CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 05/23/2017
Agenda Item: 3

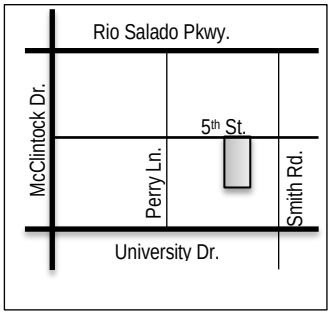
ACTION: Request for a Development Plan Review consisting of two new buildings for TEMPE CRANE (PL170106), located at 1979 East 5th Street. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE CRANE (PL170106) is requesting two new buildings; one is will be an office (2,775 SF) and the other storage (3,200 SF). There is also an existing storage building (1,813 SF) on site that is proposed to remain. The request includes the following:

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



Property Owner	Marvin Spatz, Fifth Street Industrial Plaza, Inc.
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District	General Industrial (GID)
Gross / Net site area	2.09 acres
Total Building Area	5,975 SF (new); 1,813 SF (existing); 7,788 SF (total)
Lot Coverage	9% (no standard)
Building Height	26'-0" (35'-0" max. allowed)
Building Setbacks	51'-8" front, 0' west side, 82'-5" east side, 10' rear (25', 0', 0', 0' min. required)
Landscape area	11% (10% min. required)
Vehicle Parking	19 spaces (19 min. required, 24 max. allowed)
Bicycle Parking	4 spaces (4 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby II, Planner II
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located east of McClintock Drive and north of University Drive on 5th Street between Perry Lane and Smith Road. The applicant is proposing two new buildings, an office and the other for storage; and there is one (1) existing building on this site to remain and be used for storage.

This request includes the following:

1. Development Plan Review which includes: two new buildings for office and storage, totaling 5,975 square-feet.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval for an Amended Subdivision Plat.

PRELIMINARY SITE PLAN REVIEW

This project has received two preliminary site plan reviews (03/15/17 and 04/17/17) and one formal site plan review (05/15/17). The majority of comments for this project were request such as providing more detailed plans, correcting errors and presenting project data/plans more clearly.

March 15, 2017:

- Second Preliminary Site Plan Review required prior to submittal of formal application; Submittal at minimum should consist of a revised site plan, blackline elevations and landscape plan.
- Development Services: Metal building proposed to be relocated from the business owner's existing property will be treated as new building and required to meet current building codes.
- Transportation Division – Traffic: Provide six (6) foot wide public sidewalk and vehicular access gate shall be located a minimum of eighty (80) feet from face of curb, with a dedicated turn-around area.
- Provide a dual refuse enclosure for trash and recycle.
- Land Use Buffer is required along south property line.

April 17, 2017:

- Applicant submitted a Development Plan Review (DPR) application; staff deemed DPR submittal incomplete as the application was submitted prior to the required second Preliminary Site Plan Review and was missing additional required materials for a formal application. Plans were reviewed and treated a preliminary review.
- Plans not accepted by Solid Waste, dual refuse enclosure and details need to be provided.
- Development Services – Engineering Land Services: Relocate existing masonry wall outside of waterline easement.
- Transportation Division – Traffic: Provide six (6) foot wide public sidewalk.

May 15, 2017:

- Staff deemed the formal application (DPR) complete and performed a substantive review. Comments were not provided to the applicant but were used to generate conditions of approval for this report.

PUBLIC INPUT

A neighborhood meeting is not required for this project. Staff has not received any public comments upon completion of this report.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is located within the Apache Character Area Plan. The plan encourages projects that recognize the diversity of the community, are unique, provide appropriate transitions between existing neighborhoods and new developments, engage pedestrians, and create destinations through mixed-use design and public amenities. The proposed development will comply with the following Character Area principles:

- Landscape Treatments: A condition has been added that requires street tress for this project to be of a variety

specifically the listed in the Apache Placemaking Principles + Design Guidelines. Staff listed five tree species to choose from that would be acceptable.

- Shade: All windows located along east and south elevation of the building are shaded by building canopies. The north elevation does not have shade features, but the majority of windows are small, which should decrease heat gain inside of the building. West elevation is not allowed any windows due to building codes.

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately 2.09 acres. The plans identify the new office building as being setback 51'-8" from 5th Street with the proposed metal building in the southwest corner of site and the existing storage building to remain located in the southeast corner. The applicant has proposed a solid vehicular gate and eight (8) foot gate and wall along the frontage to secure the site; and assist in screening parking, refuse, an above ground fuel tank (6,000 gallons; 7'-11"H x 18' L x 8'-6" W) and business vehicles from the street. Site will have a single driveway for ingress/egress.

Building Elevations

The new office building is proposed to have a building height of twenty-six (26) feet. The primary materials are EIFS, glass and integral colored masonry that is either split face, scored or smooth. The new storage building is prefabricated and a condition has been added that this structure must be restored and repainted. A condition has also been added that the existing storage building be painted to match the proposed metal building.

Landscape Plan

This project is providing landscape coverage of 11%. A condition will be added requiring a minimum of 50% vegetative ground cover be provided in a landscape areas shown on plans. To assist in incorporating principles of the Apache Character Area plan, there will be a condition requiring that street trees proposed be swapped out for one or more of the following specimens; Arizona Ash, Jacaranda, Kingan Mulberry, Sweet Acacia, Chaste Tree.

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;* the buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* landscaping and building canopies provide shade to the majority of pedestrian areas and will assist in mitigating heat gain/retention and energy conservation.

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; landscape and building elements are appropriately scaled to site.*

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 is significantly setback from the street. There is a relief in monotony by changes in the horizontal planes.

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 building facades rhythmically introduce different material and forms.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* there will be a six (6) foot wide public sidewalk installed, four (4) bike racks provided and a bus stop is located within a quarter mile of this site.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* majority of vehicular circulation would occur along the perimeter of site.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape islands and hardscape have been implemented appropriately to provide delineation from parking, buildings and driveways.

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 subject to a separate plan review.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. 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, building elevations and landscape plan dated May 1, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

3. Proposed fire hydrant must be relocated; shall not be placed within sixteen (16) feet of a building/structure or tree, subject to approval of the Fire Department.

4. Light poles should not be placed within twenty feet of trees.

5. A dual refuse enclosure shall be provided and dedicated for both trash and recycle.

6. Provide gates with vision panels for refuse enclosure.

7. Pedestrian gate to access site should be equipped with a vision panel.

8. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.

9. 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.

10. Provide upgraded paving at each driveway consisting of integral colored unit paving; or integral colored concrete that is scored or stamped with a decorative pattern. 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.

11. 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.

12. 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.

13. Shade canopies for parking areas; if applicable:
    a. Provide an 8" fascia for the canopy structure.
    b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
    c. Relate canopy in color and architectural detailing to the buildings.
    d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

14. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

Building Elevations

15. The materials and colors are approved as presented:

    Primary Building – Superlite Block – 8x8x16 split face CMU – integrally colored (Cocoa Brown, 62.13.3)
    Secondary Building – EIFS system (smooth finish) with ¼" deep V Groove score lines – Dunn Edwards, Grange Hall (DET695)
    Building Accent – Superlite Block – 8x8x16 vertical scored CMU – integrally colored (Buff, 6228.3)
    Parapet – Superlite Block – 8x8x16 smooth CMU – integrally colored (Cocoa Brown, 62.13.3)
    Parapet 4" Metal Coping – Dunn Edwards – Grange Hall (DET695)
    Glazing/Windows – Dark Bronze Aluminum Framing System and Clear Glass

    Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

16. The new metal storage building shall not exceed thirty-five (35) feet, as measured from grade.

17. EIFS should be integral color, not painted.

18. Proposed metal storage building shall be restored and if required, repainted to match existing colors as shown on Attachments 18 and 19.

19. Existing building onsite shall be painted to match the proposed metal storage building.

20. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

21. Conceal roof drainage system within the interior of the building.

22. 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.

23. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

24. 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

25. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.

26. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

27. Street trees shall be specimens with a minimum of 1 ½" caliper trunk.

28. Project should incorporate one or more of the tree species listed below in lieu of proposed street trees.
    - Arizona Ash (Fraxinus Velutina)
    - Jacaranda (Jacaranda Mimosifolia)
    - Kingan Mulberry (Morus Alba)
    - Sweet Acacia (Acacia Farnesiana)
    - Chaste Tree (Vitex Agnus-Castus)

29. One (1) of the Thornless Mesquite trees (will be a different tree species per Condition #26) just south of the landscape setback line shall be shifted north of this line, all other trees shown north of the landscape setback line shall remain.

30. The ends of all parking rows shall conform to Section 4-704C (Parking Lot Landscape Dimensions) of the ZDC.

31. Provide a minimum of fifty percent (50%) vegetative ground cover to all landscape areas, with exception to the required land use tree buffer required along the rear property line.

32. Irrigation notes:
    a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
    b. Locate valve controller in a vandal resistant housing.
    c. Hardwire power source to controller (a receptacle connection is not allowed).
    d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

33. 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.

34. 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.

Building Address Numerals

35. Provide address sign(s) 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) On multi-story buildings, locate no higher than the second level.
        5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
        6) Do not affix numbers or letters 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.

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.

DEADLINE: 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.

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 DS116 and DS118 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 the 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.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- 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.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- 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.

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.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- 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.

SOLID WASTE SERVICES:

- 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. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- 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(s) 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.

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(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.

ZONING AND DEVELOPMENT CODE:
- 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.

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:
- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at http://www.maricopa.gov/aq/.

