elevations. The building is topped with gray spandrel glass, and the entrance on the west elevation is emphasized with an orange glass tower element.

Aluminum canopies with bronze finish are located over the windows, and clear anodized aluminum canopies are located over the customer and ambulance entrances. The window canopies are pitched with an open trellis design, which looks out of character with the straight, blocky building elements. A stipulation is included to require a horizontal projecting canopy that can either be open trellis or solid, but has a solid canopy fascia.

Landscape Plan

The sidewalk along Rural Road will be reconstructed with an 8' width and a 4.5' wide landscape strip between the curb and sidewalk. The landscape plan identifies Lantana and Bank Catclaw in the strip, which can spread too much in a narrow area; a stipulation requires the elimination of Lantana and replacement with a mixture of Prostrate Rosemary and Bush Morning Glory.

East of the sidewalk along Rural, the plan identifies decomposed granite and a mixture of vegetative ground cover. In order to maintain the existing landscape character along Rural, a condition is included to eliminate the decomposed granite and ground cover along the street frontage and replace them with turf. The proposed Evergreen Elm trees identified on the plan would remain. Along Minton Drive, the plan shows a mixture of trees that include Swan Hill Olive and Afghan Pine to maintain the character of Lake Country Plaza and better blend the existing monopine wireless facility with the new development.

Several trees required within parking lot landscape planters are either missing, too small, or too close to light poles. Conditions are included to modify the plan and address these items. A marked- up landscape is also attached to demonstrate the conditions.

Section 6-306 D Approval criteria for Development Plan Review (in *italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* to provide convenient access from the parking lot, the site is designed with parking between the building entrance and Rural Road. The minimum 20' landscape buffer between the front property line and parking lot is provided.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the building design will provide shade underneath both entrance canopies. Landscape conditions will require larger shade trees in the parking lot and adjacent to the building to mitigate heat gain/retention.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed materials are appropriate for their location.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the single-story building is appropriately scaled to the site. A small tower element projects above the rest of the building to emphasize the customer entrance. A condition requires turf along Rural Road to blend with the surroundings.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; building design consists of a defined base and top with a clear pedestrian connectivity to the entrance.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; architectural details are appropriate to the scale and context of the development. The design incorporates square metal panels as accents on the stucco walls, with similar squares in the tower element. The entrance is emphasized with a canopy using the same material as the metal accent panels. A condition is included to provide more substantial shade canopies over the windows.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient vehicular access as well as direct and defined access from the public way to the building entrance.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site has direct access from Rural Road and will not impact nearby residential uses. The plan also includes a dedicated pedestrian path from Rural Road to the building entrance.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design (CPTED) principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping adjacent to the building.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs are not part of this review; however, the proposed elevations will provide an appropriate and well-proportioned area for signs.*
12. *Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects. All parking lot lighting and wall-mounted lighting will need to comply with code requirements.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and landscape plan dated September 14, 2015 and building elevations dated September 11, 2015. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
3. Provide upgraded paving at each driveway. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
6. Locate a "no left turn" sign on the north side of the driveway on Rural Road.
7. Locate a "no left turn" sign on the east side of the western-most driveway on Minton Drive.
8. The two bicycle racks shall be replaced with a single rack that provides two bicycle parking spaces.
9. Increase the width of the landscape island on the west side of the refuse enclosure to a minimum of 7'.
10. The site plan shall be modified to note the maximum lot coverage of 50%.
11. The site plan shall be modified to eliminate the "max 50%" note under the landscape area.

Building Elevations

12. The materials and colors are approved as presented:
 - Sand Finish Stucco Building Walls – Sherwin Williams –Natural Choice SW7011
 - Metal panels – clear anodized aluminum composite – silver metallic
 - Tower Glazing – Sedona Sunset – clear anodized
 - Windows – PPG Solexia – clear anodized storefront
 - Building cap – warm gray spandrel glass
 - Diamond light sconce – Visa Lighting – Southridge powder coated bronze finish
 - Window canopies and tower trim – medium bronze anodized aluminum
 - Storefront – clear anodized aluminum
 - Metal doors – Sherwin Williams – Natural Choice SW7011

Provide primary building 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. Additions or modifications may be submitted for review during building plan check process.

13. The window canopies shall project horizontally from the building and be either open trellis or solid with a solid fascia to mimic the entrance canopy. Canopies may be bronze aluminum or clear anodized aluminum.

14. The stucco control joints (elevation note #8) shall also be noted as reveals. Reveals shall be a minimum one-quarter of an inch (1/4") deep and a minimum one-half of an inch (1/2") wide.
15. On the south elevation, a vertical reveal shall be added on the right side of the center diamond-shaped light fixture.
16. The finished floor height shall be corrected to 1'-8". The building height shall be corrected to 37'-8" to top of tower.
17. The material and color legend shall be modified to include the diamond-shaped light fixtures.
18. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
19. Conceal roof drainage system within the interior of the building.
20. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
21. Locate the electrical service entrance section (S.E.S.) inside the building.
22. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

23. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
24. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

Landscape

25. Except as modified by conditions, 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.
26. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk.
27. Replace the New Gold Lantana between the curb and sidewalk with Prostrate Rosemary and Bush Morning Glory.
28. Along the Rural Road street frontage, east of the sidewalk, replace the decomposed granite, shrubs, and ground cover plants with turf.
29. Add and/or substitute trees in the five parking lot landscape islands as shown on the attached redlined landscape plan.
30. Eliminate the Chitalpa tree within a landscape island, as identified on the redlined landscape plan. Alternatively, relocate the light pole to be a minimum 20' from tree trunks.
31. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

32. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
33. Excluding the street frontage along Rural Road, top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
34. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

35. Provide an address sign on the building elevation facing the street to which the property is identified.
 - 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, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** 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, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city->

hall/community-development/building-safety/applications-forms. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure are not required, unless visible from the street. If gates are provided, the property

manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- **DRIVEWAYS:**
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - 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 Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . 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 and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance. 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.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

September 12, 1973	Design Review Board approved building and landscaping for Greater Arizona Savings located at 5125 South Rural Road (DR-73.135).
April 3, 1974	Design Review Board approved revised building, landscaping, and signs for Greater Arizona Savings located at 5125 South Rural Road (DRB-74.23).
February 3, 1975	Certificate of Occupancy granted for Greater Arizona Savings commercial building located at 5125 South Rural Road.
February 14, 2000	Development Services Design Review Board Staff approved a 45' high monopole disguised as a flag pole (DRB00009)

January 5, 2007 The Hearing Officer approved a 60' high wireless antenna disguised as a monopine (PL060620).

