

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/10/2017
Agenda Item: 4**

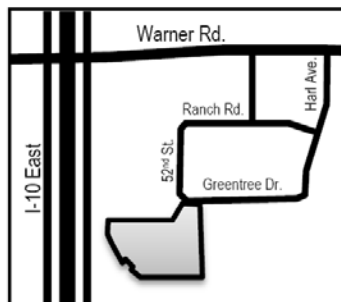
ACTION: Request for a Use Permit to allow a hospital in the General Industrial Zoning District (GID); and a Development Plan Review for a new 29,440 square foot building for **CAPROCK HOSPITAL**, located at 1791 West Greentree Drive. The applicant is Iplan Consulting.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: **CAPROCK HOSPITAL (PL170216)** is a hybrid hospital and medical clinic which will operate 24 hours a day, 7 days a week. The southern portion of this site is designed to allow the City of Tempe access to the property directly to the south for potential future public use and the drainage pit owned by ADOT. The request includes the following:

1. Use Permit to allow a hospital in with General Industrial Zoning District (GID).
2. Development Plan Review including a site plan, building elevations and landscape plan.



Property Owner	Suburban Land Reserve, Inc.
Applicant	Greg Davis, Iplan Consulting
Zoning District (current/proposed)	General Industrial (GID), within the Southwest Overlay District (SWOD)
Gross / Net site area	+/- 4.55 acres
Proposed Use	Hospital
Hours of Operation	24 hours a day, 7 days a week
Total Building Area	29,440 SF
Lot Coverage	15% (No Standard)
Building Height	40'-0" (35'-0 allowed per GID with an additional 25'-0" allowed per SWOD; 60'-0" maximum allowed)
Building Setbacks	219.2' front, 84.3' west side, 219.1' east side, 50' interior side, 144.2' rear (25', 0', 0', 0' 0' minimum)
Landscape area	33% (10% minimum required)
Vehicle Parking	107 spaces provided (88 minimum required, 110 maximum allowed)
Bicycle Parking	2 spaces provided (6 minimum 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 on Greentree Drive just east of I-10 East (Maricopa Freeway) and approximately 870 feet south of Warner Road, and is zones GID within the SWOD. The applicant specifically chose this location to mitigate creating nuisances to a residential community. This site is located within an industrial park and the nearest residential is located in Phoenix, across freeway to the west, with an approximate separation of 420 feet.

This request includes the following:

1. Use Permit to allow a hospital in the GID zoning district.
2. Development Plan Review which includes a site plan, building elevation and landscape for a new 29,449 square-foot building.

The applicant is requesting the Development Review Commission take action on both items listed above.

PRELIMINARY SITE PLAN REVIEW

Three (3) Site Plan Reviews have been completed for this project, one preliminary review (06/14/17) and two formal reviews (07/21/17 and 08/21/17). The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The major comments provided to the applicant for this project are listed below.

June 14, 2017:

- Parking numbers were incorrect and needed to be recalculated to meet parking requirements.
- Provide trees on both sides of sidewalk connection from Greentree Drive to the building.

July 21, 2017:

- Elevations should be a more accurate representation of physical samples provided.
- Fire hydrant must be relocated out of required landscape island.
- Maximize the number of trees that can be placed along sidewalk connection from Greentree Drive to the building.

August 21, 2017,

- Project is required to meet the land use buffer requirements along the west property line.
- Add more trees to the west side of sidewalk connection from Greentree Drive to building.

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

USE PERMIT

This project requires a Use Permit to allow a hospital within the GID zoning district. Caprock Hospital is a hybrid hospital and medical clinic and will operate 24 hours a day, 7 days a week.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* There will not be a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The emission of odor, dust, gas, noise, vibration, smoke, heat or glare will not exceed that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the*

city's adopted plans or General Plan. Project will not contribute to the deterioration of neighborhood or downgrade property values; and will meet the goals and objectives of General Plan 2040.

4. *Compatibility with existing surrounding structures and uses.* Site is part of an industrial park and is directly adjacent to buildings with industrial uses or nearby vacant lots and Interstate 10 East (Maricopa Freeway).
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* There will be no disruptive behavior generated.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately 4.55 acres in size and is irregularly shaped; site has a narrow at the front and bulbs out towards the rear. The building is positioned toward the middle of site and is a minimum of fifty (50) from any adjoining property line which is required for a hospital per Section 3-413 of the Zoning and Development Code. The southern portion of the site has been configured to allow the City of Tempe access to the property directly to the south for future public use and access to the ADOT drainage pit.

Building Elevations

The building is proposed at a maximum height of forty (40) feet. The primary building materials are EIFS, glazing (spandrel and vision), masonry (brick, honed limestone and split-face limestone) and modular metal panels. To assist in relieving monotony there have been cylindrical elements implemented in the building design. The main building entrance and the majority of glazing faces to the south and west; so, to mitigate the heat gain the applicant has provided metal and building canopies and strategically placed spandrel glass in location that will shield sunlight from entering the building.

Landscape Plan

This project is providing 33% landscape coverage. The overall landscape design will provide aesthetically pleasing visual interest to the site for pedestrians and passing vehicles. A wide variation of specimens is being proposed in the plant palette; a condition has been added requiring that there be trees placed on both side of the sidewalk connection from Greentree Drive to the building and that the number of trees placed along this sidewalk should be maximized.

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 and vertical planes and integration of various materials.*
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 site and surroundings.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; project provides pedestrian access to the public right of way, but is not located close to any multi-modal transportation options. The closest bus stop is over a quarter-mile away from this site.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; there is one access drive for this site and pedestrian routes are separate from vehicular circulation.*
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 Use Permit and Development Plan Review.

USE PERMIT CONDITIONS OF APPROVAL:

1. Any significant intensification of in the proposed hospital use will require a new Use Permit approval.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)
 EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

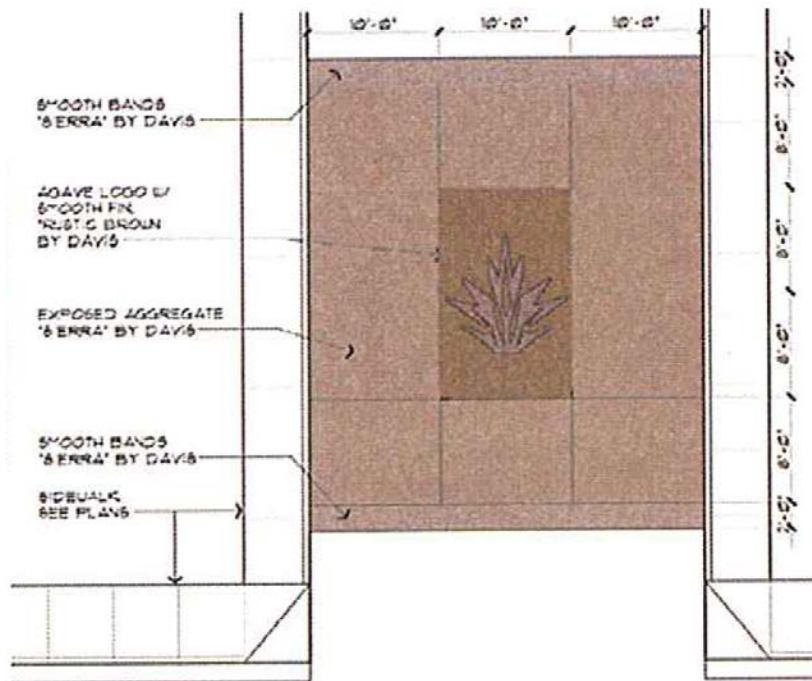
General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan (Attachment 19) dated September 5, 2017; building elevations (Attachments 25-28) and landscape plan (Attachment 30) dated September 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.

Site Plan

2. Refuse plan is approved as shown on Sheet RE01 (Attachment 21), dated September 5, 2017.

3. 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.
4. 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.
5. Provide upgraded paving at driveway and shall match the Agave Center design detail below. 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.



6. 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.
7. 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.

Floor Plans

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

Building Elevations

9. The materials and colors are approved as presented:

EIFS – Dryvit – Buckskin (#449)

Metal Panel System – Intercept Entyre Modular Metal (size 24"x24" with 3/4" W x 1 3/8" D reveals) – 1760 Limestone

Aluminum Curtain Wall System – Kawneer – 1600 Wall System – Champagne mullion color

– Guardian Glass – Sunguard SNX 5123 – Insulated (clear) and Spandrel (green)

Aluminum Storefront System – Kawneer – Trifab Versa Glaze – Champagne mullion color
– Guardian – Sunguard SNX 51/23 – Insulated (clear)
Honed Limestone Masonry – Arriscraft – Renaissance Masonry Units – Garnet
Split-face Limestone Masonry – Arriscraft – Old Country Masonry Units – Garnet
Brick Masonry – General Shale – Portsmouth

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.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
14. 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

15. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
16. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

17. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
18. **Provide trees on both sides of pedestrian connection from Greentree Drive to the building. Maximize the number of trees that can be placed along this connection.**
19. 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 ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". 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.
20. 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.
21. 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

22. 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 all departments on each 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:

- Refer to Tempe City Code Section 26-70 Security Plans.
- 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 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:

No pertinent history or facts.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
CAPROCK HOSPITAL
(PL170216)

ATTACHMENTS:

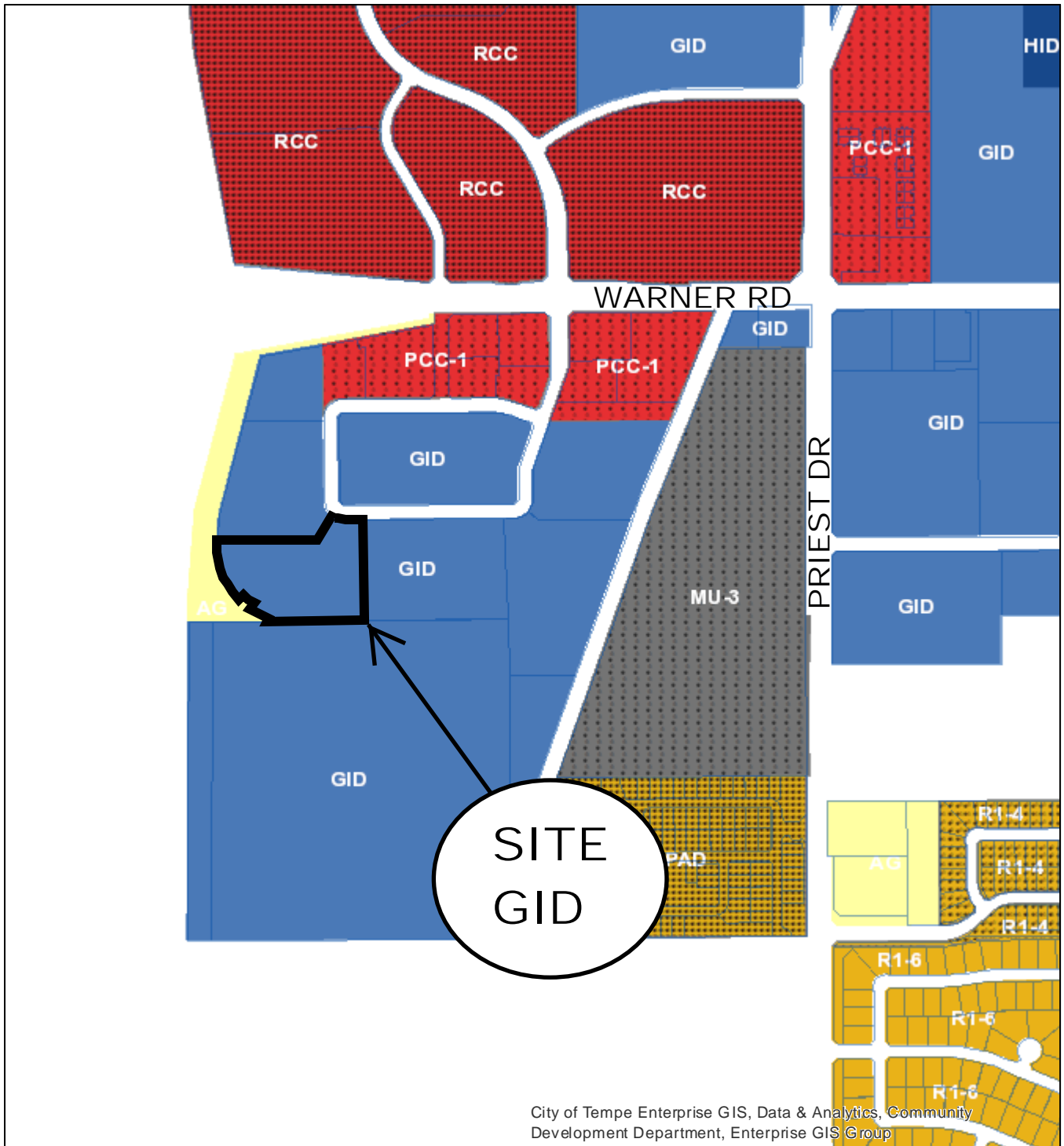
1. Location Map
2. Aerial
- 3-18. Letter of Explanation
19. Site Plan
20. Context Site Plan
21. Refuse Plan
22. Fire Plan
- 23-24. Floor Plans & Roof Plan
- 25-26. Blackline Elevations
- 27-28. Color Elevations Renderings
29. Building Sections
30. Landscape Plan
- 31-34. Photometric Plan
- 35-36. Renderings
- 37-38. Street Elevations
- 39-42. Materials
- 43-49. Site Photos