HISTORY & FACTS:

September 16, 1991 Storage building in the southeast corner of site received a building permit final (BP69907).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE
for
TEMPE CRANE
(PL170106)

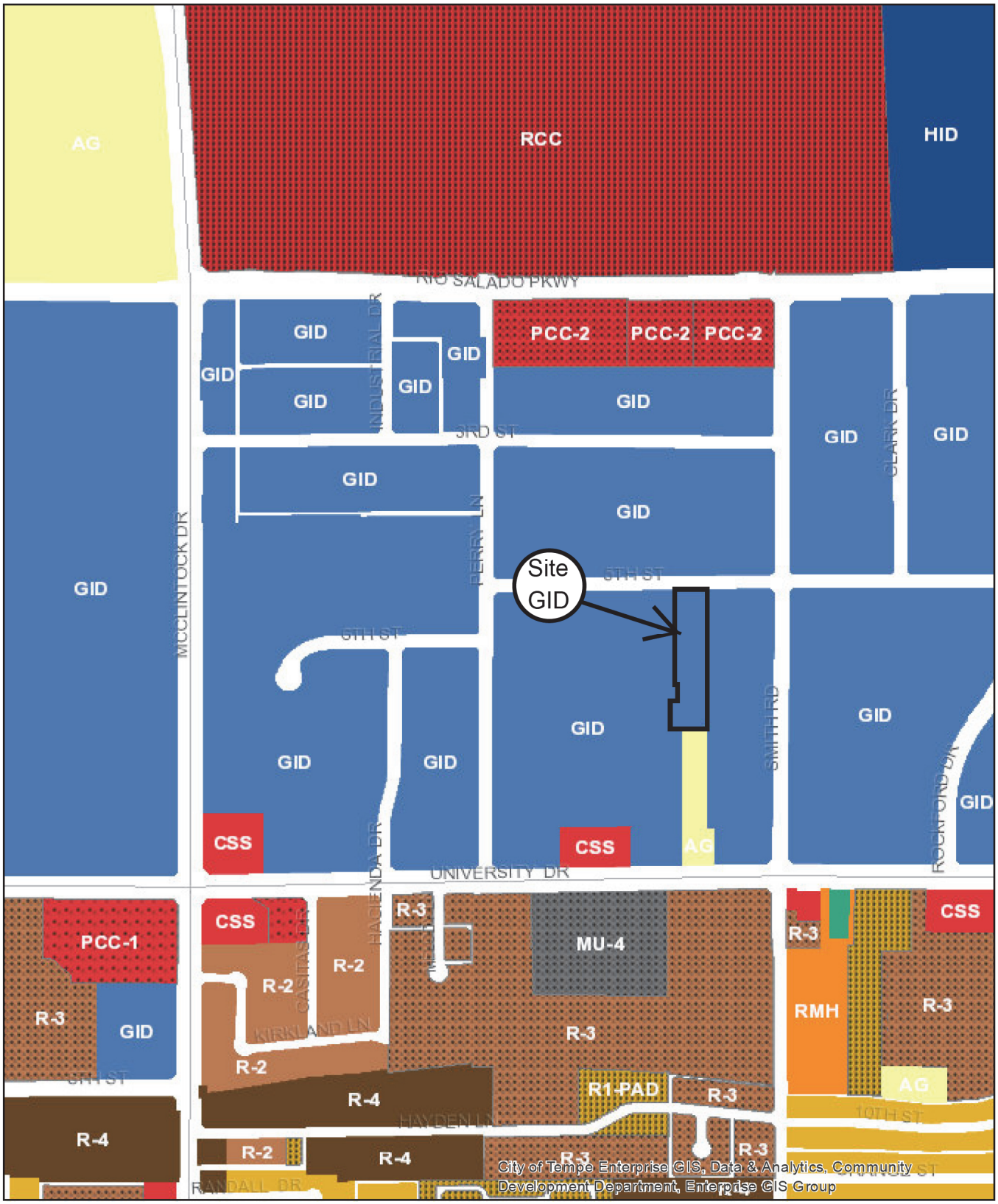
ATTACHMENTS:

1. Location Map
2. Aerial
3-8. Letter of Explanation
9. Site Plan
10. Contextual Site Plan
11. Refuse Plan
12. Floor Plans
13. Blackline Elevations
14. Color Elevations
15. Street Elevations
16. Renderings
17. Building Sections
18-19. Proposed Metal Storage Building Photos
20. Landscape
21. Site Photos

Tempe

Tempe Crane

PL170106



General Industrial District (GID)
Heavy Industrial District (HID)
Mixed Use High (MU-4)
Commercial Shopping and Services (CSS)
Planned Commercial Center Neighborhood (PCC-1)
Planned Commercial Center General (PCC-2)
Regional Commercial Center (RCC)
Residential/Office (RO)
Agricultural (AG)
Single-Family Residential (R1-6)
Single-Family Residential Planned Area Dev (R1-PAD)
Multi-Family Residential (R-2)
Multi-Family Residential Limited (R-3)
Multi-Family Residential General (R-4)
Mobile Home Residence (RMH)

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ATTACHMENT 1

Tempe

Tempe Crane

PL170106

Aerial Map

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TEMPE CRANE

DEVELOPMENT PLAN REVIEW APPLICATION

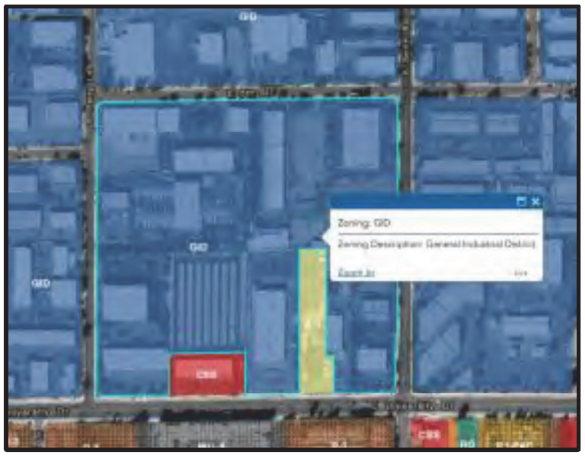
1979 EAST FIFTH STREET
TEMPE, ARIZONA 85281

HUELLMANTEL & AFFILIATES
P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

Tempe Crane, is currently located at 124 South Smith Road in Tempe. They would like to relocate their business to south of 5th Street, west of Smith Road, at 1979 East 5th Street, in the General Industrial Zoning District (GID). The site is approximately 2.09 acres and has a General Plan 2040 Projected Use of Industrial.

ZONING DISTRICT: GENERAL INDUSTRIAL



GENERAL PLAN USE: INDUSTRIAL

As you can see from the images above, the current Tempe Crane is located in the General Plan 2040 Projected Use designation of Commercial and the new site will be in a more appropriate General Plan designation of Industrial. The proposed location is a portion of parcel 132-39-029.

The new facility for Tempe Crane will house a small two-story office complex for the employees. The building will be setback from the street right-of-way to allow for landscaping, a retention basin an open view. The entrance to the property has been proposed from 5th street with a single driveway entry leading to a series of parking spaces around the east and south side of the building complex. The driveway will then continue further back south of the building, into a looping system which will allow trucks to circulate through the site to the storage yards and equipment staging areas. The main entrance to the

building will be from the south parking area, and a welcoming entry has been designed by means of a larger sidewalk leading to the entry door and desert landscaping.

The building will feature a variety of window sizes that are proportionate to the façade of the building to provide interest and articulation. An extruded popout frame wall will envelops and wrap around the building to provide shade to most windows while also providing building façade articulation. The building form will be a simple, yet clean and contemporary approach to the design that blends well with the surrounding context. A variety of materials have been proposed for the building and include: mix of masonry block design colors, sizes and shapes as well as painted EIFS (exterior insulating finishing system) for the popout feature, and decorative metal coping for the parapets. Specifically, there are three main types of masonry block designs that have been chosen. First, a split face rough textured system that is applied as a running bond - this system is used as the primary material. Second, we proposed to use an accent block that is designed as vertical scored block system that will provide an interesting accent band and color that will accentuate the façade and its elegance. Third, a smooth face block system has been proposed that is the same color and running bond as the split face system but with a smooth finish. This occurs around the upper band piece under the parapet coping condition. All three types of masonry designs will appropriately enhance the architecture of the building in a simple and modest form.

The building signage will be mounted on the northeast side corner facing 5th Street. The exterior building mounted light fixtures will all be LED and will have a lasting timeframe as opposed to fluorescents. No site light poles have been designed or proposed for this property and all exterior light fixtures will be wall mounted to the building or site walls. These light fixtures will be contemporary in design and color and will match the overall architecture of the building. The site lighting will not impose any negative effects to the surrounding businesses and there are no residential uses anywhere close to the proposed site.

The building design texture and materials continue to expand from the building façade and get integrated through the site wall perimeter of the entrance. The building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

DEVELOPMENT PLAN REVIEW

The proposed new Tempe Crane will conform to the following standards of Zoning and Development Code Criteria Section 6-306D, as applicable:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
The placement of the new proposed Tempe Crane office will be compatible with the surrounding uses in the General Industrial Zoning District (GID) and will be an improvement to the current conditions of the proposed location, which is an unimproved dirt lot. There are no surrounding residential buildings or uses in close proximity to the Tempe Crane site.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
An extruded popout frame wall will envelope and wrap around the building to provide shade to most windows while also providing building façade articulation. The landscaping provided on the site will also help mitigate heat gain in the office building and will shade both employees and customers as they walk to and from their cars to the office.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
The proposed materials for the new two-story Tempe Crane building will comprise of CMU block of various textures and finishes and integrally colored. The window glazing will be made up of an aluminum framing system in a dark bronze color and the building will have a parapet with metal coping. The materials and details are appropriate for the location and building use and will improve the site and the

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
The site is surrounded by other industrial uses and buildings. The buildings directly across 5th Street are both taller than one story in height and the building directly west of the proposed Tempe Crane is the Fifth Street Industrial Plaza which has a variety of warehouse, storage and GID uses. The proposed Tempe Crane building will be appropriately scaled and will compliment the surrounding uses.

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;
The use of three different finishes for CMU block in varying shades of tan and brown will appropriately enhance the architecture of the building in a simple and modest form. The building will feature a variety of window sizes that are proportionate to the façade of the building to provide interest and articulation. An extruded popout frame wall will envelops and wrap around the building to provide shade to most windows while also providing building façade articulation. The building form will be a simple, yet clean and contemporary approach to the design that blends well with the surrounding context. A variety of materials have been proposed for the building and include: mix of masonry block design colors, sizes

and shapes as well as painted EIFS (exterior insulating finishing system) for the popout feature, and decorative metal coping for the parapets. These building finishes will help accentuate the top and bottom of the building.