July 24, 2007 The Hearing Officer approved a 53'-6" monopine (PL070077).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



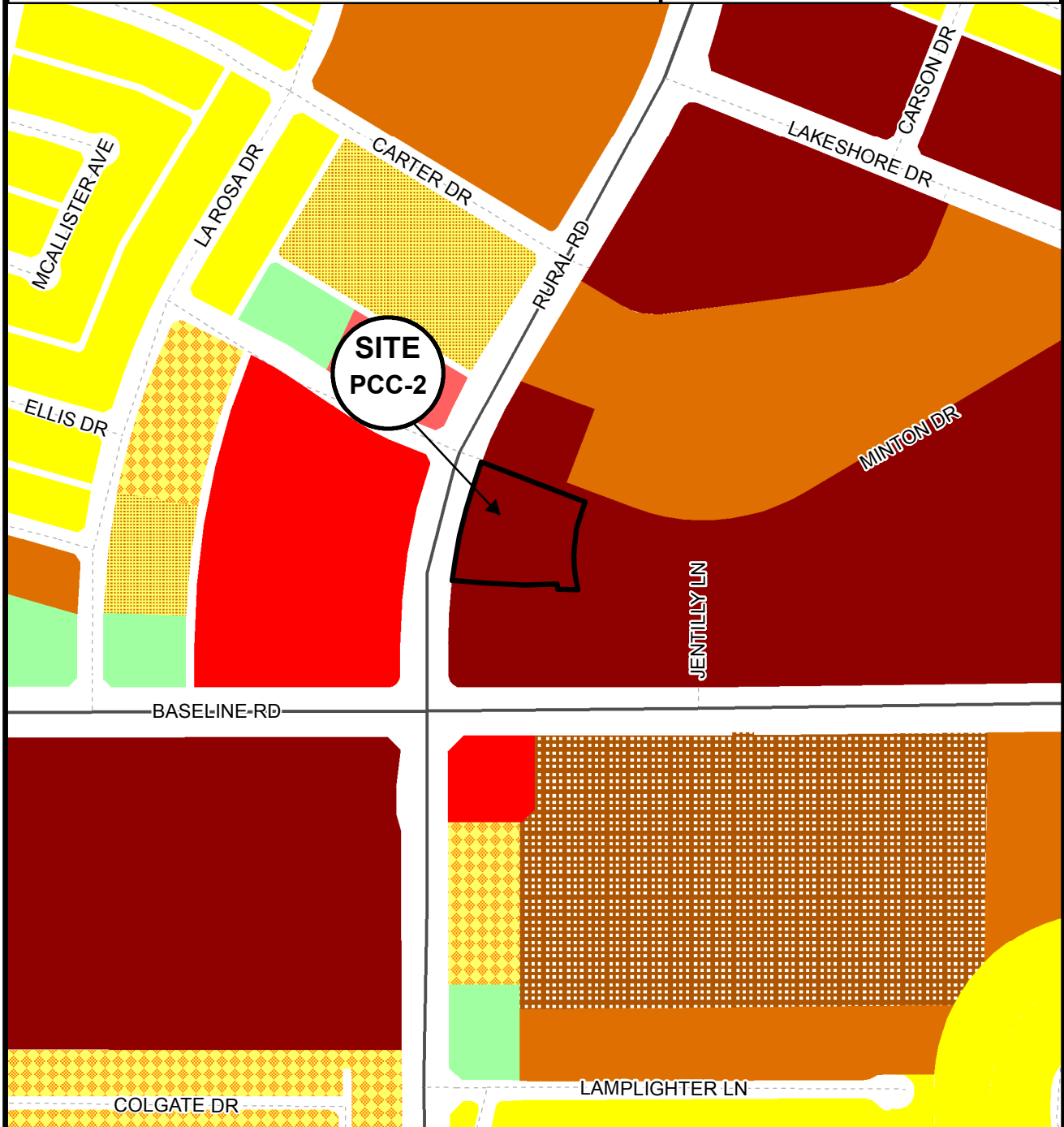
DEVELOPMENT PROJECT FILE
for
ARIZONA GENERAL HOSPITAL EMERGENCY ROOM
(PL150272)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. Site Plan
8. Landscape Plan
9. Redlined Landscape Plan
10. Black & White Building Elevations
11. Colored Building Elevations
12. Building Sections
13. Floor Plan
- 14-16. Material Sample Boards
17. Rendering
- 18-25. Site Photos

ARIZONA GENERAL HOSPITAL ER

PL150272



Location Map

ARIZONA GENERAL HOSPITAL ER**PL150272****Aerial Map**



September 14, 2015

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281

*RE: Proposed Arizona General Hospital ER
Southeast corner of S. Rural Rd. & E. Minton Dr.
5125 S. Rural Road
Tempe, AZ 85281*

To Whom It May Concern ,

Mays & Company Real Estate Development, on behalf of Arizona General Hospital ER (parent companies are Dignity Health and Adeptus), is pleased to submit for your review and approval, this Development Plan for an Arizona General Hospital ER (AGH ER) facility proposed to be located at the southeast corner of S. Rural Road and E. Minton Drive.

Adeptus Health is the country's leading freestanding emergency room system; it is both the largest and the oldest. Adeptus Health has just celebrated its 10th year in business and recently opened its 70th facility .

Arizona General Hospital ER is an out of station attestation. The facility is a provider based outpatient department of the hospital and offers a full range of emergency medical services with no extended stay. These services are provided on an "out-patient" basis only. Patients come to AGH ER by private transportation; meaning that very few patients are delivered to AGH ER in an ambulance. In the rare event that a patient cannot be treated at AGH ER or requires a higher level of care than AGH ER can provide (surgery, hospitalization, etc.), an ambulance may be called to safely transport the patient to a full service hospital. On those rare occasions, transport to Arizona General Hospital will be made by a private ambulance with AGH ER. AGH ER can dictate that the ambulance refrain from using sirens and lights until they depart the property and are traveling on

public street in route to an Arizona General Hospital.

The AGH ER Site is 1.48 acres at the southeast corner of S. Rural Road and E. Minton Drive. The zoning for this site is PCC-2 which allows this type of medical use.

The proposed AGH ER site conforms to the City of Tempe Zoning and Development Criteria outlined in section 6-306 D as follows:

Placement, form, and articulation of buildings and structures provide variety in the streetscape.

The building is placed on the parcel to accommodate its primary function as an emergency room. The building entrance is located along the primary arterial, Rural Road, to allow patients to easily locate when driving. Parking is located adjacent to the building entrance to provide quick and convenient access to the emergency room for patients. As part of the front parking area a screen wall is proposed, framing the streetscape trees and reinforcing the building architecture. The building has architectural punctuations and details, such as the Sedona Sunset color glass entry feature, that add color and interest to the street. This project strives to retain the park-like feeling of the site by landscape density and species selection.

Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

This flat roof building will have a lighter white colored roof which will gain less heat and require less cooling. The front and rear doors are covered by canopies. This building has ample windows to provide natural light, which creates a comfortable interior. The function of the building, serving as an ER clinic which receives ambulance traffic, does have a direct impact on the building's location on site, but the landscape provided at the streetscape, parking lots, and other site areas should increase the footprint of shade on the site, which will reduce the heat gain.

Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The building features lightly-colored stucco with colored and clear glass, with vertical punctuations of aluminum composite panel elements. The vertical elements break up the visual appearance of the roofline. All of the plant material used for the site is compliant with the ADWR approved plant list, yet creates a broad dense canopy of shade for the parking and the site.

Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level

The pedestrian experience of this building will very likely focus on the Sedona Sunset colored glass volume that is above the building entrance. The color is evocative of the building function and is a recognizable feature, while also serves as a wayfinding device. This articulation is echoed on each side by smaller vertical punctuations, window awning details, and a band of spandrel glass at the buildings top edge. The site parking is screened with a screen wall that recalls the building materials.

Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage

Two bus stops are on Rural Road very close to this site. If used by a building patron, the experience might be of an urgent nature, and the building's wayfinding device and proximity to the street will be advantageous.

The Rural Road streetscape planting design has to contend with low overhead power lines and an underground storm sewer line. These two utilities compel the street tree planting to occur approximately 25 feet east of the existing sidewalk. Once a pedestrian enters the site the walkways are shaded.