1791 W GREENTREE DR

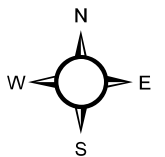
Tempe

PL 170216



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Heavy Industrial District (HID)
- Mixed Use Med-High (MU-3)
- Planned Commercial Center Neighborhood (PCC-1)
- Regional Commercial Center (RCC)
- Agricultural (AG)
- Single-Family Residential (R1-4)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Dev (R1-PAD)



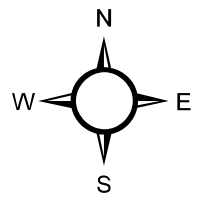
1791 W GREENTREE DR



PL 170216



Aerial Map



USE PERMIT | DEVELOPMENT PLAN REVIEW

CAPROCK HOSPITAL TEMPE

LETTER OF EXPLANATION - PROJECT NARRATIVE PL170216

Lot 8: Agave Center Amended II
1791 West Greentree Drive, Tempe, AZ

Submitted to:
CITY OF TEMPE
PLANNING DIVISION
31 East Fifth Street | Tempe, AZ 85281 | 480-358-3003

Prepared: June 2017
Revised: September 2017

Prepared For:



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**CAPROCK HOSPITAL – TEMPE
USE PERMIT | DEVELOPMENT PLAN REVIEW**

LETTER OF EXPLANATION - PROJECT NARRATIVE

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SITE AERIAL EXHIBIT



Map Source: Google, 2017

2. REQUEST

CapRock Emergency Holdings, LLC, is pleased to submit a Use Permit and Development Plan Review requests concerning the vacant Lot 8 within Agave Center Amended II (MCR 1081-03), generally located approximately 1,800-feet west and 800-feet south of the southwest corner of West Warner Road and South Priest Drive (1791 West Greentree Drive). This parcel is more particularly described as Maricopa County Assessor Parcel Number (APN): 301-59-853; maintains a General Plan Projected Land Use of Industrial; is located within the Southwest Tempe Overlay District; and, maintains the corresponding base zoning designation of General Industrial District (GID).

More specifically, this Letter of Explanation - Project Narrative complements the following requests: a) Use Permit for the development and operation of an approximate 29,400 square foot (sq. ft.) Hospital and ancillary uses; and b) Major Development Plan Review to establish design criteria and concepts concerning the site plan, building elevations, building colors and materials, conceptual landscape plan, and preliminary grading and drainage for the approximate 4.6-acre property.

3. OVERVIEW

Building upon the legacy that is quickly being established with their other facilities in Texas, CapRock Hospital - Tempe will offer an array of traditional inpatient hospital services along with outpatient care. CapRock Hospital - Tempe will be pioneering in its focus on emergency medicine and the rapid, accurate and compassionate care that will be provided. Similar to their other facilities, CapRock – Tempe will be fully capable of treating all emergency medical needs. As an example, diagnostic radiology services, including CT Scan, General Digital X-ray, and ultrasound will be provided on-site. A full service but ancillary laboratory and pharmacy may complement the services offered.

Providing a vital service to the immediate neighborhoods and surrounding community, it is anticipated this licensed hospital will function 24-hours a day, seven days a week. Heliport/helipad facilities are not proposed.

4. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES

A four story mixed office use is located contiguous to a large portion of the north, while Greentree Drive provides for the remaining northern project boundary. A one story mixed office use is situated along the entire east project boundary, whereas a relatively large but vacant Arizona Department of Transportation (ADOT) drainage basin is located adjacent to the entire southern project boundary. The property is further bound on the west by a vacant agriculture zoned property (controlled by ADOT) and further west by Interstate 10 (Maricopa Freeway).

The projected General Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table 4.101: Existing Land Use Summary – CapRock Hospital - Tempe:

TABLE 4.101: EXISTING LAND USE SUMMARY; CAPROCK HOSPITAL - TEMPE:

DIRECTION	PROJECTED GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Industrial	GID	Vacant
<i>North</i>	Industrial	GID	Office
<i>South</i>	Public Open Space	GID / AG	Open Space / Retention
<i>East</i>	Industrial	GID	Office
<i>West</i>	No Classification	GID	Vacant

5. CONSISTENCY WITH GENERAL PLAN

The City of Tempe 2040 General Plan Projected Land Use map classifies this property as Industrial, which land use primarily supports industrial uses with office and limited commercial activity. Industrial land uses may also include research, refining, manufacturing, assembly, processing, demolition, wholesaling or distribution or other types of uses that may not necessarily be compatible with nearby uses. The property is also situated within Warner & I-10 Growth Area, which sets forth policies to encourage distinctive character, maximize freeway visibility and promote urban mixed-uses.

Hospital uses within this Projected Land Use classification are supported by the Zoning and Development Code, subject to securing a Use Permit to ensure compatibility with adjacent and existing built form.

The requested Use Permit contains several notable features that respond to the 2040 General Plan vision. The bullet point list below is not meant to be an exhaustive list of conformance with the General Plan vision, but summarizes several notable features:

Promote land use patterns that encourage long-term sustainability by:

- Locating future development on infill sites; sites with current infrastructure capacity for additional development; and, sites adjacent or with access to existing street connectivity.

Encourage a balanced community with a diversity of uses and employment opportunities by:

- Encouraging commercial or industrial uses that support the city's employment and tax-base.
- Providing city-wide land use that supports a balanced job to housing ratio.

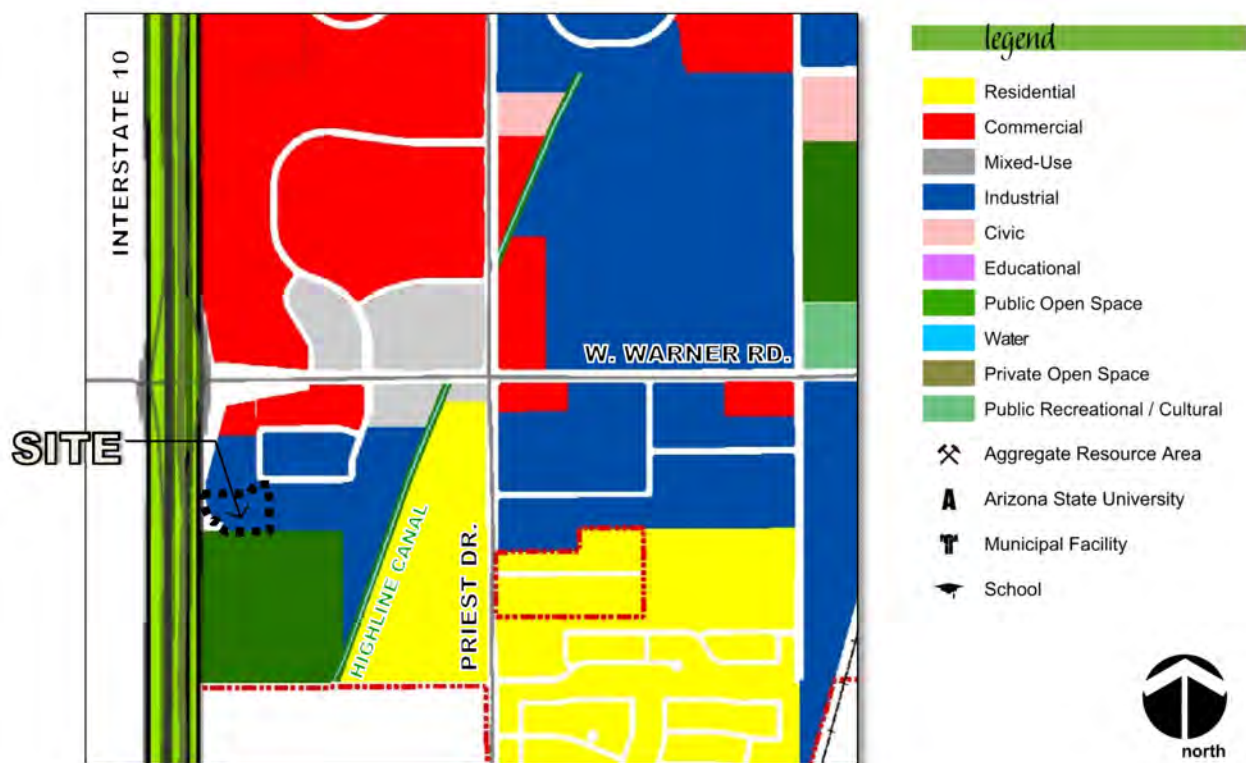
Promote sustainable design concepts and respond to climatic factors and human comfort by:

- Providing xeriscapes and the use of indigenous drought-tolerant plant material to promote environmental sensitivity in the built environment.

Effectively managing the City's growth by:

- Promoting land development in an area where infrastructure already exists.

PROJECTED LAND USE (2040)



Base Map Source: City of Tempe, 2017

In summary, the proposed Use Permit responds to the overriding theme of the 2040 General Plan by enhancing the built environment, creating an attractive community, and expanding the City's employment and tax base through development of a vital community need for existing and future residents.

6. USE PERMIT

The Tempe Zoning and Development Code sets forth provisions requiring Hospital uses within the GID designation to secure approval of a Use Permit to ensure use of land is in conformance with the General Plan, regulations of the district are addressed, and characteristics of the use location are analyzed. Specific *findings* must be satisfied in order for the Hearing Officer or Development Review Commission to grant approval of a Use Permit.

The following *findings* summarize how the proposed Hospital use and corresponding building will not be detrimental to persons residing or working in the vicinity, to adjacent properties, to adjacent neighborhoods, or to the public welfare in general. The following are responses to the five required *findings* set forth in Section 6-308E: Approval Criteria of the Zoning and Development Code. Per the suggested format, the required *findings* are listed below with a response for each:

A. *Any significant vehicular or pedestrian traffic in adjacent areas;*

Development and operation of a Hospital and ancillary internal uses at this location should not present any adverse impacts to the existing roadway infrastructure in this area. As noted in the Vehicular Circulation section of this Project Narrative, CapRock Hospital – Tempe is designed to safely and efficiently move vehicular traffic into and out of the site through utilization of one access point off the existing and adjacent 60-foot wide collector level public right-of-way (West Greentree Drive), located along the northern project boundary. Greentree Drive loops through Agave Center ultimately connecting to South Harl Avenue, which roadway provides for signalized access at West Warner Road to the north – an arterial level street.