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;
The window design of the proposed building will vary based on the side of the building the window is located on and the size of the walls. The windows will be treated with an aluminum framing system. The entrance to the site is from 5th Street while the building can be access from the south side by customers. The driveway will flow from 5th Street, south to parking lot and then into the equipment storage area and allow for turn around opportunities as part of a looping system.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
The Tempe Crane sight will not create much multi-modal transportation traffic. The site has been designed for industrial equipment uses and is located in GID zoning. For any potential multi-modal transportation patrons, a sidewalk has been designed that will lead customers and employees from the south facing door of the Tempe Crane office building out to 5th Street. Additionally, Tempe Crane will provide 4 bike racks for the site.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
The entrance to the property has been proposed from 5th street with a single driveway entry leading to a series of parking spaces around the east and south side of the building complex. The driveway will then continue further back south of the building, into a looping system which will allow trucks to circulate through the site to the storage yards and equipment staging areas. The main entrance to the building will be from the south parking area, and a welcoming entry has been designed by means of a larger sidewalk leading to the entry door and desert landscaping. The separation of entrances and clear driveway for vehicles will help minimize and vehicle and pedestrian conflicts.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
The proposed Tempe Crane building and surrounding landscape and site design will take into account Crime Prevention Through Environmental Design principles.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;
The landscaping will be implemented on the northern portion of the proposed Tempe Crane site due to the industrial planned use of the southern portion of the site. Tempe Crane would like to landscape their property with Willow Acacia, Mexican Bird of Paradise, Blue Palo Verde and Thornless AXT Mesquite trees, various shrubs and additional groundcover to help separate parking and office uses from the more industrial equipment storage uses. The new sidewalk on the east and south side of the new office building will be lined with

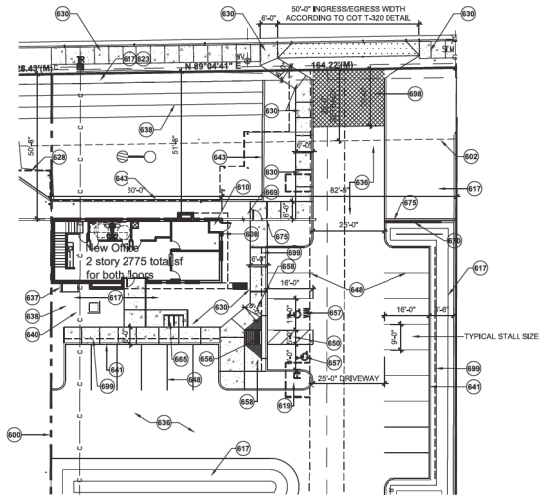
Mexican Bird of Paradise trees and the northern retention basin will include both Blue Palo Verde and Thornless AZT Mesquite trees. All of the proposed landscaping will be implemented to shield pedestrians and vehicles, including customers, from the equipment portion of the site.

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;

The proposed Tempe Crane sign will be mounted on the northern side of the proposed new office building, on the second floor and have a maximum square footage of 425 feet. The colors will be compatible with the proposed building.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

The exterior building mounted light fixtures will all be LED and will have a lasting timeframe as opposed to fluorescents. No site light poles have been designed or proposed for this property and all exterior light fixtures will be wall mounted to the building or site walls. These light fixtures will be contemporary in design and color and will match the overall architecture of the building. The site lighting will not impose any negative effects to the surrounding businesses and there are no residential uses anywhere close to the proposed site.



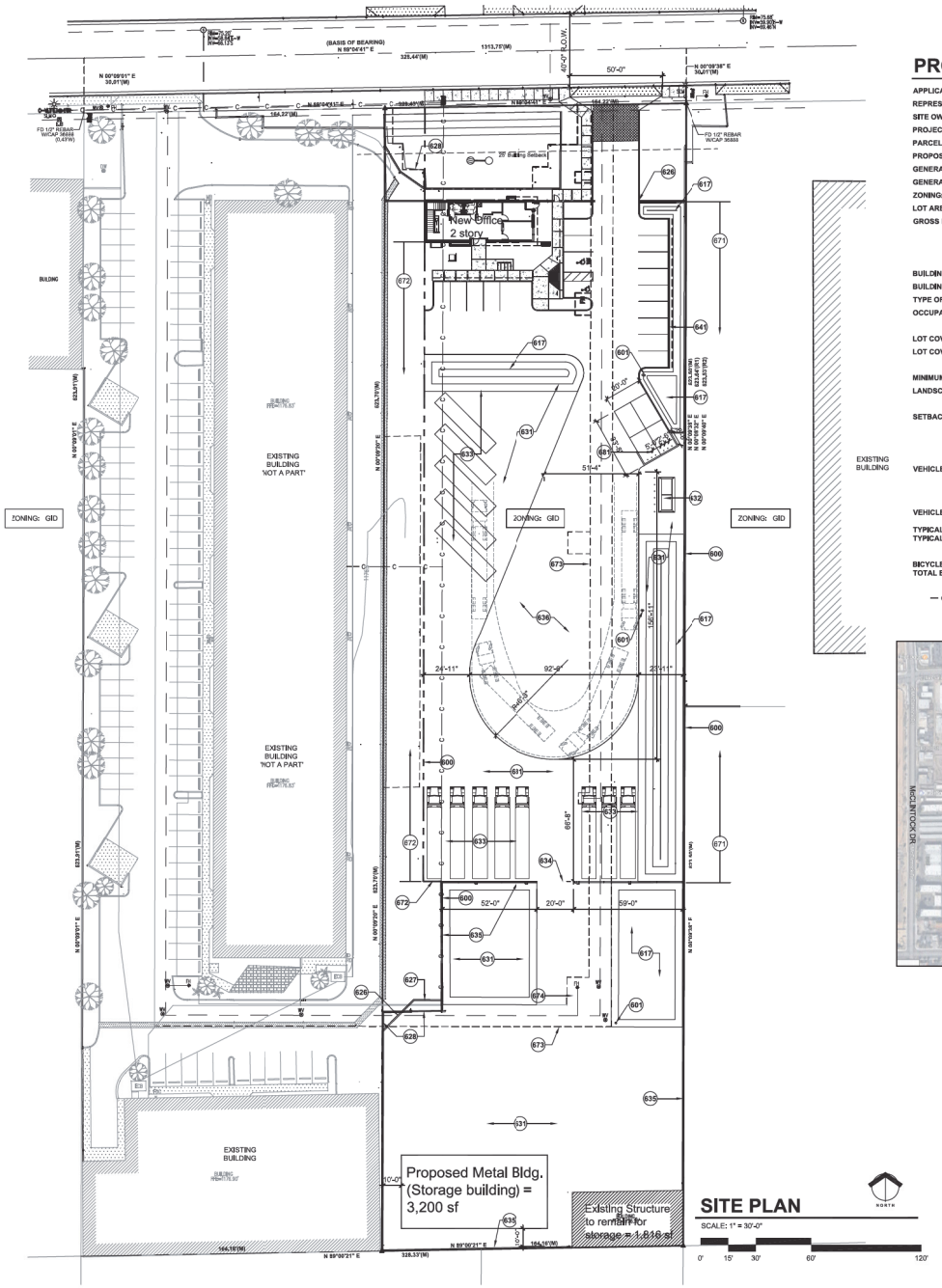
ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

SITE PLAN KEYNOTES (SOME KEYNOTES MAY NOT APPLY)

600 PROPERTY LINE, SEE CIVIL DRAWINGS
601 NEW SITE LIGHT POLE, 25'-0" MAX. HEIGHT
602 LANDSCAPE SETBACK LINE
603 SITE / BUILDING LAYOUT POINT
604 NEW ELECTRICAL TRANSFORMER LOCATION, SEE ELECTRICAL DRAWINGS
605 ELECTRICAL SERVICE ENTRANCE SECTION (SES) SEE ELECTRICAL DRAWINGS
606 FIRE DEPARTMENT CONNECTION LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
607 FIRE DEPARTMENT KNOX BOX LOCATION PER CITY OF TEMPE REQUIREMENTS
608 FIRE RISER LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
609 DOMESTIC WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
610 IRRIGATION WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
611 BACKFLOW PREVENTER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
617 LANDSCAPE AND/OR RETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
618 NEW LANDSCAPE ISLAND, SEE CIVIL AND LANDSCAPE DRAWINGS
623 RECONFIGURED RETENTION BASIN, SEE CIVIL AND LANDSCAPE DRAWINGS
628 MANUAL SOLID GATE, SEE EXTERIOR ELEVATIONS GATE WILL BE OPEN DURING BUSINESS HOURS - 7AM to 5PM
629 24" WIDE ACCESS PANEL IN NEW CMU WALL FOR EASEMENT ACESS
637 NEW CMU FENCE WALL TO MATCHEXISTING FENCE HEIGHT & MATERIALS
638 REMOVE EXISTING CMU FENCE WALL
639 1/2" EXPANSION JOINT (E.J.). SCORE JOINTS OTHERWISE, SEE DETAIL -/--
640 NEW 6'-0" WIDE CONC. SIDEWALK (4'-0" CLEARANCE WIDTH FROM CAR OVERHANG (4" THICK CONCRETE SLAB, BROOM FINISH), SCORE AS SHOWN
641 DUST PROOF SURFACE AT NON-ASPHALTIC CONCRETE PAVEMENT AREAS
642 ABOVE GROUND FUEL TANK
643 EQUIPMENT STAGING AREA
644 NEW 20'-0" WIDE OPENING IN EXIS'. FENCE WALL
645 EXISTING MASONRY FENCE WALL ENCLOSURE TO REMAIN
646 NEW ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE PER CIVIL, SEE CIVIL BRAWINGS
647 NEW SERVICE ENTRANCE SECTION (S.E.S.)
648 NEW CONDENSING UNIT LOCATIONS
649 NEW RETENTION BASIN, SEE CIVIL DWGS.
650 NEW SCREEN WALL
651 NEW C.I.P. CONCRETE CURB / GUTTER WHERE SHOWN, SEE CIVIL DRAWINGS
652 NEW SITE WALL
657 NEW DRIVEWAY APPROACH & SIDEWALK, SEE CIVIL DWGS.
658 NEW PARKING STRIPING, 4" WIDE WHITE PAINTED STRIPES, TYP..
659 4" WIDE TRAFFIC YELLOW STRIPE - SPACED 24" O.C. AT 45 DEGREES
660 ADA ACCESSIBLE RAMP, SEE DETAIL AS INDICATED ON PLAN ADA ACCESSIBILITY SIGN AND POLE; SEE DETAIL -/-- AND -/--
667 ADA SYMBOL PAVEMENT MARKING; SEE DETAIL X/XX
668 ADA ACCESSIBILITY SIGN AND POLE, SEE DTLS. X AND -/--
669 PAINTED TUBE STEEL VEHICULAR ACCESS GATE, SEE ELEVATION -/-
670 BIKE RACK LOCATION (4 SPACES)
699 EXTERIOR DOOR/GATES
670 ROLLING GATE, MANUAL WITH KNOX BOX
671 NEW 7'-0" HIGH PERIMETER MASONRY FENCE WALL, EXISTING FENCE AT COMMON BOUNDARY TO BE REMOVED
672 NEW 7'-0" HIGH MASONRY FENCE WALL AT NEW PROPERTY BOUNDARY
673 EXISTING UTILITY EASEMENT TO REMAIN, SEE CIVIL DWGS
674 EXISTING FIRE HYDRANT TO REMAIN, SEE CIVIL DWGS.
675 NEW 7'-0" HIGH MASONRY WALL, SEE EXTERIOR ELEVATIONS
676 CMU WALL FOR TRASH ENCLOSURE; SEE DETAIL A4.0/1 TRASH ENCLOSURE, PER COT DS-116
677 SITE LIGHTING POLE AND BASE, SEE ELECTRICAL AND STRUCTURAL DRAWINGS
678 ROOF DRAIN DOWNSPOUT LEADER ROOF DRAIN LEADER TO CONNECT TO UNDERGROUND STORM DRAIN SYSTEM, OVERFLOW TO DAYLIGHT @ FACE OF BUILDING, SEE CIVIL AND ROOF PLAN DWGS.
679 NEW MONUMENT SIGNAGE, SEE ELEVATION DESIGN ON SHEET -/--
680 GROUND MOUNTED A/C CONDENSING UNIT, MECHANICAL & ELECTRICAL DWGS.
681 INTEGRAL COLORED UNIT PAVERS AT DRIVEWAY, SEE CIVIL DWGS.
682 2'-0" CAR VEHICLE OVERHANG TYP.