Cyclists who enter the site will have access to a logical, predicable parking lot with no dead ends and four different points of entry and exit.

Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation and with surrounding residential uses

Surrounding uses are commercial, but the site has a fair share of pedestrian activity. Again, the building function is focused on easy access to the front and back of the building in as direct a way as possible, which reduces the site's internal circulation. Access to this building from Rural uses existing driveway entrances.

Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.

Windows on the west look over the parking area and out to Rural Road. Windows on the north overlook parking and out to Minton. Windows on the South look out to the shared driveway entrance, then the Bank of America.

The building will be operational and inhabited 24 hours a day, which adds natural surveillance to the area.

Landscape accents and provides delineation from parking, buildings, driveways and pathways.

Landscape is provided along street frontages and in the parking areas to add shade for vehicles and pedestrians. Accent plantings are located at parking lot entrances and at the building entrances. Colorful flowering shrubs, and large dynamic trees are the basis of the plant palette.

Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;

Signs will be scaled commensurate with the building use, and signs will not be located in any Clear Vision Triangle areas. Signs will be illuminated to aid visibility. A sign package will be submitted under a separate plan and permit.

Lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects

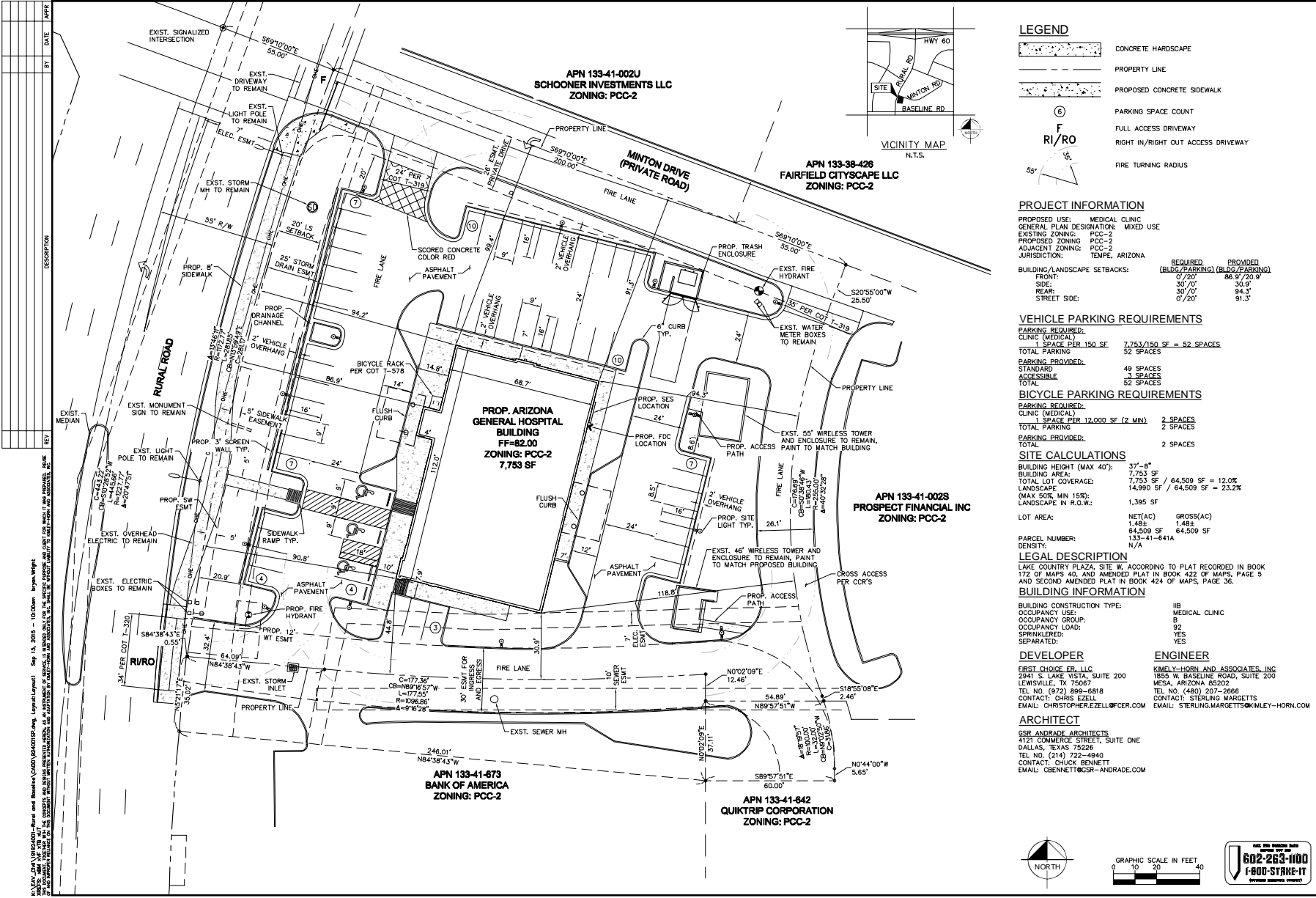
Site lighting is provided in the parking areas. Lighting is 15' tall lighting with downcast shields that direct the lighting onto the site and prevent stray lighting from leaving the site. Some light will result from the building being operational at night, but this will have a positive effect on CPTED aspects, variety in the streetscape, and visual interest.

We believe that our proposed project is a good and beneficial use for the community and aesthetically fits in well with the surrounding developments and will be a great catalyst for the future development.

We appreciate your time in reviewing the accompanying Project Submittal Application. If you have any questions or comments regarding this submittal, please contact us.

Thank you,

Bill Arsenault
Director of Development
Mays & Company
bill@mayscompany.com
972-807-7181
817-807-0955



LEGEND

- CONCRETE HARDSCAPE
- PROPERTY LINE
- PROPOSED CONCRETE SIDEWALK
- PARKING SPACE COUNT
- FULL ACCESS DRIVEWAY
- RIGHT IN/RIGHT OUT ACCESS DRIVEWAY
- FIRE TURNING RADIUS

PROJECT INFORMATION

PROPOSED USE: MEDICAL CLINIC
 GENERAL PLAN DESIGNATION: MIXED USE
 EXISTING ZONING: PCC-2
 PROPOSED ZONING: PCC-2
 ADJACENT ZONING: PCC-2
 JURISDICTION: TEMPE, ARIZONA

REQUIRED (BLDG/PARKING) PROPOSED (BLDG/PARKING)
 FRONT: 0'/20' 86.9'/20.9'
 SIDE: 30'/0' 36.9'
 REAR: 30'/0' 84.3'
 STREET SIDE: 0'/20' 91.3'

VEHICLE PARKING REQUIREMENTS

PARKING REQUIRED:
 CLINIC (MEDICAL) 1 SPACE PER 150 SF = 7,753/150 SF = 52 SPACES
 TOTAL PARKING 52 SPACES

PARKING PROVIDED:
 STANDARD 40 SPACES
 ACCESSIBLE 3 SPACES
 TOTAL 52 SPACES

BICYCLE PARKING REQUIREMENTS

PARKING REQUIRED:
 CLINIC (MEDICAL) 1 SPACE PER 12,000 SF (2 MIN.) 2 SPACES
 TOTAL PARKING 2 SPACES

PARKING PROVIDED:
 TOTAL 2 SPACES

SITE CALCULATIONS

BUILDING HEIGHT (MAX 40'): 37'-8"
 BUILDING AREA: 7,753 SF
 TOTAL LOT COVERAGE: 7,753 SF / 64,509 SF = 12.0%
 LANDSCAPE (MAX 50% MIN 15%): 14,990 SF / 64,509 SF = 23.2%
 LANDSCAPE IN R.O.W.: 1,395 SF

LOT AREA: NET(AC) 1,484 GROSS(AC) 1,484
 64,509 SF 64,509 SF
 PARCEL NUMBER: 133-41-641A
 DENSITY: N/A

LEGAL DESCRIPTION

LAKE COUNTRY PLAZA, SITE W, ACCORDING TO PLAT RECORDED IN BOOK 172 OF MAPS 40, AND AMENDED PLAT IN BOOK 422 OF MAPS, PAGE 5 AND SECOND AMENDED PLAT IN BOOK 424 OF MAPS, PAGE 36.