Agave Center is partially developed to primarily include office uses at this time, which uses tend to generate a large portion of their vehicular traffic during a few peak times during the day. Conversely, traffic generation from the proposed Hospital use is anticipated to be distributed throughout the day thus providing no adverse impacts to existing vehicular traffic patterns of the adjacent area.

The adjacent Greentree Drive, Ranch Road, 52nd Street and Harl Drive roadways maintain contiguous sidewalks for pedestrian circulation. Any pedestrian generated circulation as a result of the proposed use is anticipated to be minimal thus providing no adverse impact to the existing, but minimal pedestrian traffic in the area.

Existing vehicular and pedestrian infrastructure adjacent to the property will serve adequate to accommodate anticipated circulation volumes.

- B. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;*

Design of the proposed Hospital facility incorporates colors and materials that do not exceed a light reflective value (LRV) of 75-percent, while proposed operation of the facility is not anticipated to emit odor, dust, gas, noise, vibration, smoke or heat that exceed ambient conditions of the adjacent office uses or the contiguous Interstate 10 freeway.

Furthermore, an ancillary heliport/helipad is not planned for this use thereby also minimizing any use generated odor, dust, gas, noise, vibration, smoke, heat.

- C. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan;*

Proposed Hospital use of the property will not adversely affect the livability of the area, contribute to deterioration of the neighborhood nor adversely affect property values. Conversely, development of the vacant property for a Hospital use in this area will provide a vital means to assist with maintaining a healthy and sustainable community, and potentially serve as an opportunity to create a catalyst for additional development within this area thus positively affecting real property values.

Provision of a health care facility use within close proximity to employment and residential areas will also serve to substantially increase the livability of the area for Tempe and Phoenix residents alike by potentially reducing automobile emissions due to resulting shorter travel distances.

- D. *Compatibility with existing surrounding structures and uses; and;*

Attentive architectural design and building height, combined with methodical building placement, maintains compatibility with existing and adjacent built form. Building heights within Agave Center range from one to seven stories with those buildings immediately adjacent to the project area being both one and four story. Proposed building height for the Hospital facility is two stories and 40-feet, to the highest top of parapet, which height provides for transitioning of heights and maintains compatibility with existing structures.

Architectural design of the facility is a function of the proposed use, while the overall design motif will not pose any adverse impacts to the surrounding area. On the contrary, creative use of materials and corresponding elevation design may have the effect of increasing overall design expectations for Agave Center.

Further, proposed use of the property for a health care facility will assist in providing a horizontal mix of complementary uses for the overall Center thus assisting to further enhance economic vitality of the area.

Maximizing community benefit, the Hospital is anticipated to operate 24-hours a day, 7 days a week and as a result, the proposed use has been strategically located within a

larger nonresidential development (Agave Center) to minimize any impacts to the community such as traffic, parking, or noise.

- E. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.

Although the fundamental function of almost any customer service oriented use imparts the ability to experience interior and/or exterior disruptive behavior, CapRock Hospital – Tempe will maintain security policies and corresponding response procedures consistent with uses of similar function and scale. Nevertheless and based on experience with their existing operations of their Texas facilities, proposed Hospital use of the property is not anticipated to impose any adverse impacts on the surrounding area or general public.

7. CONCEPTUAL DEVELOPMENT PLAN | DEVELOPMENT PLAN REVIEW

An integral part of the corresponding Use Permit and Major Development Plan Review is the conceptual Development Plan that demonstrates how the General Plan goals, policies and objectives, along with applicable zoning provisions and design criteria, will be implemented. The conceptual Development Plan for CapRock Hospital - Tempe illustrates a concerted effort by the consultant team to promote the City’s design criteria by ensuring context appropriate design, incorporation of crime prevention features and appropriate use buffering, while also maintaining compatibility with adjacent built form.

7.1 PROPOSED USE OF PROPERTY | CONCEPTUAL SITE PLAN:

Blending with the nonresidential character of surrounding land uses, combined with the need to provide appropriate land use buffering from low intensity residential land uses surrounding the business park area, CapRock Emergency Holdings, LLC, also realizes the need for responsible land planning to promote economic vitality while also providing a needed and desirable use for the community.

Although the approximate 4.6-acre (net) property has remained undeveloped, CapRock Emergency Holdings, LLC, envisions use of the property as a Hospital and Medical Clinic to provide essential health care services to the adjacent neighborhoods and surrounding community. Supporting this vision and vital community need, development of the property for the desired use is anticipated to be constructed in one phase, which includes one +/- 29,400 square foot (net) (sq. ft.), two-story facility consisting of an approximate 11,966 square foot (sq. ft.) emergency/clinic area with 8 general exam/treatment rooms, including triage and trauma rooms. This facility also dedicates approximately 12,185 sq. ft. to inpatient needs by providing for 10 patient rooms and ancillary facilities, along with an approximate 5,289 sq. ft. area on the second floor to be dedicated for ancillary administrative office space.

Development of the new structure will be complemented by the installation of, and connection to, adequate wet and dry utilities; vehicular circulation and parking/loading areas; one point of vehicular access off West Greentree Drive; vehicular and pedestrian connection to the Arizona Department of Transportation (ADOT) drainage basin to the

south; complementary and drought tolerant site landscaping; complete grading and drainage for the property; and, a freestanding monument/identification sign adjacent to West Greentree Drive.

7.2 ZONING:

The property is zoned General Industrial District (GID), which zoning is consistent with the General Plan Projected Land Use of Industrial. The property is situated within the Southwest Tempe Overlay District, which overlay district supports intense development with higher standards. Specific development standards established with this overlay district also allows for an additional 25-foot building height increase (60-foot total for the GID). Proposed building height is 40-foot (top of parapet), therefore maintaining conformance with provisions established as part of this overlay.

7.3 INTENSITY OF USE REGULATIONS & SPECIAL STANDARDS:

Even though the proposed use is in essence, a hybrid of a Hospital and Medical Clinic, the more intense Hospital use classification was utilized to determine appropriate zoning and corresponding site development regulations.

Promoting compatible land use relationships, lot development standards for the Hospital use meet or exceed all provisions set forth in Section 4-204: Development Standards for Office/Industrial Districts; however, building height is proposed to exceed the district allowance by five additional feet - as permitted by the Southwest Tempe Overlay District.

Hospital uses within the GID zoning designation must further comply with the special standard of maintaining a minimum 50-foot building setback. As illustrated on the corresponding Conceptual Site Plan, a minimum of 50-foot setback is provided from all lot lines.

7.4 HOURS OF OPERATION

Maximizing community benefit, the Hospital is anticipated to operate 24-hours a day, 7 days a week and as a result, the proposed use has been strategically located within a larger nonresidential development (Agave Center) to minimize any impacts to the community such as traffic, parking, or noise.

7.5 VEHICULAR CIRCULATION & PARKING

CapRock Hospital – Tempe is designed to safely and efficiently move traffic into and out of the site through utilization of one access point off the existing and adjacent 60-foot wide West Greentree Drive public right-of-way, located along the northern project boundary. Greentree Drive loops through Agave Center ultimately connecting to South Harl Avenue, which roadway provides for signalized access at West Warner Road to the north. This full motion access point off Greentree provides direct, forward movement vehicular access to the on-site designated parking and loading areas, as well as left and right turn egress from the project.

The site plan has been methodically designed to include a designated loading zone contiguous to the primary building entrance, which loading zone may also serve to accommodate temporary vehicular parking. A separate and dedicated ambulance pick up / drop off lane is located contiguous to the northwest corner of the building and due to the

limited ambulance service demanded by the use, public visibility from Greentree Drive is not imperative to its function.

While the Tempe Zoning and Development Code does not specifically set forth parking requirements for this type of hybrid health care use, vehicular parking has been incorporated that adheres to the overriding purpose of the City's parking provisions by addressing parking needs of different uses within the site. As such, proposed internal facility uses of hospital and medical clinic are delineated on the corresponding Conceptual Site Plan for purposes of determining the project's parking ratio needs. Furthermore, Caprock Emergency Holdings, LLC, has included parking stalls at the southeast corner of the site, along with maintaining corresponding access easements, to assist Arizona State University (ASU) with their continued use of the State Land property to the south.

Neither right-of-way dedications nor improvements should be warranted for Greentree Drive as full street improvements appear to exist; however, future development of this property will require installation of pavement for necessary and required access to on-site vehicular parking and loading areas. Parking, loading, and circulation areas will be surfaced using asphalt at a minimum depth to meet City standards; however, vehicular parking dedicated to ASU may be surfaced using compacted decomposed granite. These surface treatments will serve adequate for dust control measures and drainage conveyance.

The vehicular circulation system will serve adequate to address anticipated vehicular flows as well as required refuse and public safety access for the project. Proposed use of the property and corresponding circulation patterns will not have an adverse impact on the adjacent traffic patterns, as the Hospital use is expected to have negligible effects on the surrounding roadway network.

7.6 LANDSCAPE | HARDSCAPE DESIGN

Projected vegetative landscaped areas for the project contain approximately 1.52-acres (+/- 33% - net) thus greatly exceeding the City's requirement of 10-percent for the site. Proposed landscape materials are characterized by a relatively arid palette including Chilean Mesquite, Sonoran Palo Verde, Evergreen Elm and Yellow Oleander trees combined with complementary shrubs and ground cover. Dense plantings of materials are situated along West Greentree Drive – between the public sidewalk and parking/circulation area, adjacent to the building elevations, as well as along the site perimeter. Planting design is further supplemented through the thoughtful placement of materials to create useful shade as well as delineation of space.

Conceptual landscape design nonetheless offers a slight departure from adjacent streetscapes as turf is not anticipated to be utilized.

7.7 PRELIMINARY GRADING AND DRAINAGE

Topography of the property is relatively flat, and is located outside of the delineated 100-year floodplain. In agreement with the City of Tempe, the development will discharge all offsite and onsite drainage to the ADOT channel to the immediate west and southwest of the project. Drainage will then be conveyed to the regional ADOT retention basin immediately south of the project.

7.8 ARCHITECTURAL CHARACTER

Primary goal of the building elevation design is to respect and achieve harmony with the architectural character of the surrounding built form, while introducing forms that will also enhance the design character and streetscape for the community. Architectural elevations for the Hospital facility illustrate the high quality and design character desired for the project. These elevations also illustrate the use of appropriate building massing and scale, proportions, multi-planed rooflines, façade articulation, colors and materials that are intended to be compatible with the architectural character of the surrounding built form while also respecting the function of the project.

Design materials include a combination of honed limestone masonry, split limestone masonry, brick masonry, modular metal paneling, stucco, aluminum storefront glazing and glass. These materials were carefully selected to further implement the desired motif through the use of texture variation and fenestration detail, while subtle, warm color tones further complement the overall design of the building.

7.9 INFRASTRUCTURE | UTILITIES | PUBLIC FACILITIES

The property is located entirely within the jurisdictional boundaries of the City and will receive Tempe public safety and fire services. Although sanitation services may be served through private contract, water and sewer service to the site will be provided by the City of Tempe. Electric and telecommunications are to be provided by private utilities franchised by Tempe.

7.10 CONFORMANCE WITH STANDARDS AND CRITERIA

To successfully and sustainably facilitate CapRock's vision for the property, the following summarizes how this Development Plan Review request is in conformance with the City's standards and criteria. The following *Standards* and *Criteria* statements are listed verbatim from the City's Zoning and Development Code Criteria Section 6-306D, along with a supporting response to each:

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

Configuration of the existing flag lot, combined with its location on the street curve, prescribes additional front building setback from the adjacent West Greentree Drive. This significant setback of +/- 219-feet contributes to minimized building mass on the street while also promoting greater streetscape diversity for the roadway.