SITE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

PROJECT DATA

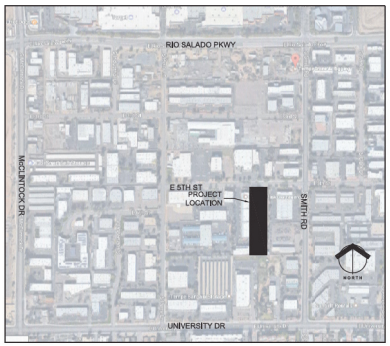
APPLICANT: TEMPE CRANE
REPRESENTATIVE: HUELLMANTEL & AFFILIATES
SITE OWNER: FIFTH STREET INDUSTRIAL PLAZA, INC.
PROJECT ADDRESS: 1979 EAST 5TH STREET, TEMPE, 85281
PARCEL NUMBER: 132-39-029
PROPOSED USE: INDUSTRIAL
GENERAL PLAN LAND USE: GID
GENERAL PLAN DENSITY: NONE
ZONING: GID
LOT AREA: SQUARE FEET & ACRES: 90,942 SF / 2.09 ACRE APPROXIMATELY
GROSS BUILDING AREA: NEW OFFICE: 2,775 SF
NEW STORAGE BUILDING: 3,200 SF
EXISTING: 1813 SF STORAGE
TOTAL SF: 7,788 SF
BUILDING HEIGHT: 26'-0" AFF APPROX, PROVIDED, TOTAL OF 2 STORIES
BUILDING HEIGHT: 35'-0" MAXIMUM ALLOWED
TYPE OF CONSTRUCTION: VB CONSTRUCTION - FULLY FIRE SPRINKLERED
OCCUPANCY CLASSIFICATION: B OCCUPANCY

LOT COVERAGE: 9% PROVIDED
LOT COVERAGE MAXIMUM ALLOWED: NO STANDARD

MINIMUM LANDSCAPE AREA ALLOWED: 10 %
LANDSCAPE AREA PROVIDED: 10,470 SF OR 11 %

SETBACKS REQUIRED & PROVIDED: 25'-0" BUILDING SETBACK ALONG 5TH ST -51'-8" PROVIDED
0'-0" SIDE SETBACKS - 0'-0" WEST, 82'-5" EAST PROVIDED
0'-0" REAR SETBACK - 10'-0" PROVIDED
STREET SIDE PARKING NOT APPLICABLE
VEHICLE PARKING REQUIRED: OFFICE 1/300 = 2775 SF / 300 SF = 9 SPACES REQUIRED
TOTAL STORAGE 1/500 = 5,013 SF / 500 SF = 10 SPACES REQ.D
TOTAL REQUIRED = 19 TOTAL PARKING SPACES REQUIRED
VEHICLE PARKING PROVIDED: 19 TOTAL PARKING SPACES PROVIDED
TYPICAL PARKING STALL SIZE: 9'-0" X 18'-0" W/2'-0" OVERHANG
TYPICAL ADA STALL SIZE: 9'-0" X 18'-0" W/2'-0" OVERHANG STANDARD
11'-0" X 18'-0" W/2'-0" OVERHANG VAN ACCESSIBLE
BICYCLE COMMUTE CALCULATIONS: 1 PER 8,000 S.F., 4 MINIMUM
TOTAL BICYCLE STALLS PROVIDED: 4 TOTAL PROVIDED STALLS

— c —— c —— c — LINE REPRESENTS COMMUNICATION TELEPHONE UTILITY



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REGISTERED ARCHITECT
26586
VINCENT J. DESOCA
ARIZONA U.S.A.
EXPIRES 3-31-20

Phase
SCHEMATIC DESIGN

TEMPE CRANE
NEW FACILLITY
TEMPE, AZ

SITE PLAN

Project Number:	Revision Date:	Sheet Number:
1708		SP1.2
Date: 5-1-17		

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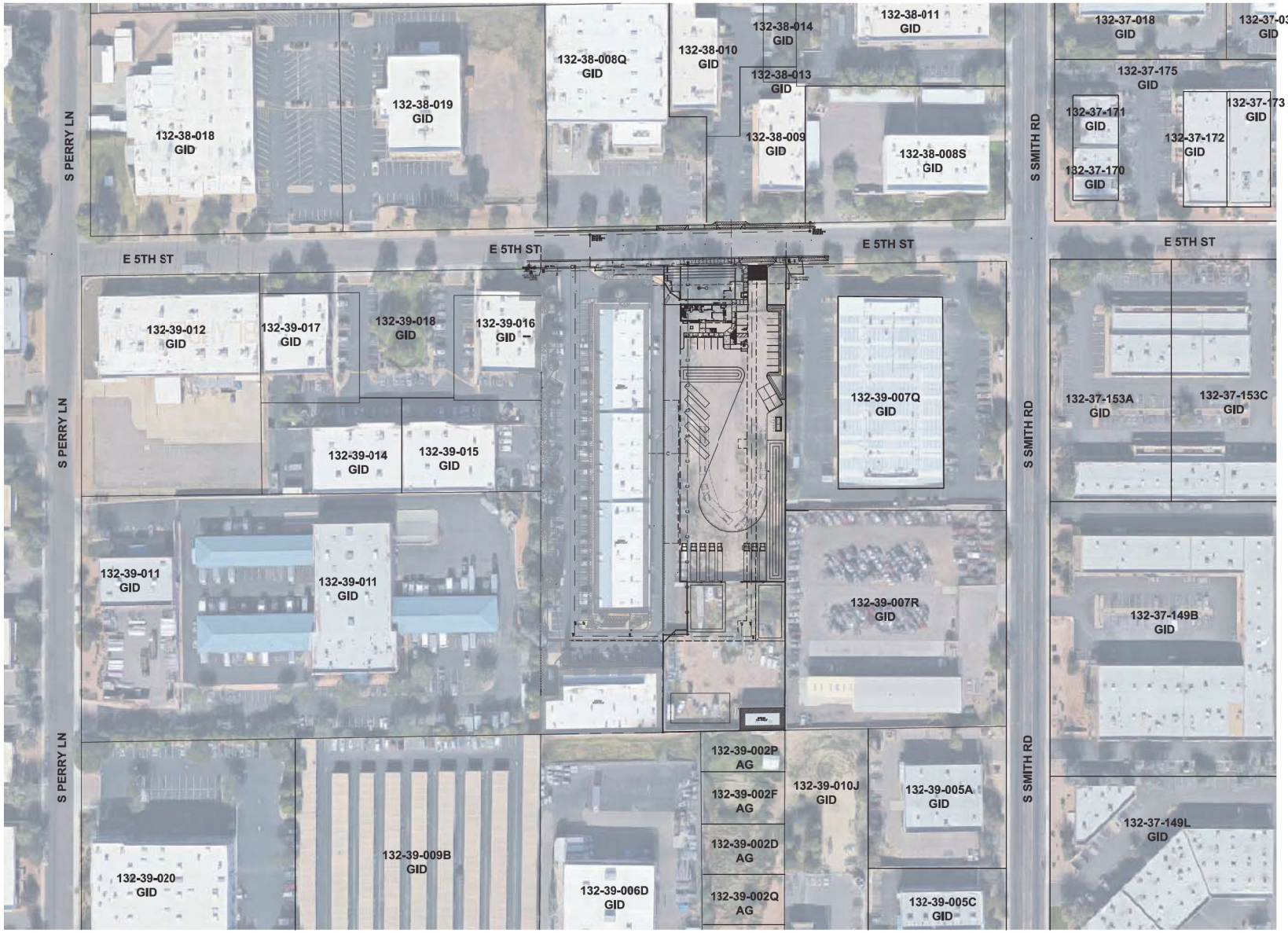
ATTACHMENT 9



CONTEXTUAL SITE PLAN

SCALE: 1" = 60'-0"