BUILDING INFORMATION

BUILDING CONSTRUCTION TYPE: IB MEDICAL CLINIC
 OCCUPANCY USE: B
 OCCUPANCY GROUP: 92
 OCCUPANCY LOAD: YES
 SPRINKLERED: YES
 SEPARATED: YES

DEVELOPER

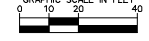
FIRST CHOICE ER, LLC
 2941 S. LAKE VISTA, SUITE 200
 LEWISVILLE, TX 75067
 TEL NO. (972) 899-6818
 CONTACT: CHRIS EZZELL
 EMAIL: CHRISTOPHER.EZZELL@FCER.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 1855 W. BASELINE ROAD, SUITE 200
 MESA, ARIZONA 85202
 TEL NO. (480) 207-2666
 CONTACT: STERLING MARGETTS
 EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

ARCHITECT

GSR ANDRADE ARCHITECTS
 4121 COMMERCE STREET, SUITE ONE
 DALLAS, TEXAS 75226
 TEL NO. (214) 722-4940
 CONTACT: CHUCK BENNETT
 EMAIL: CBENNETT@GSR-ANDRADE.COM



Kimley-Horn
 © 2015
 1855 West Baseline Road, Suite 200
 Mesa, Arizona 85202 (480)207-2666

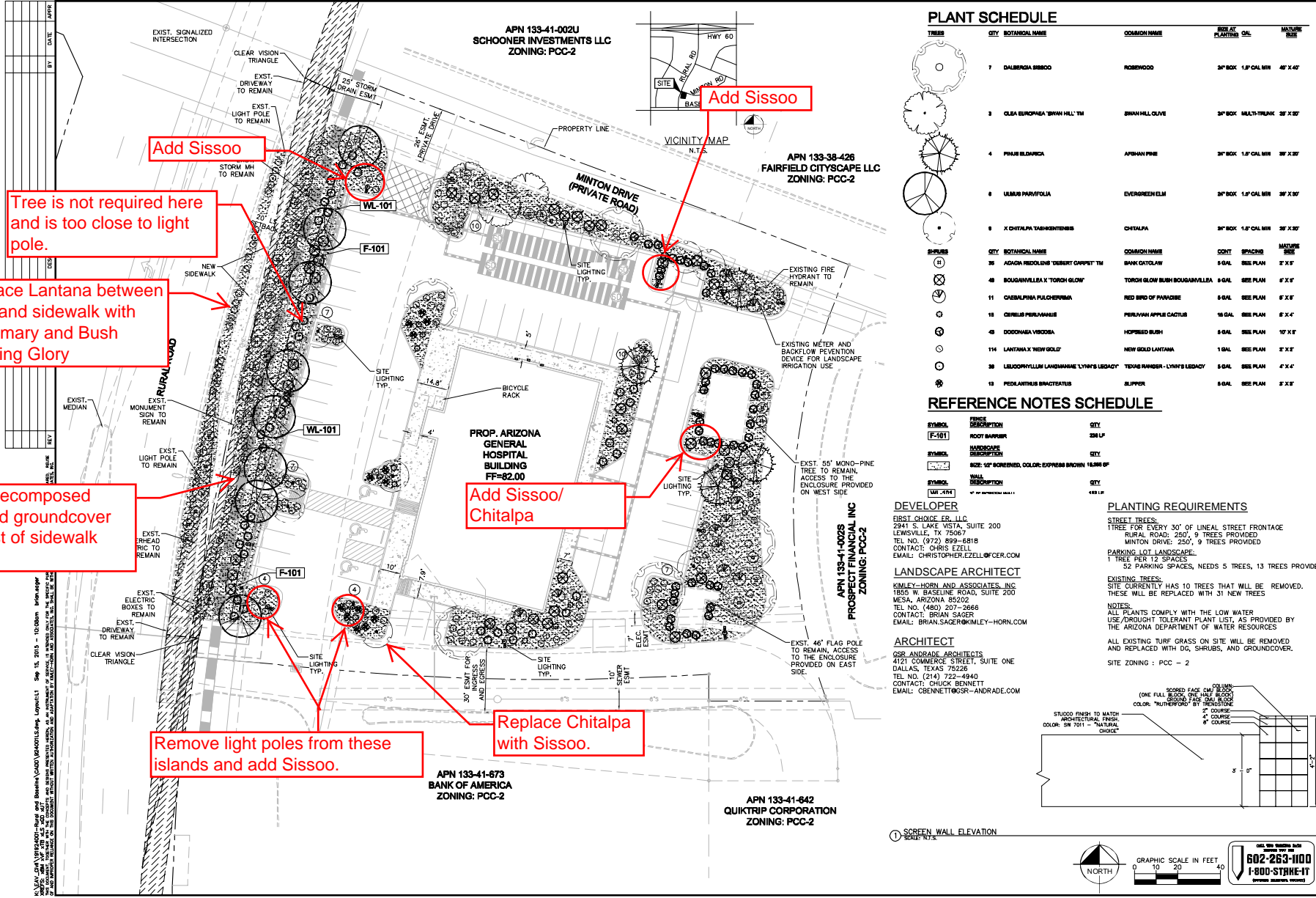
Dignity Health

ARIZONA GENERAL HOSPITAL EMERGENCY ROOM
 SITE PLAN
 5125 S. RURAL ROAD
 TEMPE, ARIZONA

PROJECT No.	191924001
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	BMW
DESIGN BY:	BMW
CHECK BY:	STM
DATE:	09/14/15



SP1
 1 OF 1 SHEETS



PLANT SCHEDULE

TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	CAL	MATURE SIZE
	7	DALBERGIA SISBOO	ROSEWOOD	3" POT	1.5' CAL MIN	40' X 40'
	3	OLEA EUROPAEA 'BRIAR HILL' TM	BRIAR HILL OLIVE	3" POT	MULTI-TRUNK	20' X 20'
	4	PIUS ALBERGIA	ARBORVITAE	3" POT	1.5' CAL MIN	20' X 20'
	8	ULMUS PARVIFOLIA	EVERGREEN ELM	3" POT	1.5' CAL MIN	20' X 20'
	8	X CHITALPA TANGIENSIS	CHITALPA	3" POT	1.5' CAL MIN	20' X 20'
SHRUB	QTY	BOTANICAL NAME	COMMON NAME	CODE	SPACING	MATURE SIZE
	35	ADONIS PEDICLANS 'DEERBERRY CARPET' TM	BANK CAYLAW	6 GAL	SEE PLAN	2' X 2'
	48	BOULDERVILLE X 'TORCH GLOW'	TORCH GLOW BUSH BOUARDVILLE	6 GAL	SEE PLAN	6' X 2'
	11	CEMBULINA PULCHERRIMA	BIRD BIRD OF PARADISE	6 GAL	SEE PLAN	6' X 2'
	18	CEMBUL PERUVIANUS	PERUVIAN APPLE CACTUS	18 GAL	SEE PLAN	6' X 2'
	48	DODONAEA VIBROSA	HORSHOE BUSH	6 GAL	SEE PLAN	10' X 2'
	18	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	SEE PLAN	2' X 2'
	24	LEUCOPHYLLUM LANGHAMIAE 'LYNNE'S LADYB'	LYNNE'S RANGER - LYNNE'S LADYB'	6 GAL	SEE PLAN	6' X 2'
	13	PELAEONIS BRACKETIUS	LUPINE	6 GAL	SEE PLAN	2' X 2'