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

Promoting human comfort for CapRock Hospital – Tempe and maximizing immediate protection from the sun and heat, large shade trees will be planted along the south and west building elevations whereas a building mount aluminum shading system will be installed above a large majority of the window areas. Additionally and further respecting the arid desert context, low water use shade trees will be installed throughout the site, including within parking areas in effort to maximize shade to correspondingly reduce energy consumption for the

building, as well as along the sidewalk connecting the public street to the facility to increase human comfort.

Pavement is minimized to only those areas required for vehicular circulation, loading and parking.

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

Building and hardscape materials for the project have been selected based on quality and durability. While compatible with the surrounding built form, the selected materials may be of a higher quality due to some advancements in building technology that has occurred since development of the adjacent, existing structures.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.*

Building heights within Agave Center range from one to seven stories with those buildings immediately adjacent to the project area being both one and four story. Proposed building height for the Hospital facility is two stories and 40-feet, to the highest top of parapet, which height maintains compatibility with existing structures.

While existing landscape materials adjacent to both the north and east project boundaries are relatively mature, the plant palette for this project has been carefully selected to ensure compatibility and appropriate scale at full maturity.

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.*

Significant building setback from the street, combined with asymmetrical building massing, complementary proportions, selective use of building materials and complementary landscape design, provide for the desired street level building scale.

Creative use of building forms, textures and massing, along with selective use of materials and varying rooflines, clearly define building elements and avoid a box-like appearance.

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.*

Architecturally style appropriate building fenestration is included at appropriate locations to assist with creating a visually appealing building at street level, while also allowing for surveillance of the property. Location of walkways and building

entry will additionally contribute to promoting surveillance of the semi-public outdoor spaces.

Building elements visible from both public and private views, such as doors and windows, are proportionate to the scale of the building and have been designed to supplement the architectural style of the building.

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

Convenient multi-modal transportation access is provided to and from the property via public sidewalks and public streets. Additionally, mass transit opportunities, such as Valley Metro bus routes, are located within close proximity to the property – along Warner Road.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.*

Arrangement of the surface parking areas facilitate vehicular access onto West Greentree via forward motion to minimize pedestrian and vehicular conflicts. Additionally, delineated pedestrian pathways are provided on-site that are separated from vehicular circulation areas primarily through the use of curb and landscape materials.

9. *Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.*

Crime prevention features including appropriate lighting at well defined building entrances and parking areas for visibility, building fenestration at appropriate locations for surveillance, and clearly demarcated on-site pedestrian routes for safe way-finding, have been incorporated into the design of the project.

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

Foundation and building entry landscape planting areas are thoughtfully designed to soften the hardscape of vehicular access aisles and pedestrian pathways while also serving to physically buffer the building from the impervious areas. Additional lushly landscaped areas are incorporated along north, south and west project boundaries to serve as a vegetative buffer, while dense landscape plantings are provided along the main access drive to enhance the sense of arrival as well as to buffer the adjacent pedestrian walkway from this access drive.

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.*

Signage is not part of this Development Plan Review request; however, it is understood the project signage requires Development Plan Review approval prior to application for permits.

All freestanding, wall mounted and directory signs will be designed to be an integral element of the building architecture while also maintaining consistency with design criteria of the Tempe Zoning and Development Code.

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

On-site lighting has been designed to achieve a careful balance between the needs to minimize light pollution for the protection of nighttime views and protection of adjacent properties, while also considering crime prevention philosophies. As such, all exterior lighting will meet or exceed provisions set forth in Chapter 8 – Lighting of the Tempe Zoning and Development Code.

8. CONCLUSION

CapRock Hospital – Tempe offers a unique opportunity to provide a vital community need, while maintaining consistency with the overall vision, goals and policies of the Tempe General Plan and Tempe Zoning and Development Code. The project has been designed to ensure compatibility with the surrounding built environment, and to minimize any adverse impacts to adjacent properties, while also providing an opportunity to create a catalyst for additional development within this area.

We greatly look forward to working with the City to continue realization of this effort.

**APPLICANT STATEMENT
CAPROCK HOSPITAL - TEMPE**

I, Greg Davis, being the owner's authorized agent for the Use Permit and Development Plan Review - Major requests recognize and acknowledge that this Letter of Explanation - Project Narrative will become a part of the application to which it applies and that the truth of its contents will be relied upon by the City of Tempe Community Development Department, the City of Tempe Development Review Board and the City of Tempe Hearing Officer.

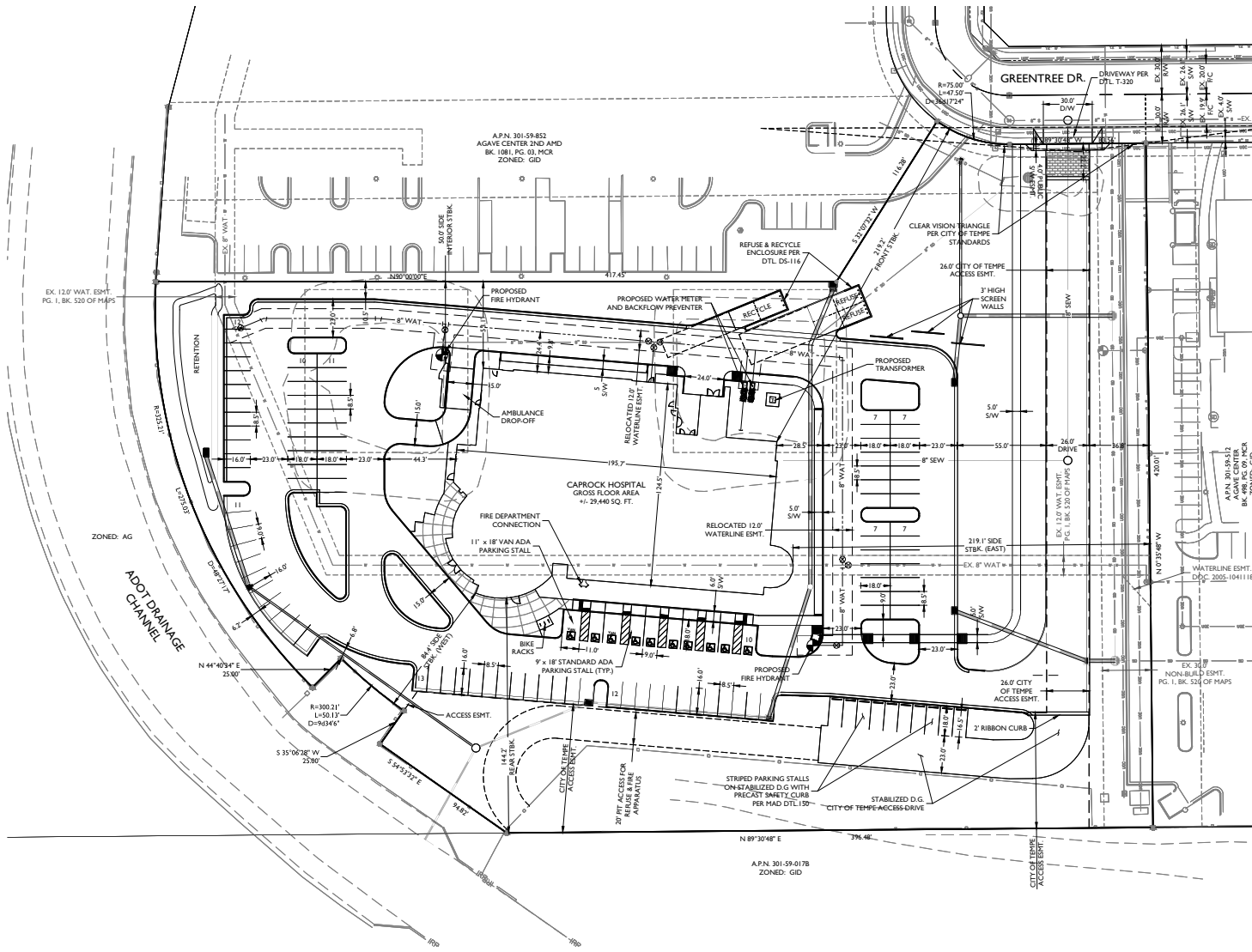
I certify that all of the information in this Letter of Explanation - Project Narrative is complete and true, to the best of my knowledge and abilities.

Owner's Authorized Agent Signature

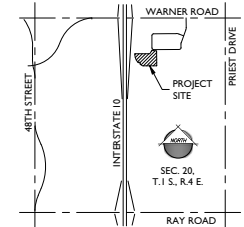
For Greg Davis

Printed Name

CAPROCK HOSPITAL - TEMPE



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
 CAPROCK EMERGENCY HOLDINGS, LLC
 1108 HUNTER BLVD., STE. 1000
 COLLEGE STATION, TX, 77845
 TEL: (702) 528-2222
 CONTACT: J. STUART HITCHEN

DEVELOPER:
 SHH DEVELOPMENT
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 CONTACT: J. STUART HITCHEN

ARCHITECT:
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 TEL: (480) 503-2250
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 CONTACT: DANIEL ALUKIER, PE

ENTITLEMENTS:
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 CONTACT: PHARO MANGIAMELE, AICP

LANDSCAPE ARCHITECT:
 STUDIO DPA
 PO BOX 7999
 TEMPE, AZ 85281
 TEL: (602) 548-6666
 CONTACT: TIPP DAUGHERTY, PLA

PROJECT DATA

A.P.N. 301-59-853
 EXISTING GENERAL PLAN INDUSTRIAL
 EXISTING ZONING GID WITHIN SOUTHWEST OVERLAY DISTRICT (SWOD)
 CURRENT LAND USE VACANT / UNDEVELOPED
 PROPOSED USE HOSPITAL / MEDICAL CLINIC
 GROSS AREA ± 4.55 ACRES
 NET AREA ± 29,440 SF
 GROSS BUILDING AREA 15%
 LOT COVERAGE 1.2 (INSTITUTIONAL)
 BLDG. OCCUPANCY 3B
 BLDG. CONST. TYPE IB
 MAX. BLDG. HEIGHT ALLOWED 35' (ADDITIONAL 25' ALLOWED PER SWOD)
 MAX. BLDG. HEIGHT PROPOSED 40'

BUILDING SETBACKS

CODE REQ.	PROPOSED
FRONT	219.2'
FRONT PARKING	169.6'
SIDE (INTERIOR)	50'
SIDE (WEST)	88.3'
SIDE (EAST)	219.1'
REAR	144.2'

A HOSPITAL SHALL BE NOT LESS THAN 50 FEET FROM THE LOT LINE OF ANY ADJOINING PROPERTY.