NORTH

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CONTEXTUAL SITE PLAN

Project Number:	Revision Date:	Sheet Number:
1708		SP1.0
Date: 5-1-17		

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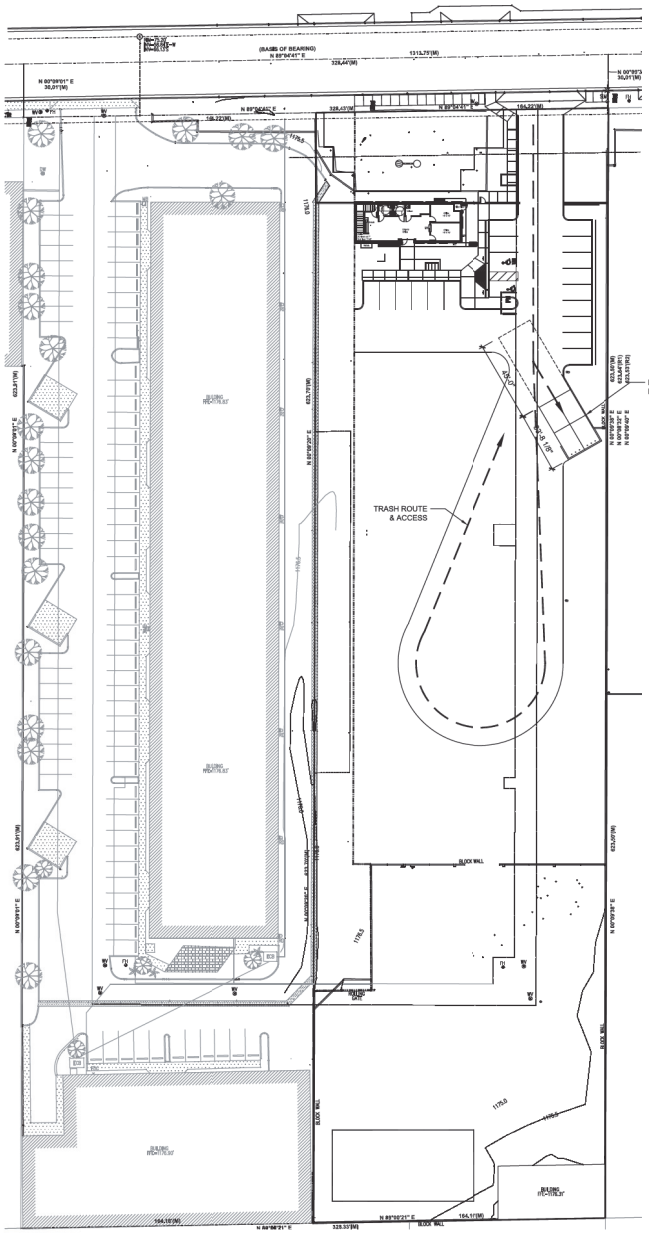
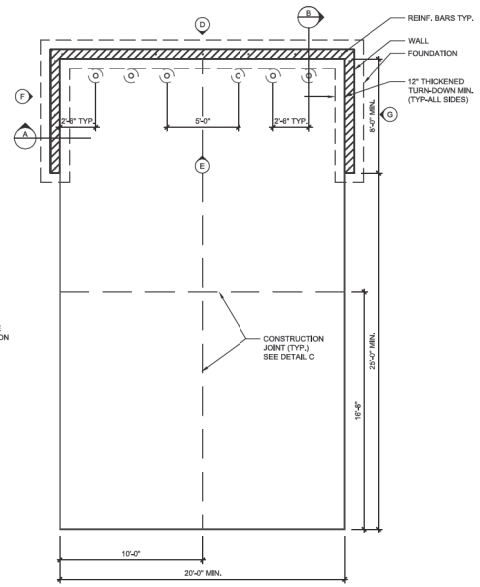
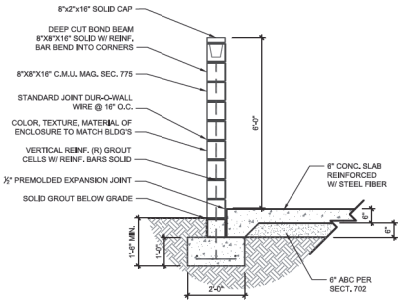


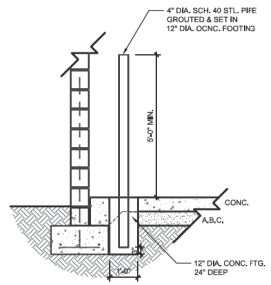
1 **SITE PLAN**
SCALE: 1/32" = 1'



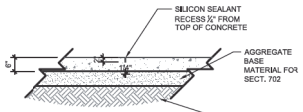
2 **FRONT LOADING DOUBLE REFUSE AREA**
SCALE: 1/4" = 1'



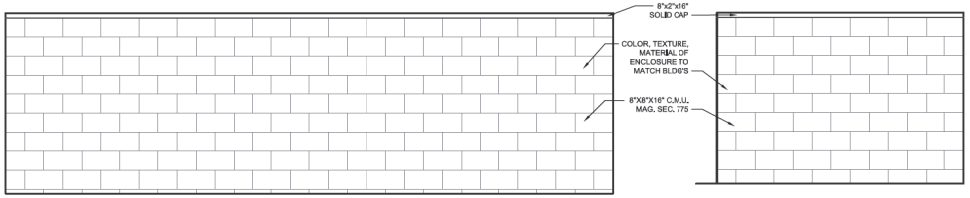
A **DOUBLE REFUSE AREA**
SCALE: 1/2" = 1'



B **DOUBLE REFUSE AREA**
SCALE: 1/2" = 1'

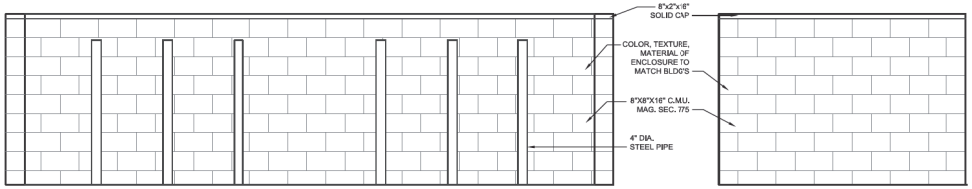


C **DOUBLE REFUSE AREA**
SCALE: 1/2" = 1'



D **NORTH ELEVATION**
SCALE: 1/2" = 1'

G **WEST ELEVATION**
SCALE: 1/2" = 1'



E **SOUTH ELEVATION**
SCALE: 1/2" = 1'

F **EAST ELEVATION**
SCALE: 1/2" = 1'

REGISTERED ARCHITECT 26186 VINCENT J. DESIMONE ARIZONA U.S.A. EXPIRES 3-31-20

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REFUSE AREA DETAILS/ELEVATIONS

Project Number:	Revision Date:	Sheet Number:
1708		A4.0
Date: 5-1-17		

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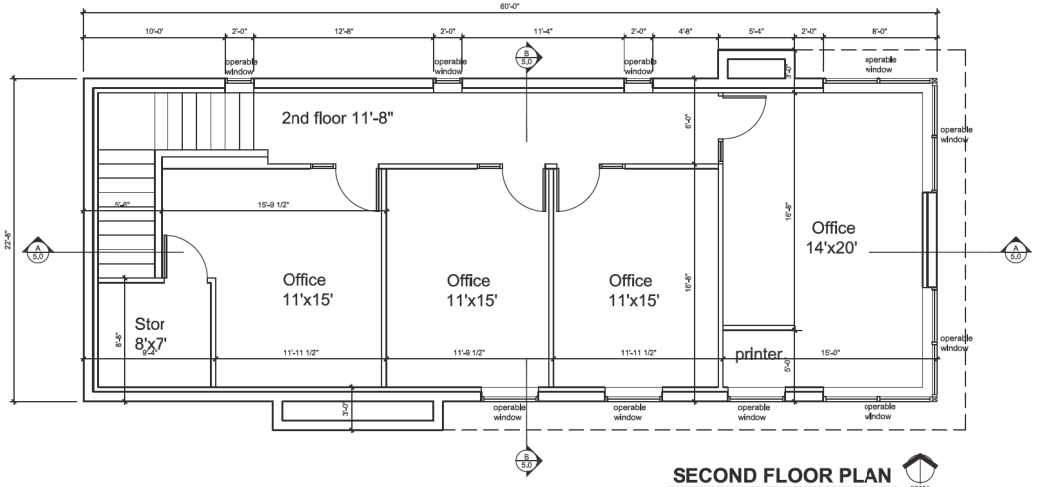
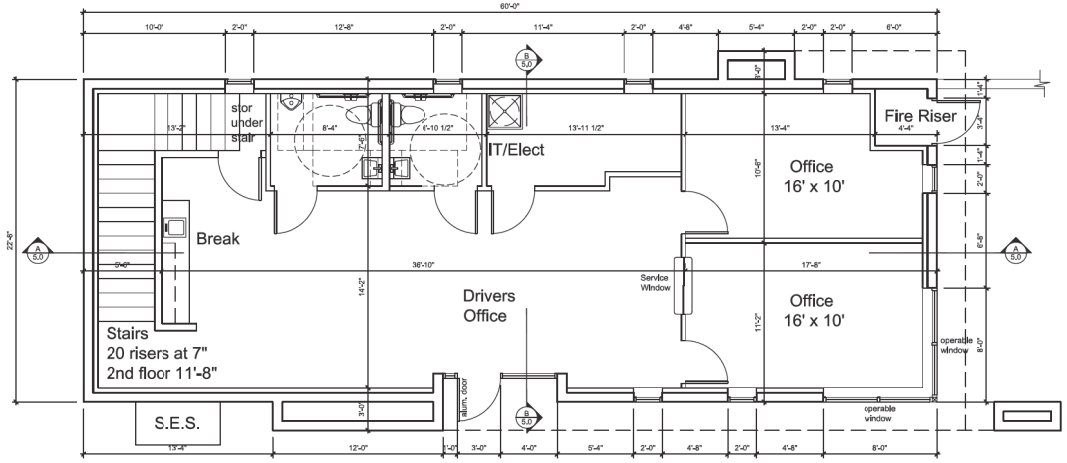
ATTACHMENT 11



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
GROSS AREA SECOND FLOOR: 1360 SF
(NCT INCLUDING POPOUTS/OVERHANGS)



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
GROSS AREA FIRST FLOOR: 1360 SF
(NOT INCLUDING POPOUTS/OVERHANGS)

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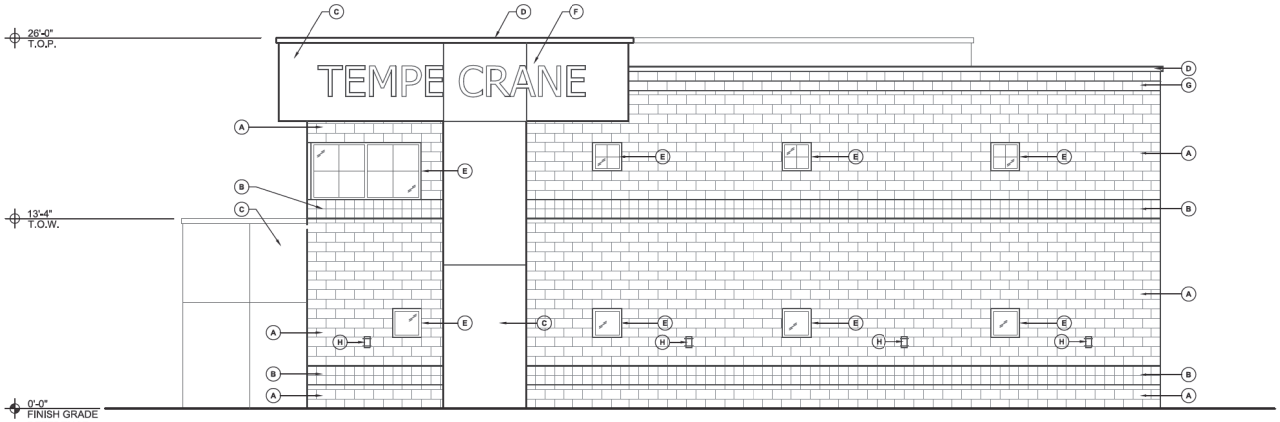
FLOOR PLANS