REFERENCE NOTES SCHEDULE

	FENCE DESCRIPTION	QTY
	SHRUB DESCRIPTION	28 LF
	HARDSCAPE DESCRIPTION	QTY
	WALL DESCRIPTION	QTY

DEVELOPER

FIRST CHOICE ER, LLC
 2941 S. LAKE VISTA, SUITE 200
 LEWISVILLE, TX 75067
 TEL. NO. (972) 899-4818
 CONTACT: CHRIS EZZELL
 EMAIL: CHRISTOPHER.EZZELL@CER.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
 1855 W. BASELINE ROAD, SUITE 200
 MESA, ARIZONA 85202
 TEL. NO. (480) 207-2666
 CONTACT: BRIAN SAGER
 EMAIL: BRIAN.SAGER@KIMLEY-HORN.COM

ARCHITECT

GSR ANDRADE ARCHITECTS
 4121 COMMERCE STREET, SUITE ONE
 DALLAS, TEXAS 75226
 TEL. NO. (214) 722-4940
 CONTACT: CHUCK BENNETT
 EMAIL: CBENNETT@GSR-ANDRADE.COM

PLANTING REQUIREMENTS

STREET TREES:
 1 TREE FOR EVERY 30' OF LINEAL STREET FRONTAGE
 RURAL ROAD: 250', 9 TREES PROVIDED
 MINTON DRIVE: 250', 9 TREES PROVIDED

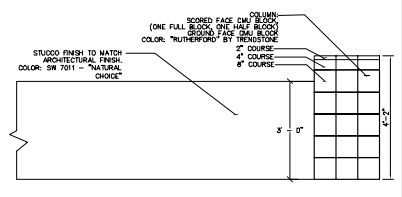
PARKING LOT LANDSCAPE:
 1 TREE PER 12 SPACES
 52 PARKING SPACES, NEEDS 5 TREES, 13 TREES PROVIDED

EXISTING TREES:
 SITE CURRENTLY HAS 10 TREES THAT WILL BE REMOVED.
 THESE WILL BE REPLACED WITH 31 NEW TREES

NOTES:
 ALL PLANTS COMPLY WITH THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST, AS PROVIDED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES

ALL EXISTING TURF GRASS ON SITE WILL BE REMOVED AND REPLACED WITH DG, SHRUBS, AND GROUNDCOVER.

SITE ZONING : PCC - 2



PROJECT No. 191924001
 SCALE (H): 1"=20'
 SCALE (V): NOT TO SCALE
 DRAWN BY: JAW
 DESIGN BY: JAW
 CHECK BY: BAS
 DATE: 09/14/15

ARIZONA GENERAL HOSPITAL EMERGENCY ROOM
 LANDSCAPE PLAN
 5125 S. RURAL ROAD
 TEMPE, ARIZONA

L1
 4 OF 4 SHEETS

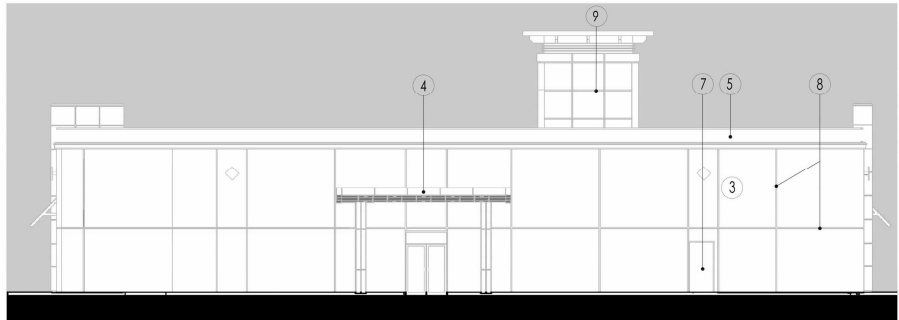


MATERIAL AND COLOR LEGEND			
1	SEDONA SUNSET CLEAR ANODIZED STOREFRONT	6	MEDIUM BRONZE ANODIZED ALUMINUM
2	PPG SOLEXTRA CLEAR ANODIZED STOREFRONT	7	HOLLOW METAL TO MATCH SW 7011 "NATURAL CHOICE"
3	SAND FINISH STUCCO TO MATCH SW 7011 "NATURAL CHOICE"	8	STUCCO CONTROL JOINT
4	ALUMINUM COMPOSITE PANEL - CLEAR ANODIZED	9	CLEAR ANODIZED ALUMINUM
5	WARM GRAY SPANDREL		

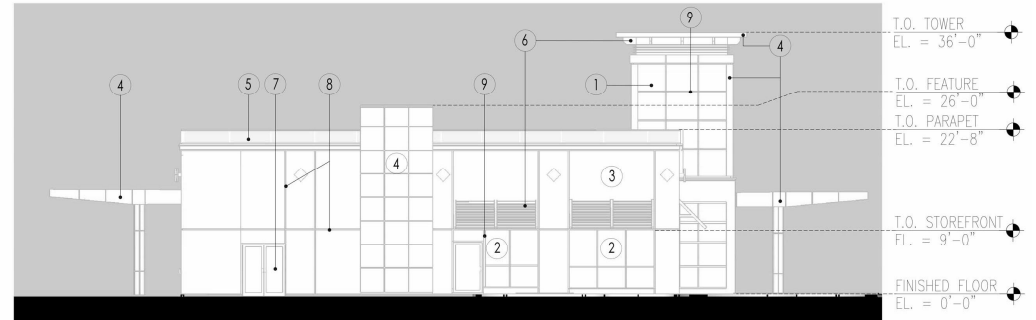
OWNER:
DIGNITY HEALTH
2841 S LAKE VISTA DR.
LEWISVILLE, TX 75067

ARCHITECT:
FERNANDO ANDRADE ARCHITECT
4121 COMMERCE ST.
SUITE 1510
DALLAS, TX 75225

DEVELOPER:
MAYS COMPANY REAL ESTATE DEVELOPMENT
5948 SHERRY LANE
SUITE 1510
DALLAS, TX 75225



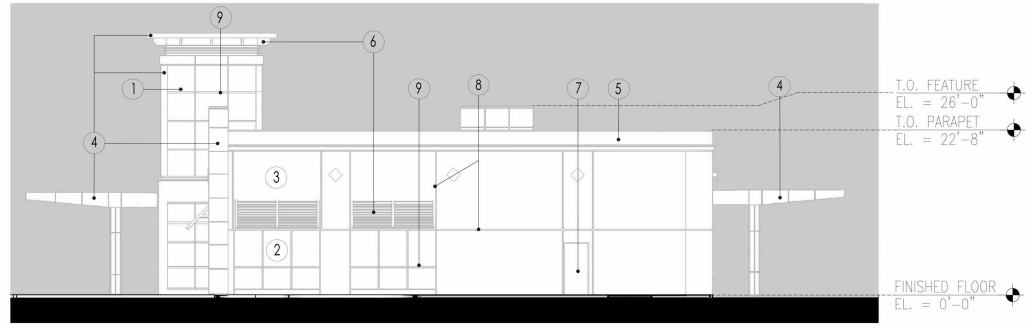
03 East Elevation
SCALE: 1/8" = 1'-0"
2129-11