LANDSCAPE AREA
 REQUIRED 0.46 AC (10% OF NET AREA)
 PROVIDED 1.52 AC (33% OF NET AREA)

PARKING SUMMARY

PARKING REQUIRED

HOSPITAL	8 SPACES (0.5 PER BED, 1 PER DOCTOR ON STAFF, 0.5 PER EMPLOYEE)
CLINIC (11,966 SF)	80 SPACES (11150 SF)
TOTAL REQUIRED	88 SPACES
TOTAL ALLOWED	110 SPACES (88 x 125%)
TOTAL PROVIDED	110 SPACES
10 ACCESSIBLE SPACES	97 STANDARD SPACES
107 TOTAL SPACES	

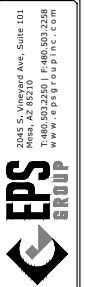
PARKING PROVIDED

- 88 STANDARD SPACES
- 10 ACCESSIBLE SPACES
- 107 TOTAL SPACES

BICYCLE PARKING REQUIRED 2 SPACES
BICYCLE PARKING PROVIDED 6 SPACES (3 RACKS)

LEGAL DESCRIPTION

LOT 8 AGAVE CENTER AMENDED IV, BOOK 1081, PAGE 3, MCR
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CapRock Hospital - Tempe
 Tempe, Arizona
 Site Plan

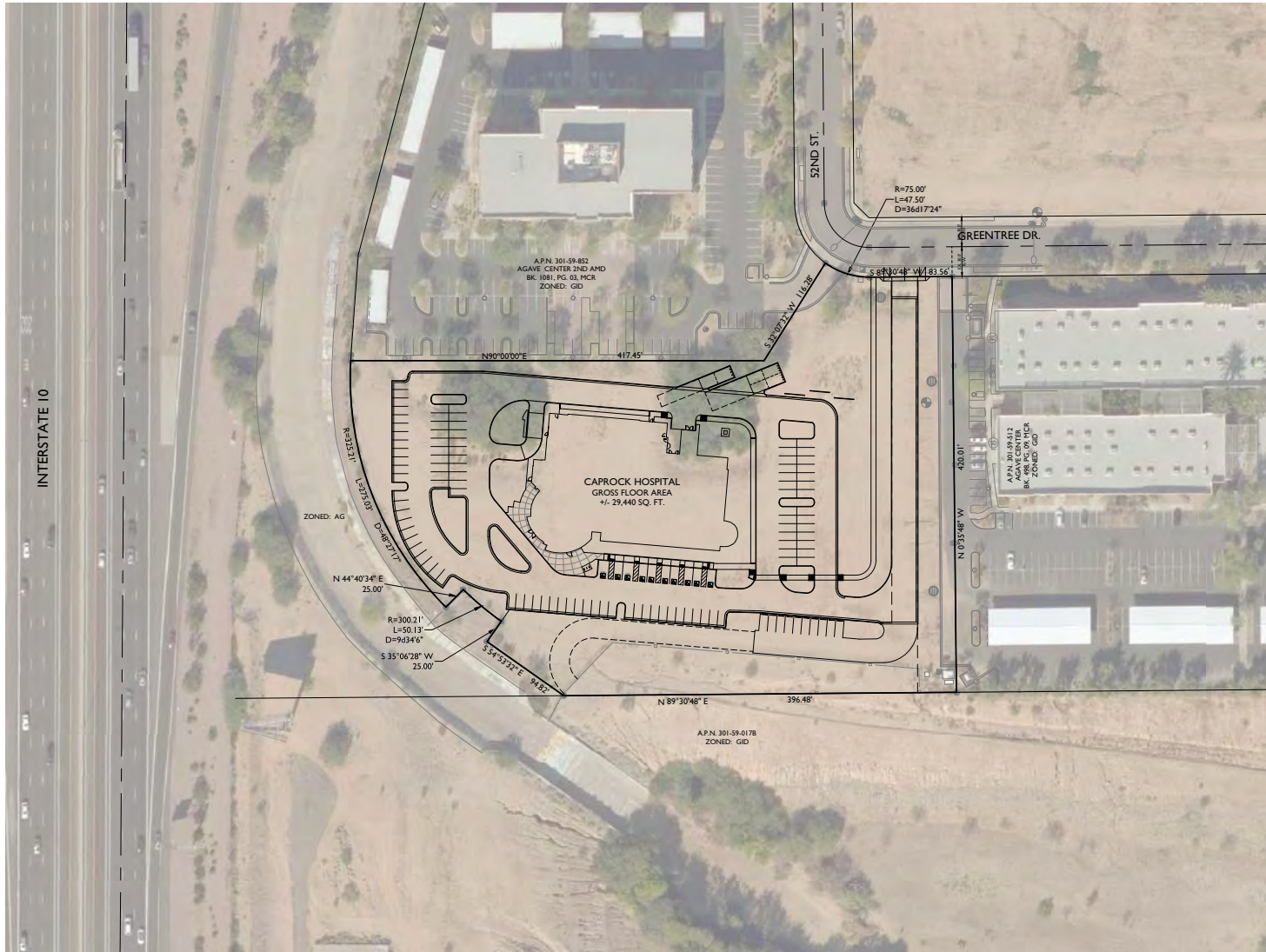
Revisions:

NO.	DATE	DESCRIPTION
1	07/13/2017	PRELIMINARY DEVELOPMENT PLAN 3R
2	07/13/2017	PRELIMINARY DEVELOPMENT PLAN 3R
3	07/13/2017	PRELIMINARY DEVELOPMENT PLAN 3R

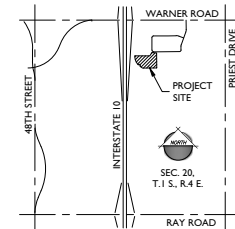


Expire: 12/31/2018
 Job No. 17-192
 SPO1
 Sheet No. 1 of 1

CAPROCK HOSPITAL - TEMPE



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
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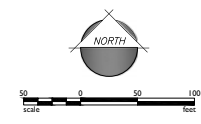
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 CONTACT: TIM DAUGHERTY, PLA

PROJECT DATA

APN:
 EXISTING GENERAL PLAN
 EXISTING ZONING
 CURRENT LAND USE
 PROPOSED USE
 GROSS AREA
 NET AREA

301-59-853
 INDUSTRIAL
 CID WITHIN SOUTHWEST OVERLAY
 DISTRICT (INDO)
 VACANT / UNDEVELOPED
 HOSPITAL / MEDICAL CLINIC
 ± 4.55 ACRES
 ± 4.55 ACRES



DATE	DESCRIPTION
JUNE 8, 2017	PRELIMINARY DEVELOPMENT PLAN SUB
JULY 1, 2017	1ST DEVELOPMENT PLAN SUB
SEPTEMBER 5, 2017	2ND DEVELOPMENT PLAN SUB



Designer: DCH
 Drawn by: DCH



Expire: 12/31/2018

Job No.

17-192

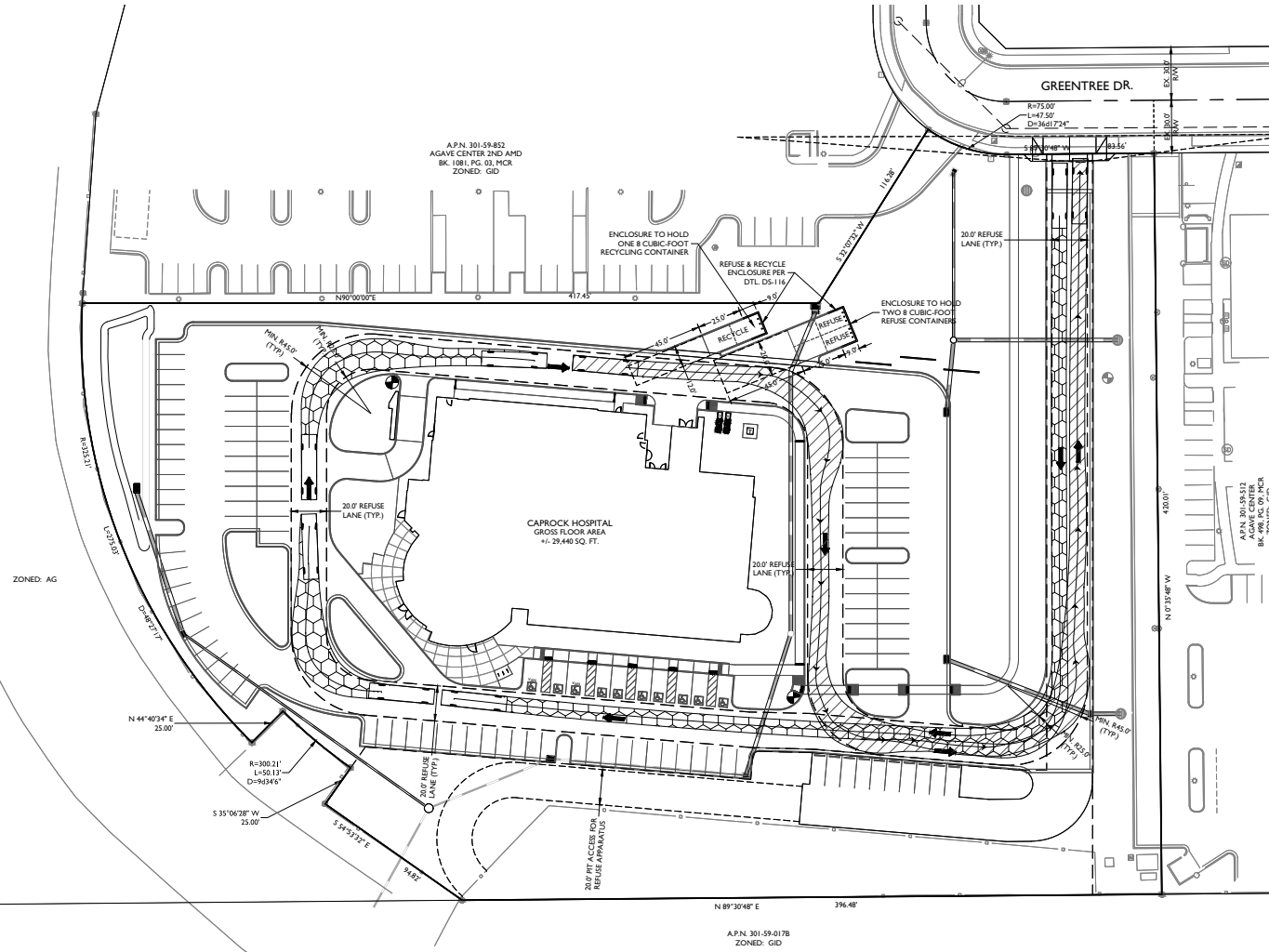
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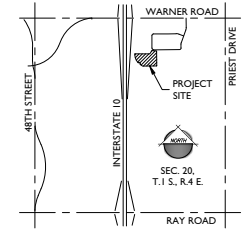
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of 1

CAPROCK HOSPITAL - TEMPE



VICINITY MAP



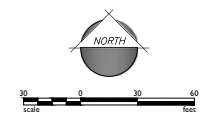
PROJECT TEAM

PROPERTY OWNER: CAPROCK EMERGENCY HOLDINGS, LLC COLLEGE STATION, TX 77845 CONTACT: J. STUART HITCHEN	DEVELOPER: SHH DEVELOPMENT TEL: (702)-528-2322 CONTACT: J. STUART HITCHEN
ARCHITECT: EA 1031 DEPHONBRESIN ST., STE. 800 NASHVILLE, TN 37203 TEL: (615)-329-9445 CONTACT: KEVIN HARNEY, AA	ENGINEERING: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE
ENTITLEMENTS: PLAN CONSULTING TEL: (480)-313-8144 CONTACT: MARIO MANGIAMELE, AICP	LANDSCAPE ARCHITECT: STUDIO DPA PO BOX 7999 TEMPE, AZ 85281 TEL: (602)-508-6666 CONTACT: TIM DAUGHERTY, PLA

PROJECT DATA

A.P.N. EXISTING GENERAL PLAN EXISTING ZONING CURRENT LAND USE PROPOSED USE GROSS AREA NET AREA	301-59-853 INDUSTRIAL GID WITHIN SOUTHWEST OVERLAY DISTRICT (SWORD) VACANT / UNDEVELOPED HOSPITAL / MEDICAL CLINIC ± 4.55 ACRES ± 4.55 ACRES
--	--

- REFUSE APPARATUS INGRESS ROUTE
- REFUSE APPARATUS EGRESS ROUTE



2045 S. Vineyard Ave., Suite 101
 Mesa, AZ 85210 P: (480) 503-2250
 www.epsaz.com

CapRock Hospital - Tempe
 Refuse Plan

Project

Revisions:

DESIGNED BY: DCH
 DRAWN BY: DCH

Expire: 12/31/2018

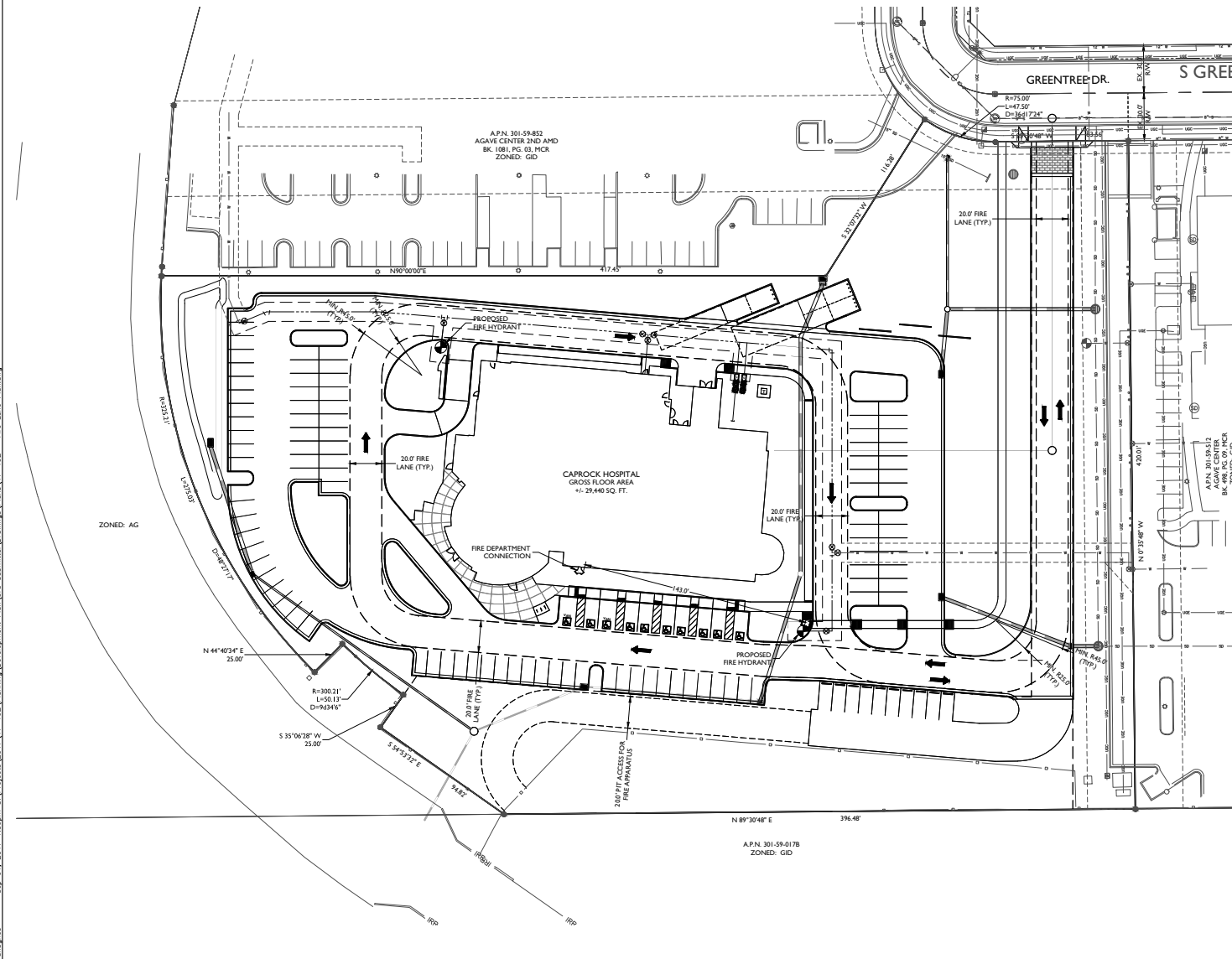
Job No. **17-192**

RE01

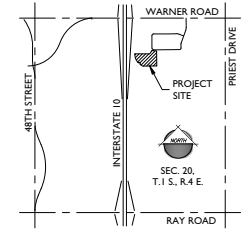
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 of **1**

17-192
 Sep. 01, 2017 1:59pm S:\Projects\17-192\Civil\Drawings\Plan\3rd_Submittal_Drawing\Plan\17-192 - Fire Lane Plan.dwg

CAPROCK HOSPITAL - TEMPE



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
 CAPROCK EMERGENCY HOLDINGS, LLC
 1 MOMENTUM BLVD., STE. 1000
 COLLEGE STATION, TX, 77845
 TEL: (702)-528-2322
 CONTACT: J. STUART HITCHEN

DEVELOPER:
 SHH DEVELOPMENT
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 CONTACT: J. STUART HITCHEN

ARCHITECT:
 EA
 1031 DEPHONBRELIN ST., STE. 800
 NASHVILLE, TN, 37203
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 CONTACT: KEVIN HARNEY, AA

ENGINEERING:
 EPS GROUP, INC.
 2045 S. VINEYARD, SUITE 101
 MESA, AZ, 85210
 TEL: (480)-593-2350
 FAX: (480)-593-2358
 CONTACT: DANIEL AUXIER, PE

ENTITLEMENTS:
 PLAN CONSULTING
 TEL: (480)-313-8144
 CONTACT: MARIO MANGIAMELE, AICP

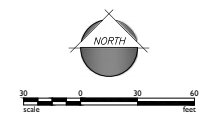
LANDSCAPE ARCHITECT:
 STUDIO DPA
 PO BOX 7999
 TEMPE, AZ, 85281
 TEL: (602)-568-6666
 CONTACT: TIM DAUGHERTY, PLA

PROJECT DATA

APN: 301-59-853
 EXISTING GENERAL PLAN: INDUSTRIAL
 EXISTING ZONING: GID WITHIN SOUTHWEST OVERLAY DISTRICT (DWO2)
 CURRENT LAND USE: VACANT / UNDEVELOPED
 PROPOSED USE: HOSPITAL / MEDICAL CLINIC
 GROSS AREA: 4.45 ACRES
 NET AREA: 4.45 ACRES

FIRE LANE

THE FIRE LANE SHALL HAVE A 20'-0" UNOBSTRUCTED HORIZONTAL WIDTH, AND A 14'-0" UNOBSTRUCTED VERTICAL CLEARANCE FROM THE FIRE LANE SURFACE TO THE UNDERSIDE OF TREE CANOPIES OR OVERHEAD STRUCTURES.



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210 P: 480.593.2350
WWW.EPSGROUP.UTL.COM

Project: **CapRock Hospital - Tempe**
 Fire Lane Plan

Revisions:

DESIGNED BY
DCH

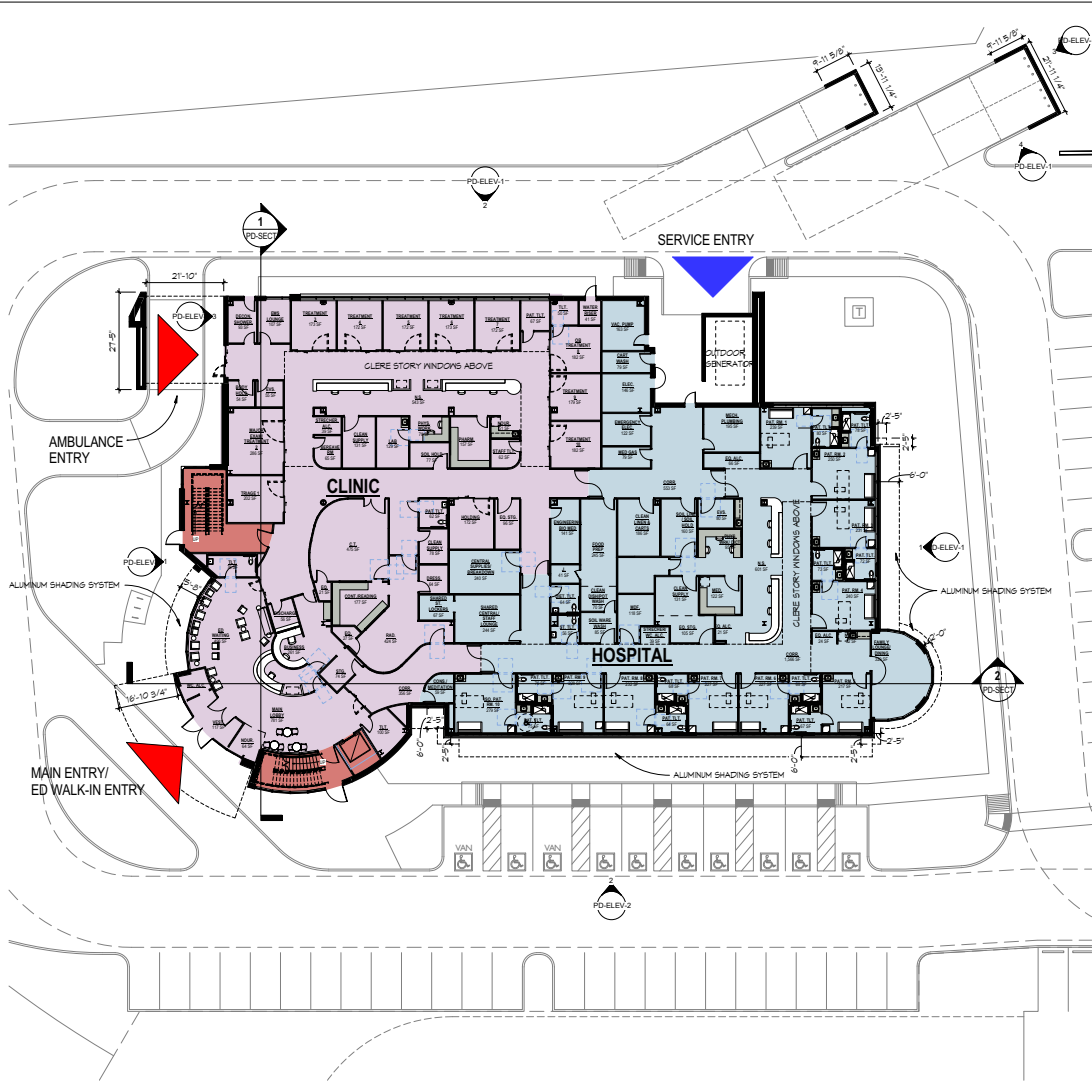
DRAWN BY
DCH

DATE 12/21/2018

JOB NO. 17-192

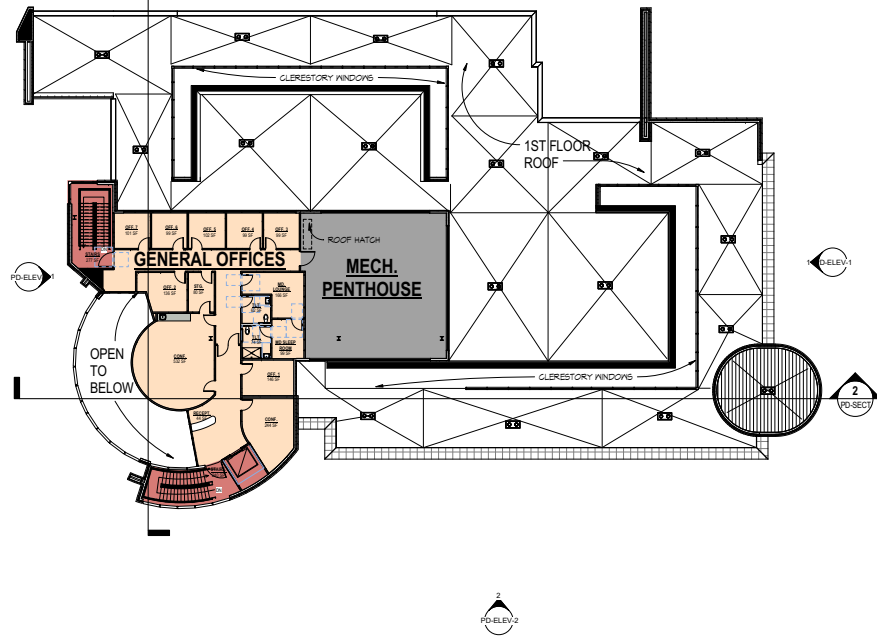
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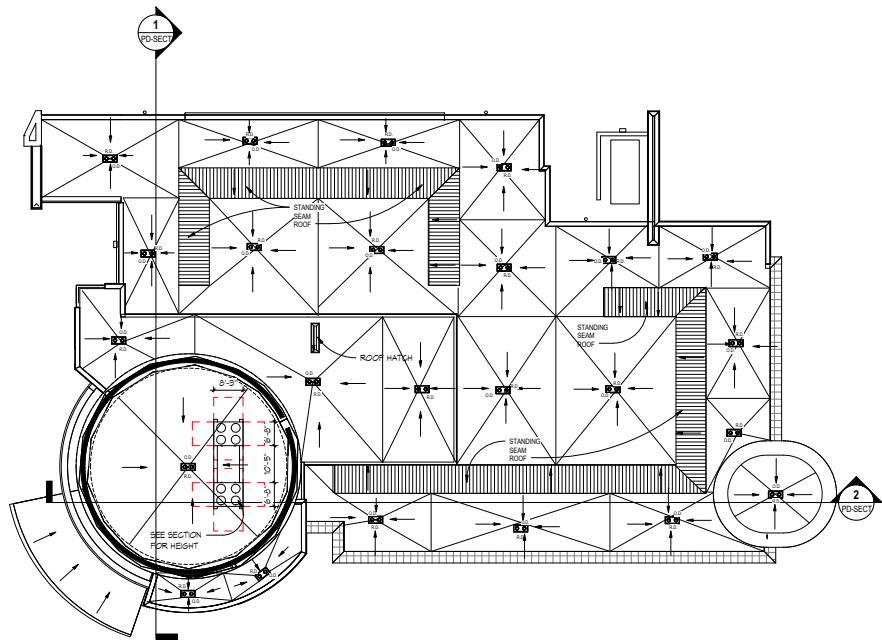


FUNCTIONAL AREAS - FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 0 4 8 12 16 20

NOTE:
 1, FOR AMBULANCE ENTRY ELEVATION, PLEASE SEE ELEV-2.
 2, FOR SECOND FLOOR ROOF PLAN, PLEASE SEE FP-2.
 3, ROOF ACCESS HATCH IS LOCATED IN MECH ROOM ON 2ND FLOOR.

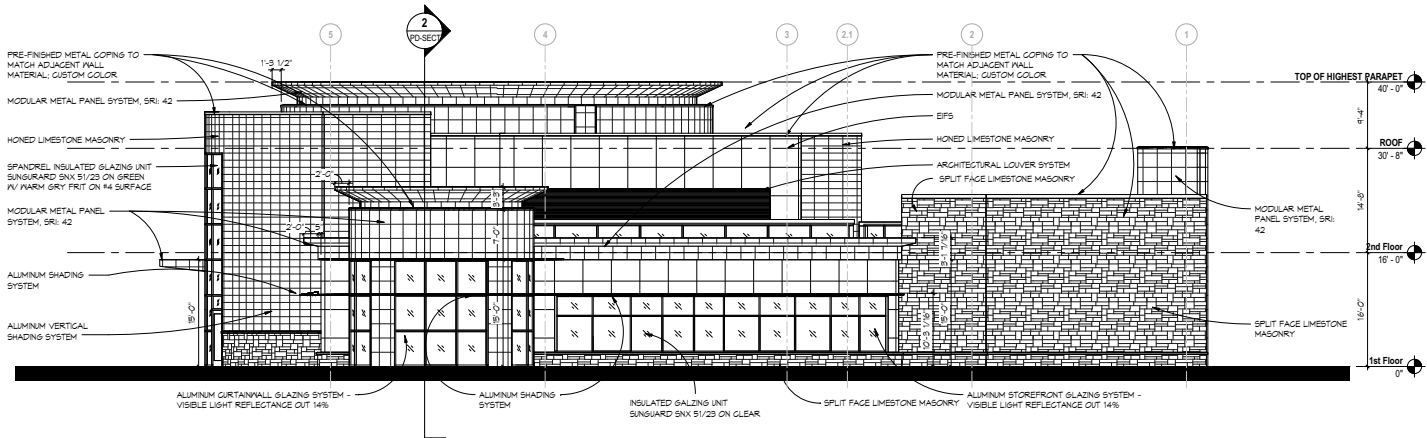


FUNCTIONAL AREAS - SECOND FLOOR PLAN
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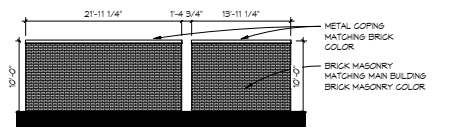


ROOF PLAN
 SCALE: 1/16" = 1'-0"

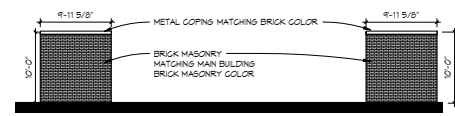
NOTE: WE HAVE DESIGNED A SECONDARY OVERFLOW ROOF DRAIN SYSTEM INTERNAL TO THE BUILDING AND THERE WILL BE NO SCUPPERS.



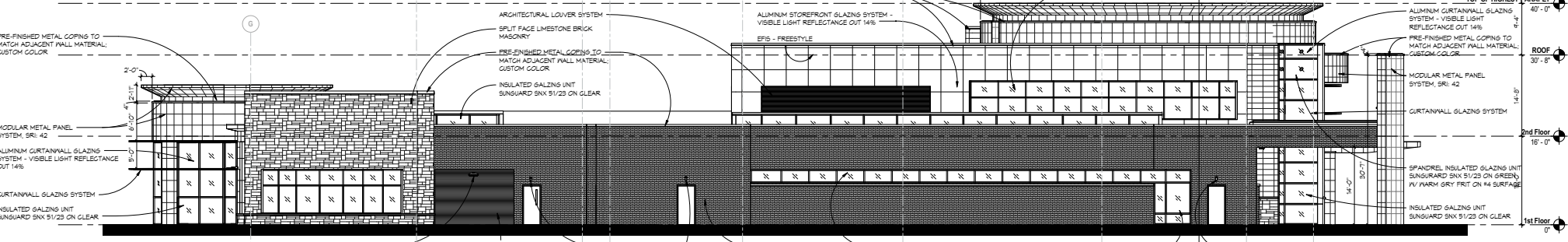
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



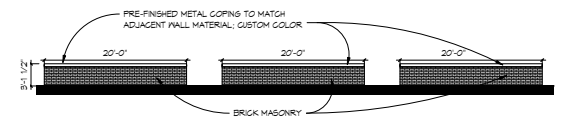
3 REFUSE ENCLOSURE ELEVATION WIDTH
SCALE: 1/8" = 1'-0"



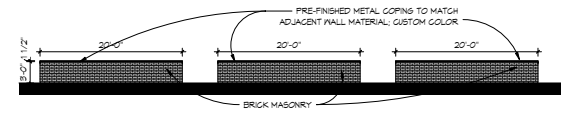
4 REFUSE ENCLOSURE ELEVATION DEPTH
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 PARKING SCREEN WALL ELEVATION NORTH
SCALE: 1/8" = 1'-0"

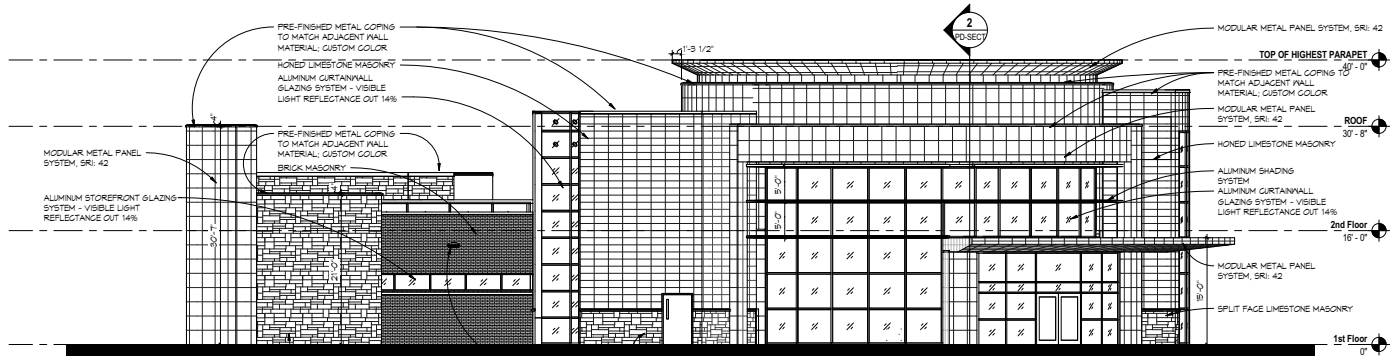


6 PARKING SCREEN WALL ELEVATION SOUTH
SCALE: 1/8" = 1'-0"

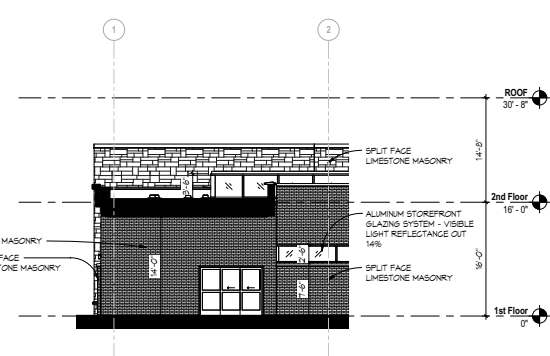
MATERIAL LEGEND	
	MODULAR METAL PANEL SYSTEM
	HONEYED LIMESTONE MASONRY
	EPIS
	SPLIT FACE LIMESTONE MASONRY
	ALUMINUM CURTAINWALL GLAZING SYSTEM - VISION
	ALUMINUM CURTAINWALL GLAZING SYSTEM - SPANDREL
	BRICK MASONRY

NOTE:
PLEASE REFER TO MATERIAL BOARD FOR
1. PANEL AND REVEAL DIMENSIONS.
2. MATERIAL COLOR.

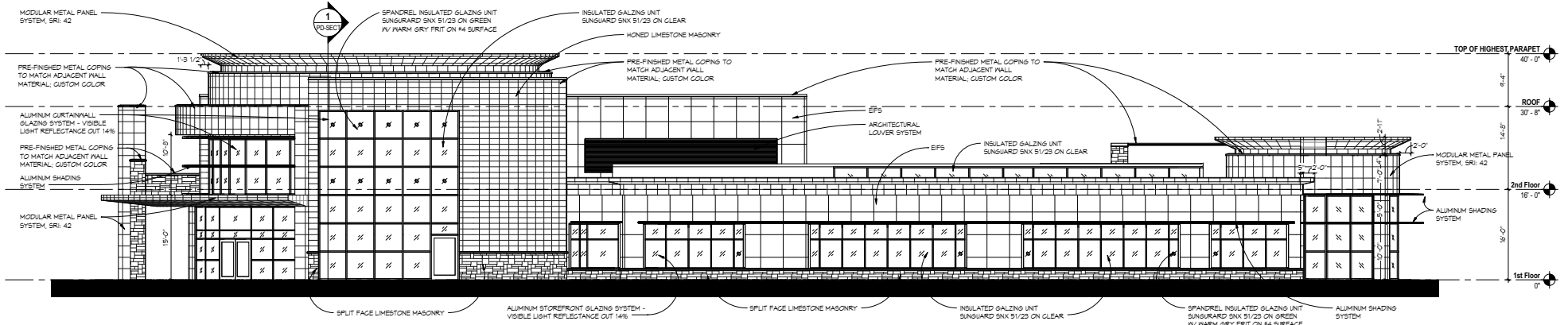
NOTE:
1. PLEASE SEE BUILDING SECTION FOR ROOFTOP MECHANICAL UNIT.
2. EXTERIOR DOORS TO MATCH ADJACENT BUILDING MATERIAL COLOR.
3. PLEASE SEE ROOF PLAN FOR ROOF DRAINAGE SYSTEM.
4. PRE-FINISHED METAL COPING ON TOP EDGE OF BUILDING TO MATCH ADJACENT BUILDING MATERIAL COLOR.
5. EMPLOYEE SERVICE ENTRANCES AND EXITS ARE EQUIPPED WITH A SECURITY VISION PANEL REQUIRED BY SECTION 4-406 OF ZDC.
6. ARCHITECTURAL LOUVER SYSTEM ON SECOND FLOOR IS FOR MECHANICAL UNITS AIR INTAKE COLOR TO MATCH ADJACENT EPIS COLOR.