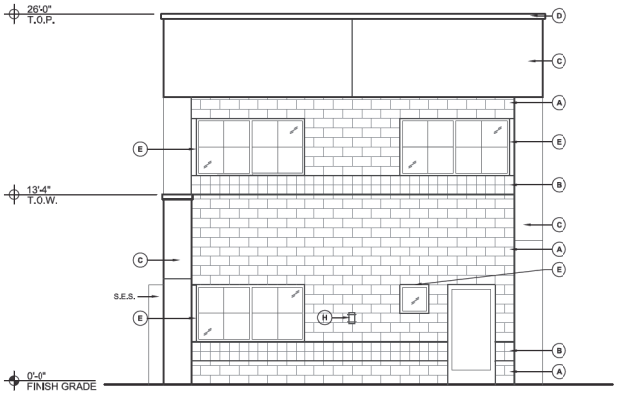
Project Number:	Revision Date:	Sheet Number:
1708		A1.0
Date: 5-1-17		

ATTACHMENT 12



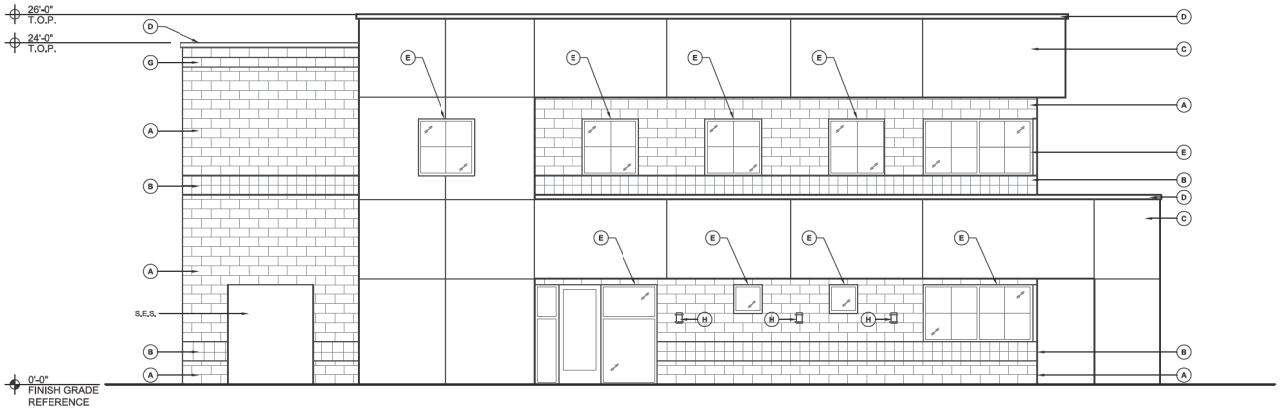
NORTH BUILDING ELEVATION

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



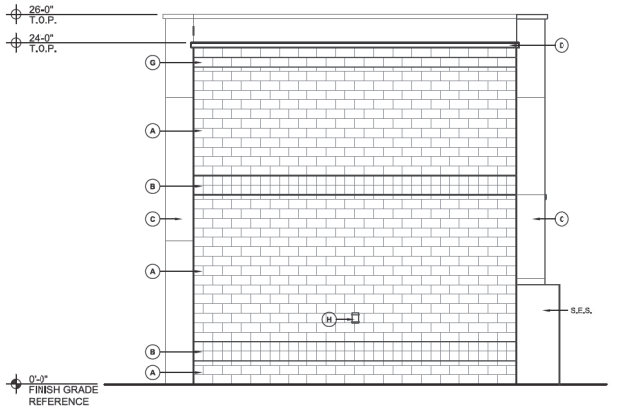
EAST BUILDING ELEVATION

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



SOUTH BUILDING ELEVATION

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



WEST BUILDING ELEVATION

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

NOTE:
ALL EXTERIOR SIGNS TO BE SEPARATE SUBMITTAL PERMIT BY OTHERS
ROOF DRAINAGE SYSTEM WILL BE INTERNAL TO BUILDING
ROOF ACCESS WILL BE INTERNAL TO BUILDING; CANNOT BE PLACED ON EXTERIOR OF BUILDING

NOTE:
REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION ON ALL ROOF TOP EQUIPMENT.

ROOF SLOPE DIRECTION →
T.O.W. = TOP OF WALL
B.O.S. = BOTTOM OF SHEATHING
T.O.R. = TOP OF RIDGE
T.O.C. = TOP OF CONCRETE
B.O.B. = BOTTOM OF BEAM
T.O.P. = TOP OF PARAPET
T.O.M. = TOP OF MASONRY

MATERIAL LEGEND

- (A) 8X8X16 SPLIT FACE CMU BLOCK
  MANUF: SUPERLITE BLOCK
  INTEGRALLY COLORED CMU
  COLOR: COCOA BROWN 62.13.3
- (B) 8X8X16 VERTICAL SCORED BLOCK
  MANUF: SUPERLITE BLOCK
  INTEGRALLY COLORED CMU
  COLOR: BUFF 62.28.3
- (C) EXTERIOR INSULATING FINISHING SYSTEM (EIFS): SMOOTH
  MANUF: DUNN EDWARDS
  V-GROOVE SCORE LINES ½" DEEP
  COLOR: GRANGE HALL DET695
- (D) 4" PARAPET METAL COPING
  MANUF: DUNN EDWARDS
  COLOR: GRANGE HALL DET695
- (E) GLAZING/WINDOWS:
  DARK BRONZE ALUMINUM FRAMING SYSTEM
- (F) SIGN LOGO MAXIMUM AREA: 425 S.F.
- (G) 8X8X16 SMOOTH CMU BLOCK
  MANUF: SUPERLITE BLOCK
  INTEGRALLY COLORED CMU
  COLOR: COCA BROWN 62.13.3
- (H) LED WALLMOUNTED LIGHT FIXTURE, SEE CUT SHEETS

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ELEVATIONS

Project Number:	Revision Date:	Sheet Number:
1708		A2.0
Date: 5-1-17		

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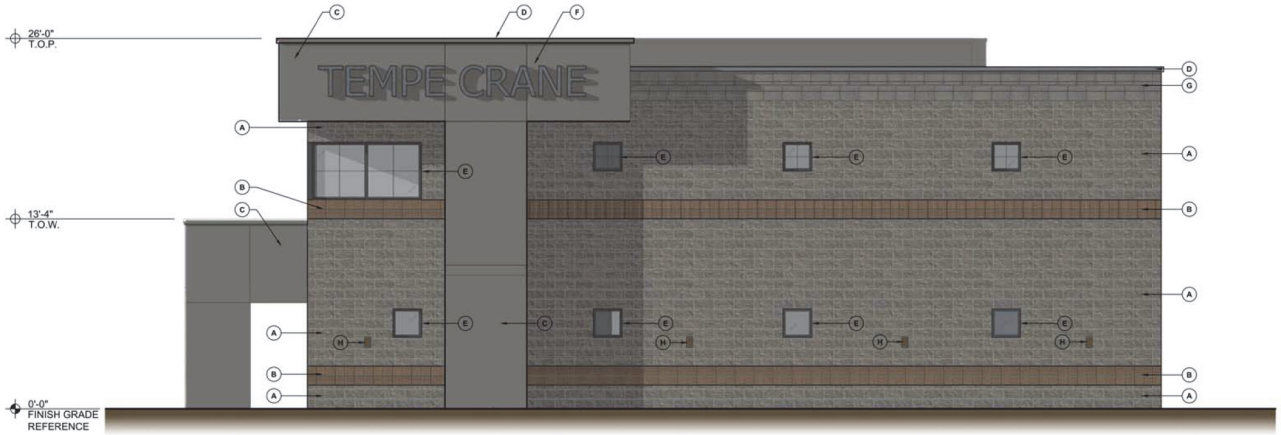
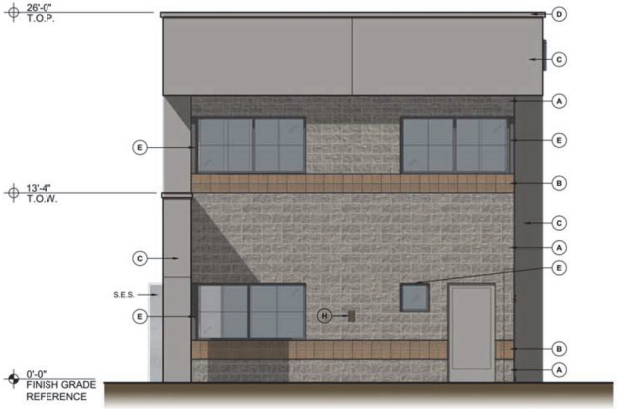


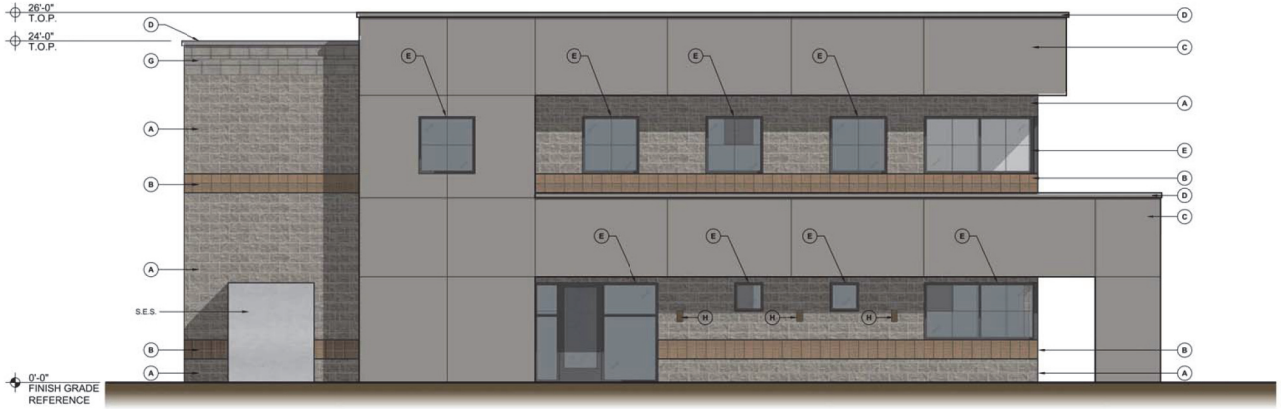
NORTH BUILDING ELEVATION

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



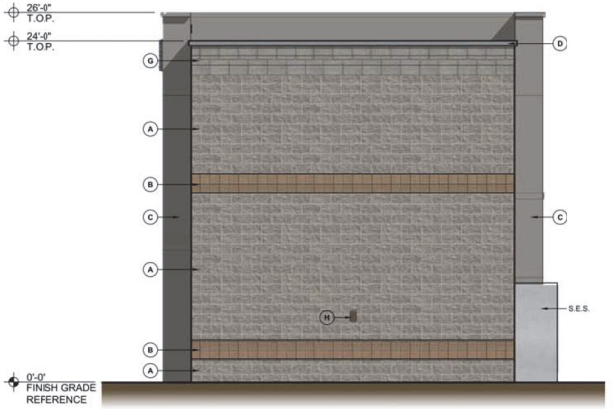
EAST BUILDING ELEVATION

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



SOUTH BUILDING ELEVATION

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



WEST BUILDING ELEVATION

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

NOTE:
ALL EXTERIOR SIGNS TO BE SEPARATE SUBMITTAL PERMIT BY OTHERS
ROOF DRAINAGE SYSTEM WILL BE INTERNAL TO BUILDING
ROOF ACCESS WILL BE INTERNAL TO BUILDING; CANNOT BE PLACED ON EXTERIOR OF BUILDING

NOTE:
REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION ON ALL ROOF TOP EQUIPMENT.