01 North Elevation
SCALE: 1/8" = 1'-0"
2129-11



04 West Elevation
SCALE: 1/8" = 1'-0"
2129-11



02 South Elevation
SCALE: 1/8" = 1'-0"
2129-11

0 4 8 16
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION



5125 S. Rural Road Tempe, AZ
Dignity Health AZ General ER

11 September 2015
DIGNITY HEALTH AZ GENERAL ER

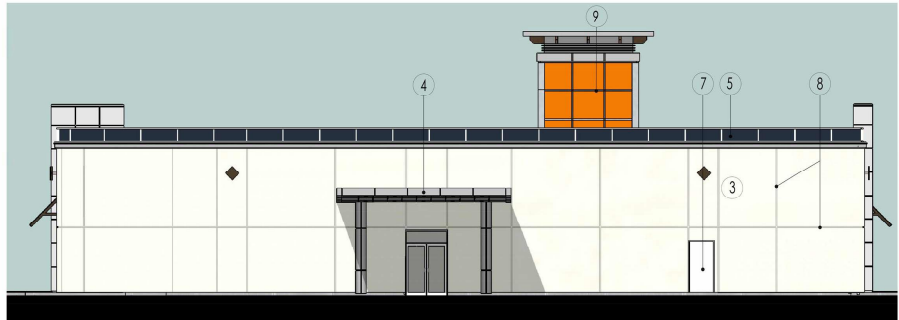
fernando andrade
ARCHITECT
Mays & Company
Real Estate Development

MATERIAL AND COLOR LEGEND			
1	SEDONA SUNSET CLEAR ANODIZED STOREFRONT	6	MEDIUM BRONZE ANODIZED ALUMINUM
2	PPG SULEXIA CLEAR ANODIZED STOREFRONT	7	HOLLOW METAL TO MATCH SW 7011 "NATURAL CHOICE"
3	SAND FINISH STUCCO TO MATCH SW 7011 "NATURAL CHOICE"	8	STUCCO CONTROL JOINT
4	ALUMINUM COMPOSITE PANEL - CLEAR ANODIZED	9	CLEAR ANODIZED ALUMINUM
5	MINI GRAY SPANPANEL		

OWNER:
DIGNITY HEALTH
2841 S LAKE VISTA DR
LEWISVILLE, TX807

ARCHITECT:
FERNANDO ANDRADE ARCHITECT
4121 COMMERCE ST.
SUITE 1510
DALLAS, TX 75226

DEVELOPER:
MAYS COMPANY REAL ESTATE DEVELOPMENT
5948 SHERRY LANE
SUITE 1510
DALLAS, TX 75226



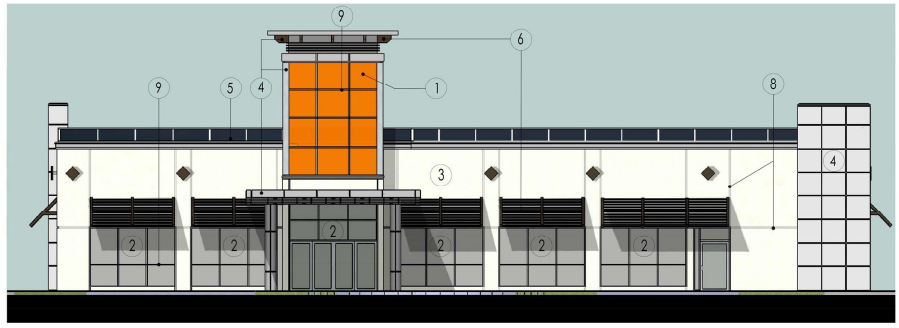
03 East Elevation
SCALE: 1/8" = 1'-0"

2129-11



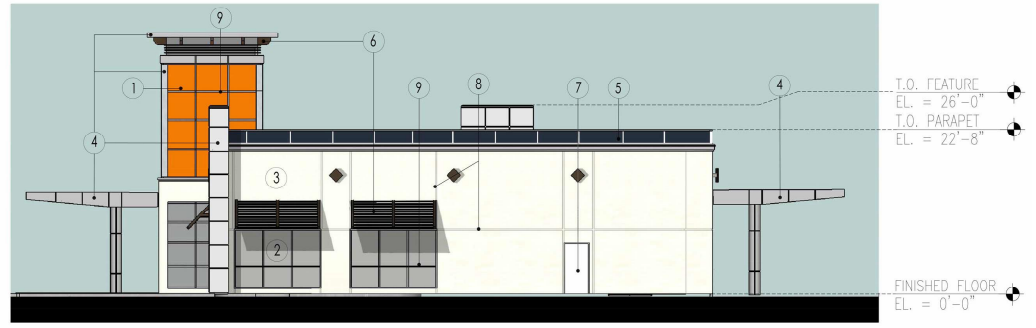
01 North Elevation
SCALE: 1/8" = 1'-0"

2129-11



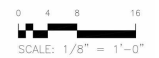
04 West Elevation
SCALE: 1/8" = 1'-0"

2129-11



02 South Elevation
SCALE: 1/8" = 1'-0"

2129-11



NOT FOR CONSTRUCTION

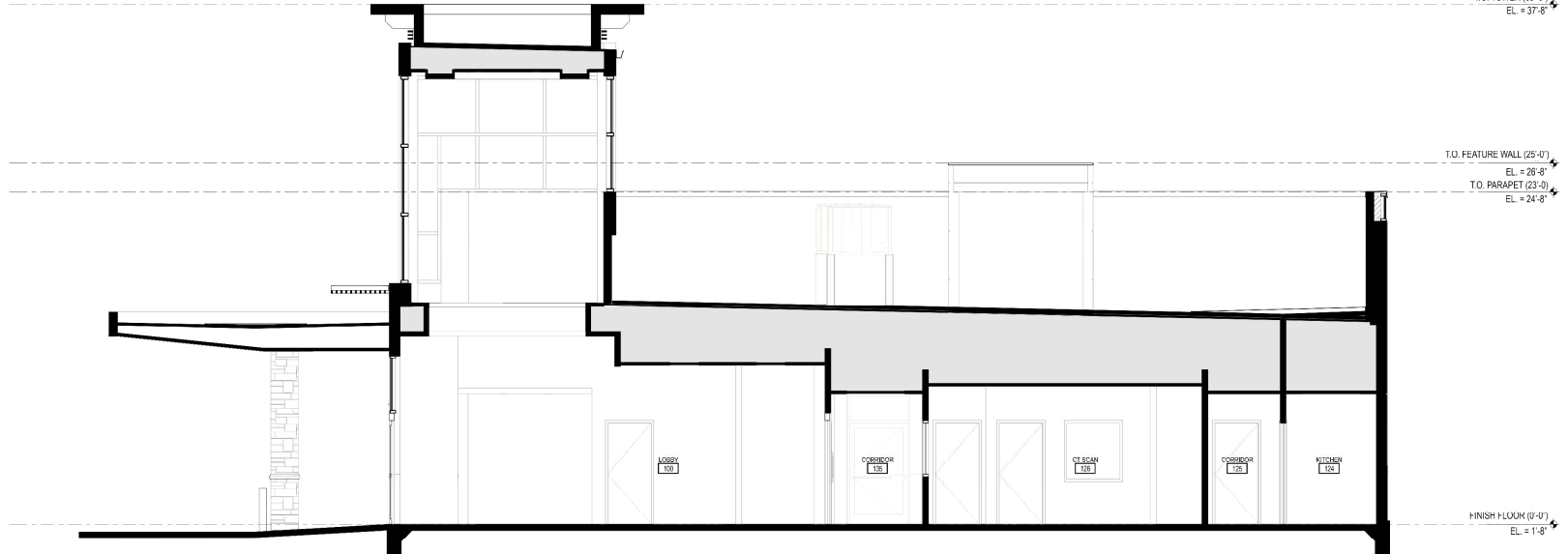


5125 S. Rural Road Tempe, AZ
Dignity Health AZ General ER

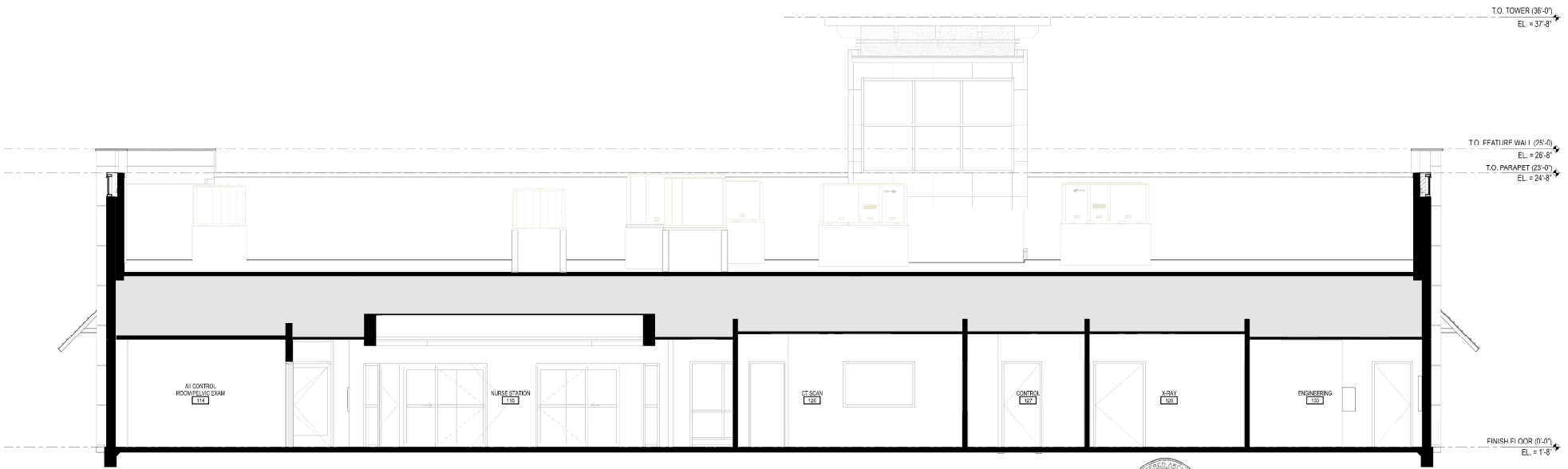
11 September 2015
DIGNITY HEALTH AZ GENERAL ER



OWNER: DIGNITY HEALTH 2941 S. LAKE VISTA DR. LEWISVILLE, TX 75067	ARCHITECT: FERNANDO ANDRADE ARCHITECT 4121 COMMERCE ST. SUITE ONE DALLAS, TX 75226	DEVELOPER: MAYS COMPANY REAL ESTATE DEVELOPMENT 5949 SHERRY LANE SUITE 1670 DALLAS, TX 75225
-----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------



BUILDING SECTION 02
1/4" = 1'-0"



BUILDING SECTION 01
1/4" = 1'-0"



5125 S. RURAL ROAD TEMPE, AZ
Dignity Health AZ General ER - BUILDING SECTION



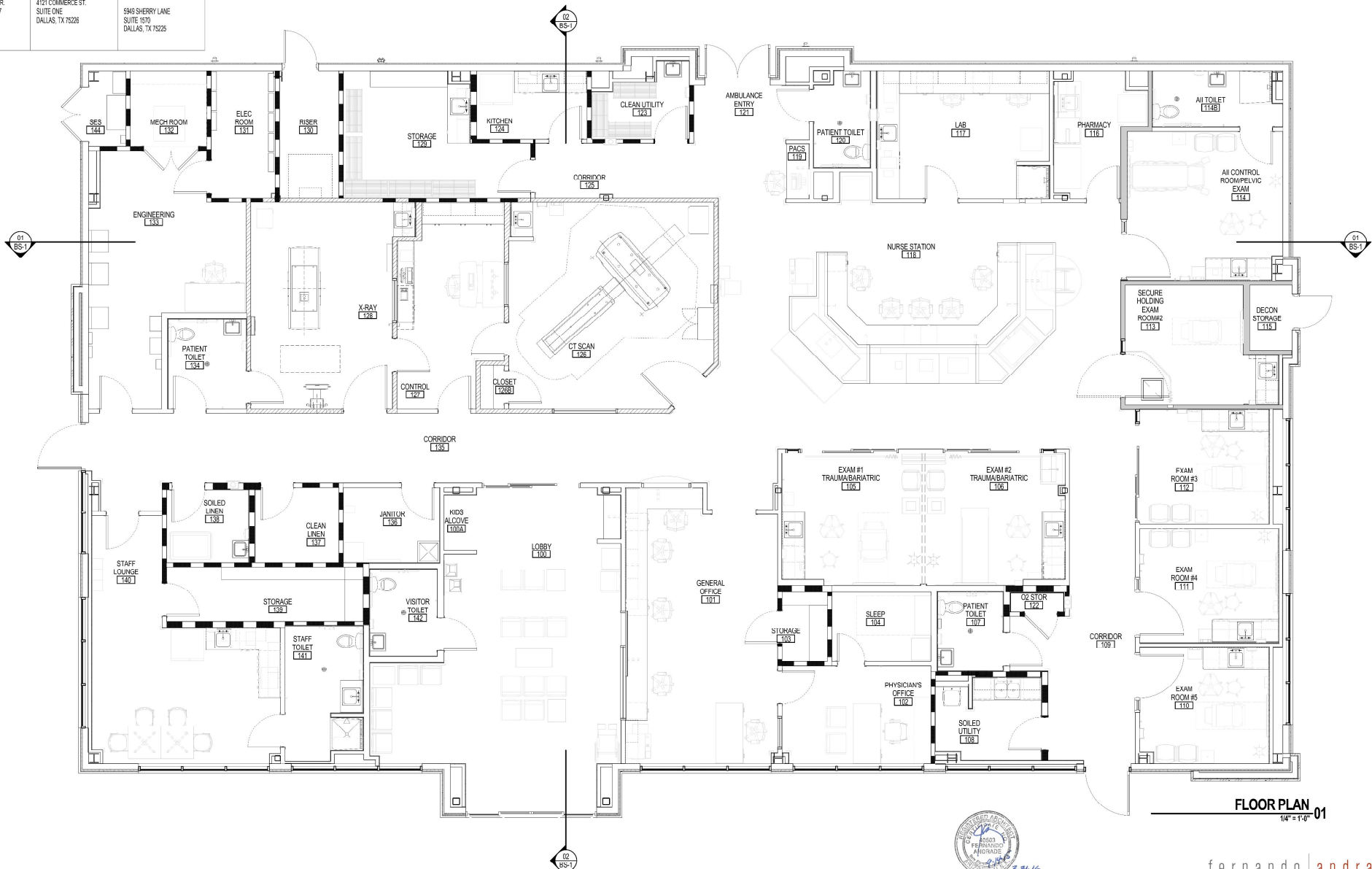
NOT FOR CONSTRUCTION

INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purposes. This document is issued under the authority of Fernando J. Andrade, 40503 on 09.14.15