ROOF SLOPE DIRECTION →
T.O.W. = TOP OF WALL
B.O.S. = BOTTOM OF SHEATHING
T.O.R. = TOP OF RIDGE
T.O.C. = TOP OF CONCRETE
B.O.B. = BOTTOM OF BEAM
T.O.P. = TOP OF PARAPET
T.O.M. = TOP OF MASONRY

MATERIAL LEGEND

(A) 8X8X16 SPLT FACE CMU BLOCK
MANUF: SUPERLITE BLOCK
INTERGRAL;Y COLORED CMU
COLOR: COCOA BROWN 62.13.3

(B) 8X8X16 VERTICAL SCORED BLOCK
MANUF: SUPERLITE BLOCK
INTEGRALLY COLORED CMU
COLOR: BUFF 62.28.3

(C) EXTERIOR INSULATING FINISHING SYSTEM (EIFS); SMOOTH
MANUF: DUNN EDWARDS
V-GROOVE SCORE LINES X" DEEP
COLOR: GRANGE HALL DET695

(D) 4" PARAPET METAL COPING
MANUF: DUNN EDWARDS
COLOR: GRANGE HALL DET695

(E) GLAZING/WNDOWS:
DARK BRONZE ALUMINUM FRAMING SYSTEM

(F) SIGN LOGO MAXIMUM AREA: 425 S.F.

(G) 8X8X16 SMOOTH CMU BLOCK
MANUF: SUPERLITE BLOCK
INTEGRALLY COLORED CMU
COLOR: COCA BROWN 62.13.3

(H) LED WALL MOUNTED LIGHT FIXTURE, SEE CUT SHEETS

REGISTERED ARCHITECT
26588
VINCENT L. DARACA
ARIZONA, U.S.A.
EXPIRES 3-31-20

adaptive ARCHITECTS
80 West Main Street
Suite 200
Mesa AZ 85201
480-633-0633
www.adaptivearchitectsinc.com

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NEW FACILLITY
TEMPE, AZ

ELEVATIONS

Project Number:	Revision Date:	Sheet Number:
1708		A2.1
Date: 5-1-17		

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1 **STREET ELEVATION**
SCALE: NTS

2 **STREET SITE WALL**
SCALE: NTS

NOTE:
See landscape drawings for actual depiction, representation, and location of all species/plantings. Stucco and paint new site walls to match existing adjacent site walls.

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REGISTERED ARCHITECT
26186
VINCENT J. [illegible]
ARIZONA, USA
EXPIRES 3-31-20

SCALE: NTS
Phase
SCHEMATIC DESIGN

TEMPE CRANE
NEW FACILLITY
TEMPE, AZ

STREET VIEWS

Project Number:	Revision Date:	Sheet Number:
1708		A2.2
Date: 5-1-17		

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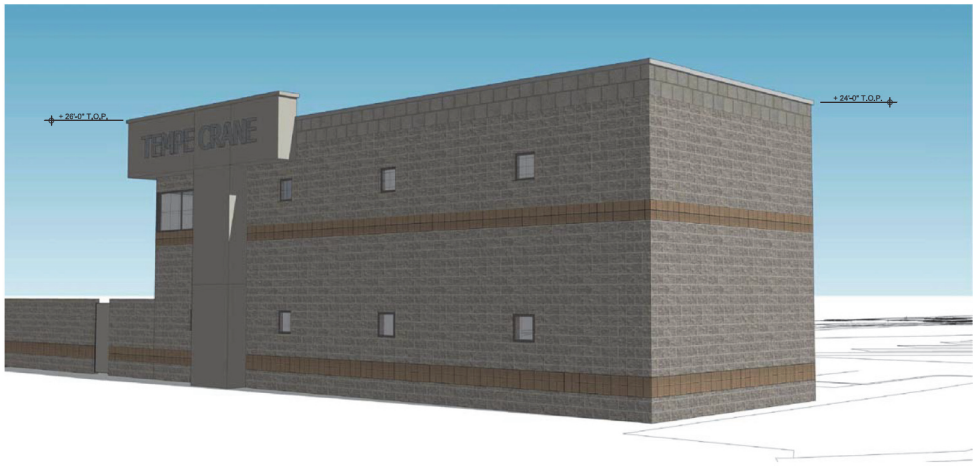
VIEW FACING SOUTHEAST

VIEW FACING SOUTHWEST



VIEW FACING NORTHWEST

VIEW FACING NORTHEAST

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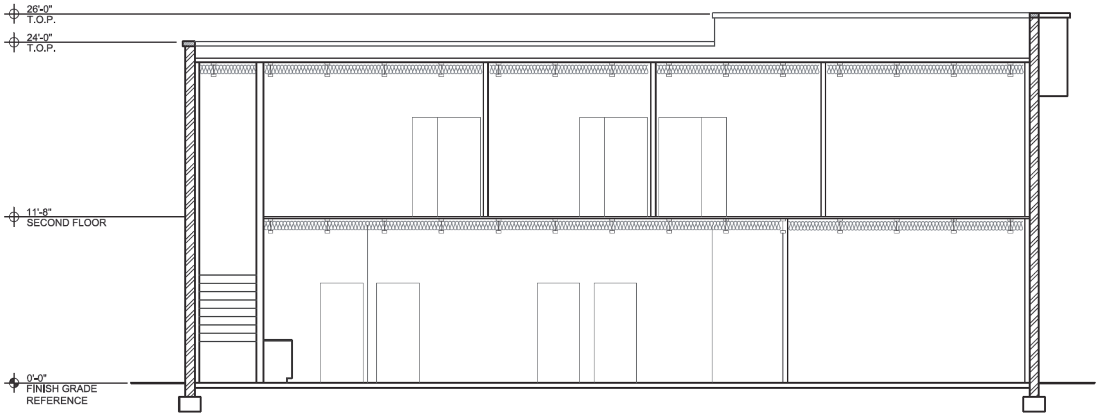
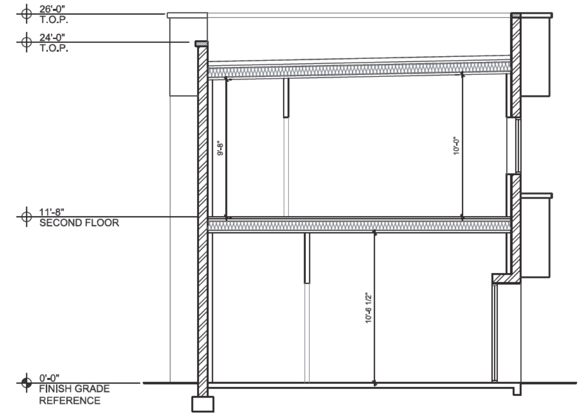
EXTERIOR RENDERINGS

Project Number:	Revision Date:	Sheet Number:
1708		A2.3
Date: 5-1-17		



(A) BUILDING SECTION

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



(B) BUILDING SECTION

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

NOTE:
ALL MECHANICAL UNITS WILL BE GROUND MOUNTED AND FULLY SCREENED, NO ROOFTOP UNITS OR MECHANICAL SCREENING AT ROOF PROVIDED AT ROOFING

REGISTERED ARCHITECT
CERTIFICATE NO.
26986
VINCENT P.
DIBELLA
Date Signed 5/01/17
ARIZONA, U.S.A.
EXPIRES 3-31-20

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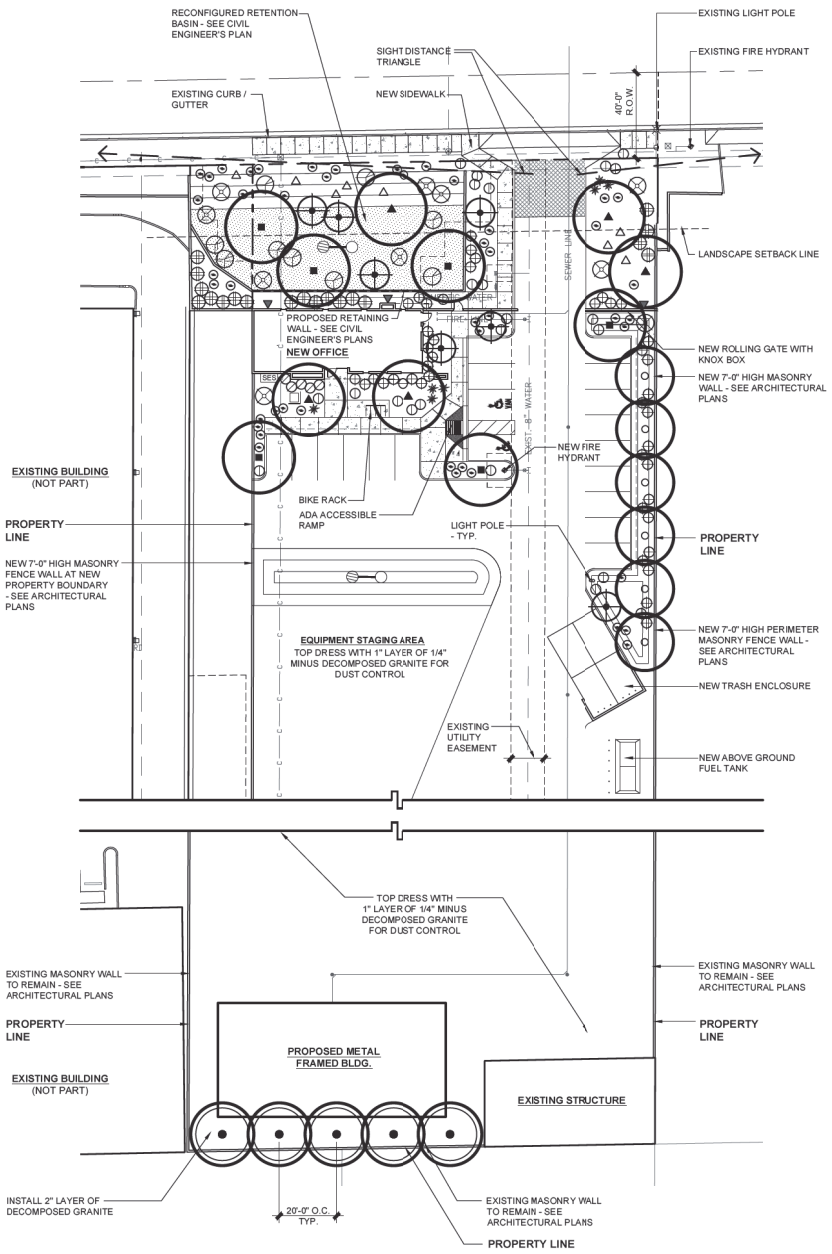
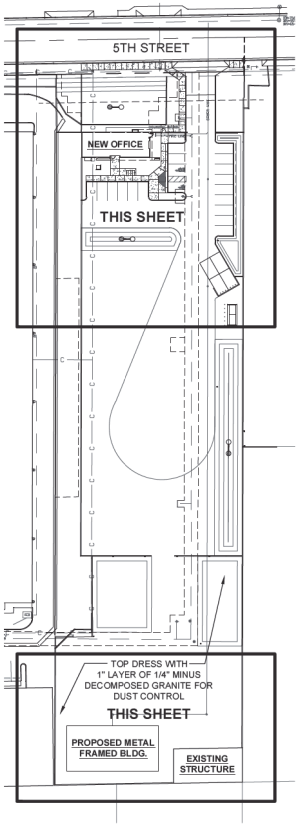
TEMPE, AZ

BUILDING SECTIONS

Project Number: 1708	Revision Date:	Sheet Number:
Date: 5-1-17		**A3.0**

ATTACHMENT 17





KEY MAP OF SITE

1"=50'-0"

0 10' 25' 50'

VICINITY MAP

N.T.S.

the MOORE/SWICK partnership
landscape architects and planners
414 s. mill avenue, suite 207
tempe, arizona 85281
phone 480.894.5284
fax 480.894.9301
CONTACT: GREG SWICK
E-MAIL: gswick@mooreswick.com

PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE AT PLANTING	QTY.	SIZE AT MATURITY	REMARK
	TREES:				
	ACACIA SALICINA WILLOW ACACIA	24" BOX 7'-8"HX2.5'-3.5"WX1.25"-1.5"CAL.	6	40'HX20'W	
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX 5'-7"HX3'-4"WX1.0"-1.5"CAL.	7	15'HX15'W	
	DALBERGIA SISSO INDIAN RCSEWOOD	24" BOX 8'-9"HX3'-4"WX1.0"-1.5"CAL.	5	50'HX50'W	
	PARKINSCNIA FLORIDA BLUE PALO VERDE	24" BOX 5'-7"HX3'-4"WX1.0"-1.5"CAL.	5	30'HX30'W	
	PROSOPIS THORNLESS HYBRID 'AZT' THORNLESS AZT MESQUITE	24" BOX 5'-7"HX6'-7"WX1.25"-1.5"CAL.	6	30'HX30'W	
	SHRUBS:				
	AMBROSIA DELTOIDEA TRIANGLE,EAF BURSAGE	5 GALLON	47	2'-0" HT.	
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	11	6'-0" HT.	
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GALLON	5	3'-0" HT.	
	LARREA TRIDENTATA CREOSOTE	5 GALLON	9	6'-0" HT.	
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' HEAVENLY CLOUD SAGE	5 GALLON	19	3'-0" HT.	
	RUELLIA PENINSULARIS BLUE RUELLIA	5 GALLON	43	2'-0" HT.	
	ACCENTS:				
	AGAVE DESMETTIANA SMOOTH AGAVE	5 GALLON	7	3'-0" HT.	
	OPUNITA ENGELMANNII ENGELMANN'S PRICKLY PEAR	5 GALLON	8	3'-0" HT.	3 PAD MINIMUM
	OPUNITA FICUS INDICA INDIAN FIG CACTUS	15 GALLON	3	15'-0" HT.	
	GROUND COVER:				
	LANTANA MONTEVIDENSIS 'NEW GOLD' YELLOW TRAILING LANTANA	1 GALLON	23	2'-0" HT.	
	DECOMPOSED GRANITE:				
AS NOTED	MATCH SIZE AND COLOR OF EXISTING STREET FRONTAGE DECOMPCSED GRANITE				ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYEF. UNLESS OTHERWISE NOTED ON PLANS
AS NOTED	MATCH COLOR OF EXISTING STREET FRONTAGE DECOMPOSED GRANITE	1/4" MINUS			EQUIPMENT DISPLAY AREAS TO RECEIVE A 1" LAYER OF 1/4" MINUS DECOMPOSED GRANITE FOR DUST CONTROL
	DECOMPCSED GRANITE - EXPRESS GOLD AS MANUFACTURED BY GRANITE EXPRESS MESA, AZ PH: 480.354.6809	EXPRESS NATURAL			INSTALL IN BOTTOM OF STREET FRONTAGE RETENTION BASIN

IRRIGATION SYSTEM

ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND 'HARD PIPE' DRIP IRRIGATION SYSTEM. TREES AND SHRUBS/GROUND COVER SHALL BE VALVED SEPARATELY

DECOMPOSED GRANITE

FEATHER EDGE OF NEW STREET FRONTAGE DECOMPOSED GRANITE AREA INTO NEW EXPRESS GOLD DECOMPOSED GRANITE IN RETENTION BASIN. BROAD CAST BY SHOVEL, PROVIDE SMOOTH GRADE TRANSITION BETWEEN STREET FRONTAGE DECOMPOSED GRANITE AREA AND EXPRESS GOLD DECOMPOSED GRANITE AREA.

CPTED NOTE

1. ALL SHRUBS AND GROUND COVER WITHIN 0'-6' OF A SIDEWALK, PARKING SPACE, ENTRY, OR IN THE SIGHT VISIBILITY TRIANGLE SHALL BE 2'-0" MAX HEIGHT AT MATURITY.
2. ALL SHRUBS AND GROUND COVER WITHIN 6'-12' OF A SIDEWALK OR PARKING SPACE SHALL BE 3'-0" MAX HEIGHT AT MATURITY.

CONCEPTUAL LANDSCAPE PLAN

1"=20'-0" NORTH

0 5' 10' 20'

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE
25622
GREGORY P. SWICK
06.01.17
EXPIRES 06.30.19

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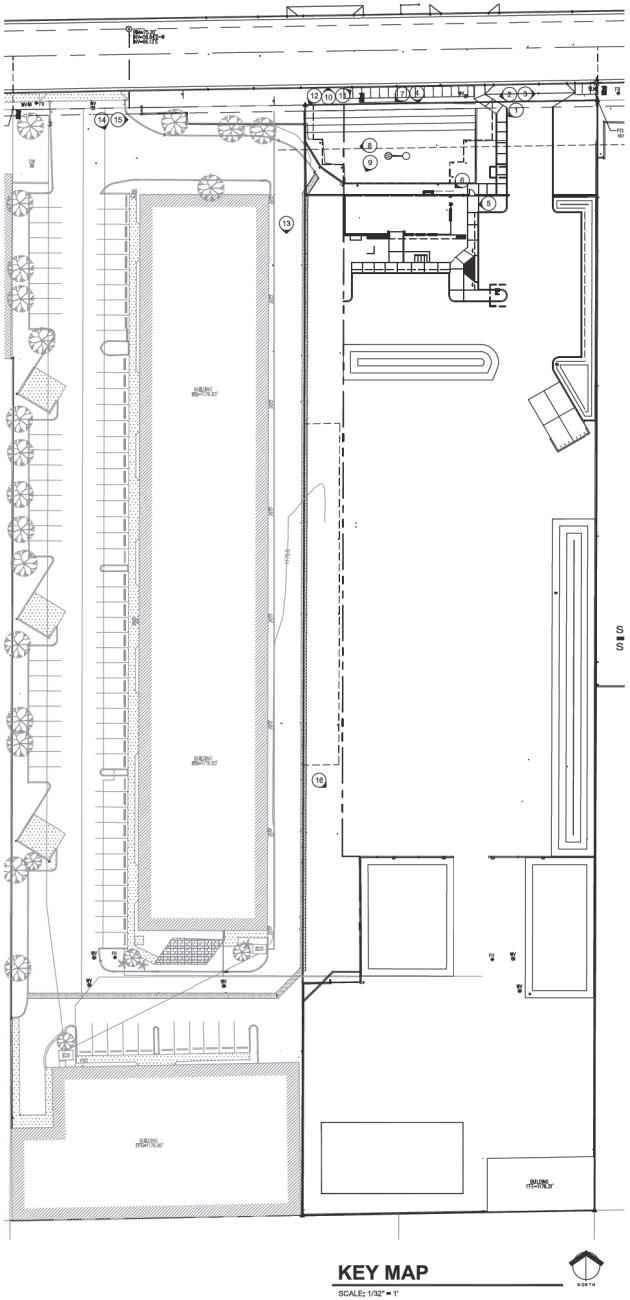
TEMPE, AZ

CONCEPTUAL LANDSCAPE PLAN

Project Number:	Revision Date:	Sheet Number:
1708		L-1
Date: 5-1-17		1 OF 1

ATTACHMENT 20



KEY MAP

SCALE: 1/32" = 1'


1


2


3


4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11


12


13


14


15


16

REGISTERED ARCHITECT
26580
VINCENT J. DESIMONE
ARIZONA, U.S.A.
EXPIRES 3-31-20

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EXISTING EXTERIOR PHOTOGRAPHS

Project Number: 1708
Date: 5-1-17
Revision Date:
Sheet Number: **SP1.1**

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