fernando | andrade ARCHITECT



OWNER: DIGNITY HEALTH 2941 S. LAKE VISTA DR. LEWISVILLE, TX 75067	ARCHITECT: FERNANDO ANDRADE ARCHITECT 4121 COMMERCE ST. SUITE ONE DALLAS, TX 75226	DEVELOPER: MAYS COMPANY REAL ESTATE DEVELOPMENT 5949 SHERRY LANE SUITE 1570 DALLAS, TX 75225
-----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------



FLOOR PLAN
1/4" = 1'-0" 01



INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purpose. This document is issued under the authority of Fernando J. Andrade, 40503 on 09.14.15

fernando | andrade
ARCHITECT
Mays & Company
Real Estate Development



5125 S. RURAL ROAD TEMPE, AZ
Dignity Health AZ General ER - FLOOR PLAN



①



②



③




④



⑤



- ① STOREFRONT - CLEAR ANODIZED ALUMINUM
- ② STOREFRONT - MEDIUM BRONZE ANODIZED ALUMINUM
- ③ STUCCO - SW 7011 NATURAL CHOICE
- ④ GLAZING - SEDONA SUNSET CLEAR ANODIZED STOREFRONT
- ⑤ METAL PANEL - SILVER METALLIC ALUMINUM COMPOSITE PANEL

 **Dignity Health**
Arizona General Hospital

NEC Of Rural & Baseline - Tempe, AZ

2129-11 - Material Board

fernando landrada
Mays & Company
Real Estate Development
2129-11

Southridge™



OW1724-TG7042



OW1730-BMAT
Luminous Acrylic



Variation

Washington Nationals Stadium,
Washington, DC

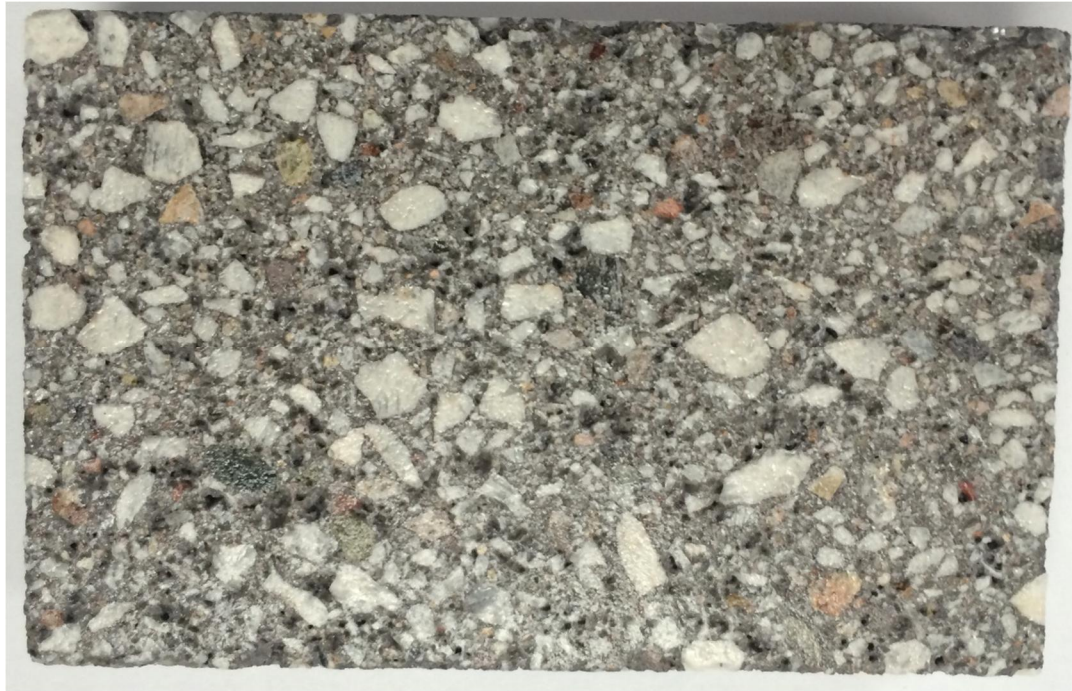
Features

- 5 year product warranty
- Fabricated metal front shield
- Cast aluminum, fully gasketed and sealed source chamber with clear tempered glass enclosure
- Oven cured no VOC acrylic powder coat
- Selection of front shield styles
- 1/8" thick white acrylic diffuser, F1 rated, UV stable, UL-94 HB Flame Class rated (OW1728 and OW1730 only)
- Front shield features snap lock for easy tool-less relamping
- Fluorescent, HID or incandescent source
- Recessed (remote ballast) or surface mount (integral ballast)
- Remote mounted HID ballast with long distance ignitor, 50' maximum ballast to source distance, PH70(347V) is 20' maximum, PH100(347V) is 15' maximum
- Recessed mount housing for shallower extension from wall
- Surface mounts to standard electrical junction box (by others) with provided hardware
- ETL listed to UL standards (US and Canada) for wet location mounting 4' above grade

COMPANIONS	Art Sconce Wall Page 114	Linear Art Sconce Wall Page 106	Visage Wall / Ceiling Page 164
------------	----------------------------------------	-----------------------------------------------	----------------------------------------------

Suggested Variations

- Increase front shield up to 24" maximum
- Colored front diffuser or glass source enclosure
- Custom cutout or logo in front shield
- Alternate source up to rated wattage listed



Ground Face Decorative CMU Block:
TRENDSTONE textured masonry units.
Color: Rutherford



5125 S. Rural Road Tempe, AZ

Dignity Health AZ General ER

September 8, 2015

2129-11 - CONCEPT RENDERING

A7-40503
fernando | andrade
ARCHITECT

Mays &
Company
Real Estate Development

Photo 1: Southwest Corner (North)



Photo 2: Southwest Corner (East)



Photo 3: Southwest Corner (South)



Photo 4: Southwest Corner (West)



Photo 5: Southeast Corner (North)



Photo 6: Southeast Corner (East)



Photo 7: Southeast Corner (South)



Photo 8: Southeast Corner (West)



Photo 9: Northeast Corner (North)



Photo 10: Northeast Corner (East)



Photo 11: Northeast Corner (South)



Photo 12: Northeast Corner (West)



Photo 13: Northwest Corner (North)



Photo 14: Northwest Corner (East)



Photo 15: Northwest Corner (South)



Photo 16: Northwest Corner (West)