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 AMBULANCE ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

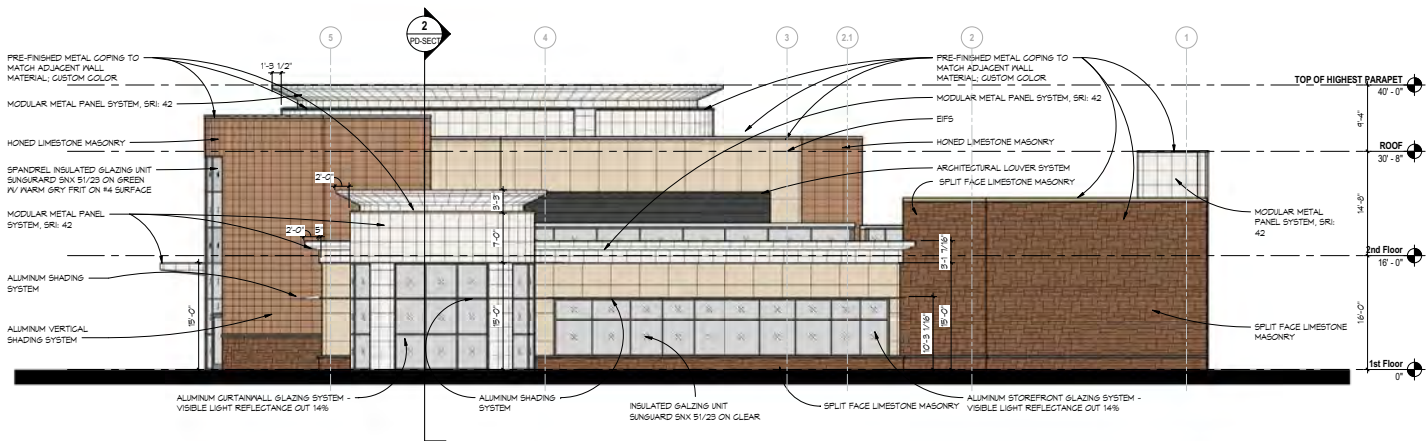


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

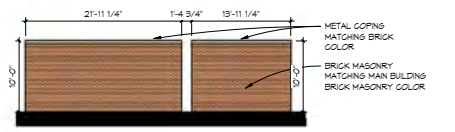
MATERIAL LEGEND	
	MODULAR METAL PANEL SYSTEM
	HONED LIMESTONE MASONRY
	EIFS
	SPLIT FACE LIMESTONE MASONRY
	ALUMINUM CURTAINWALL GLAZING SYSTEM - VISION
	ALUMINUM CURTAINWALL GLAZING SYSTEM - SPANDREL
	BRICK MASONRY

NOTE:
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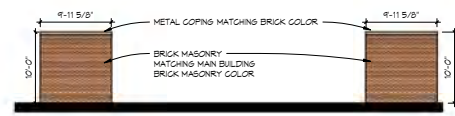
- NOTE:
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 - 2, EXTERIOR DOORS TO MATCH ADJACENT BUILDING MATERIAL COLOR.
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 - 4, PRE-FINISHED METAL COPING ON TOP EDGE OF BUILDING TO MATCH ADJACENT BUILDING MATERIAL COLOR.
 - 5, EMPLOYEE SERVICE ENTRANCES AND EXITS ARE EQUIPPED WITH A SECURITY VISION PANEL REQUIRED BY SECTION 4-406 OF ZDC.
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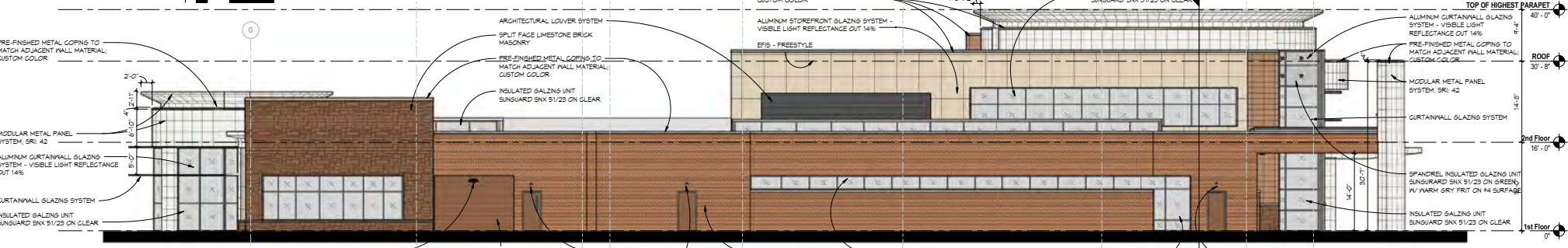
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



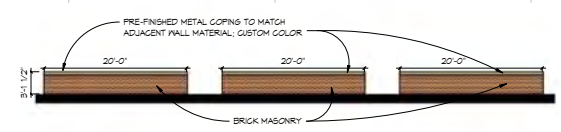
3 REFUSE ENCLOSURE ELEVATION WIDTH
SCALE: 1/8" = 1'-0"



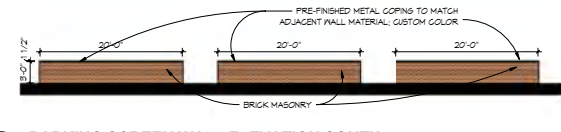
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SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 PARKING SCREEN WALL ELEVATION NORTH
SCALE: 1/8" = 1'-0"



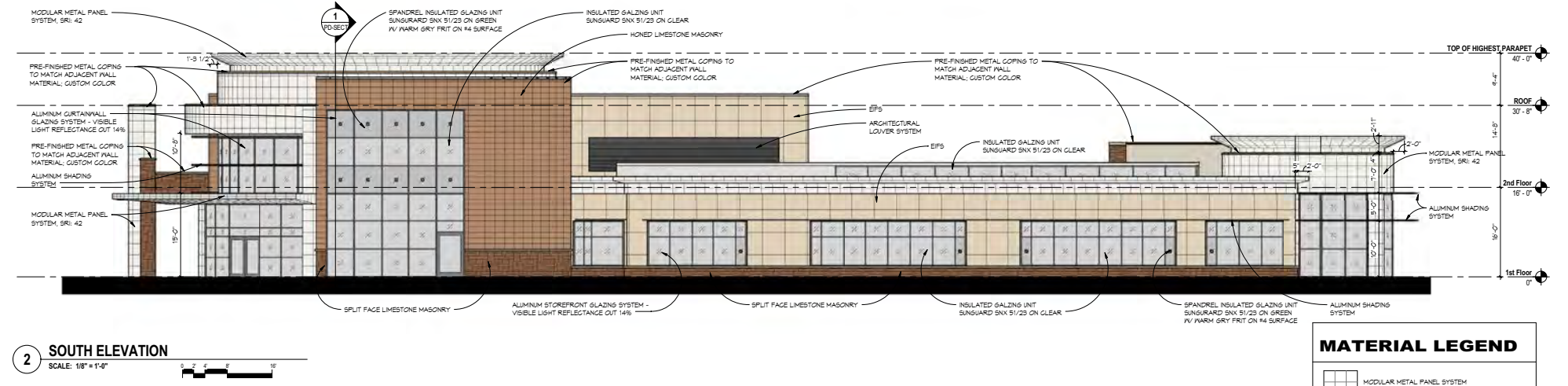
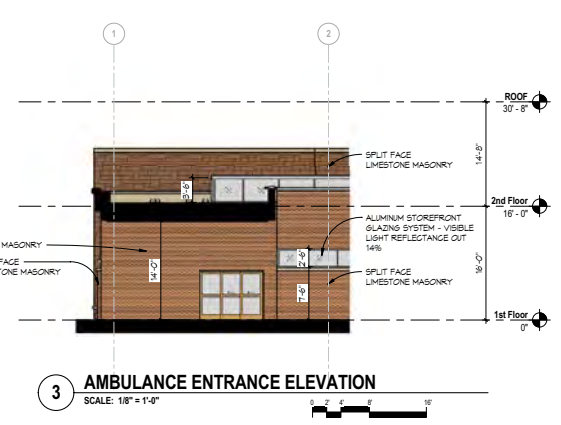
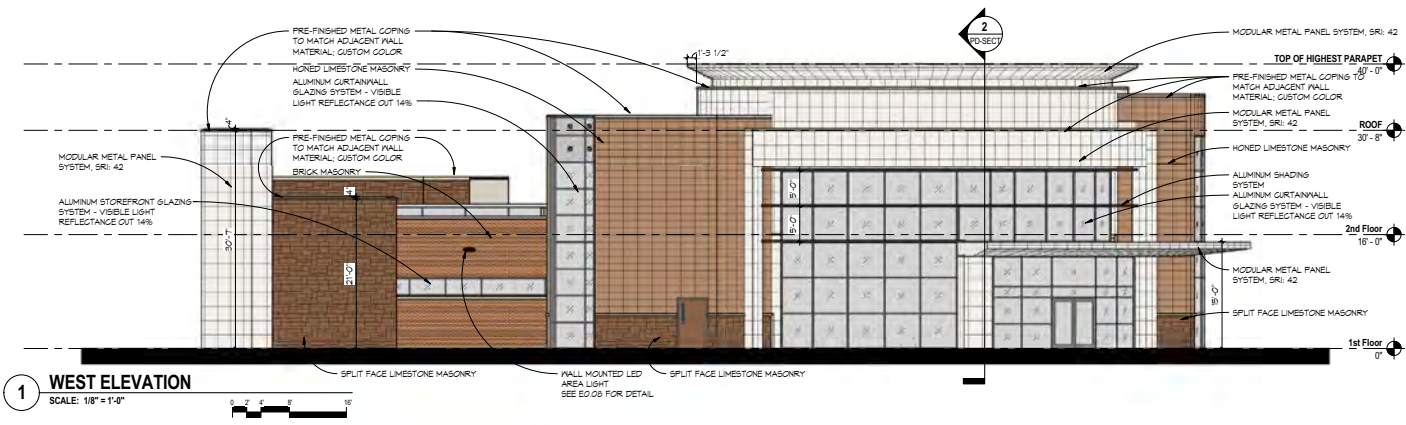
6 PARKING SCREEN WALL ELEVATION SOUTH
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	MODULAR METAL PANEL SYSTEM
	HONED LIMESTONE MASONRY
	EIFS
	SPLIT FACE LIMESTONE MASONRY
	ALUMINUM CURTAINWALL GLAZING SYSTEM - VISION
	ALUMINUM CURTAINWALL GLAZING SYSTEM - SPANDELR
	BRICK MASONRY

NOTE:
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2. MATERIAL COLOR.

NOTE:

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- EXTERIOR DOORS TO MATCH ADJACENT BUILDING MATERIAL COLOR.
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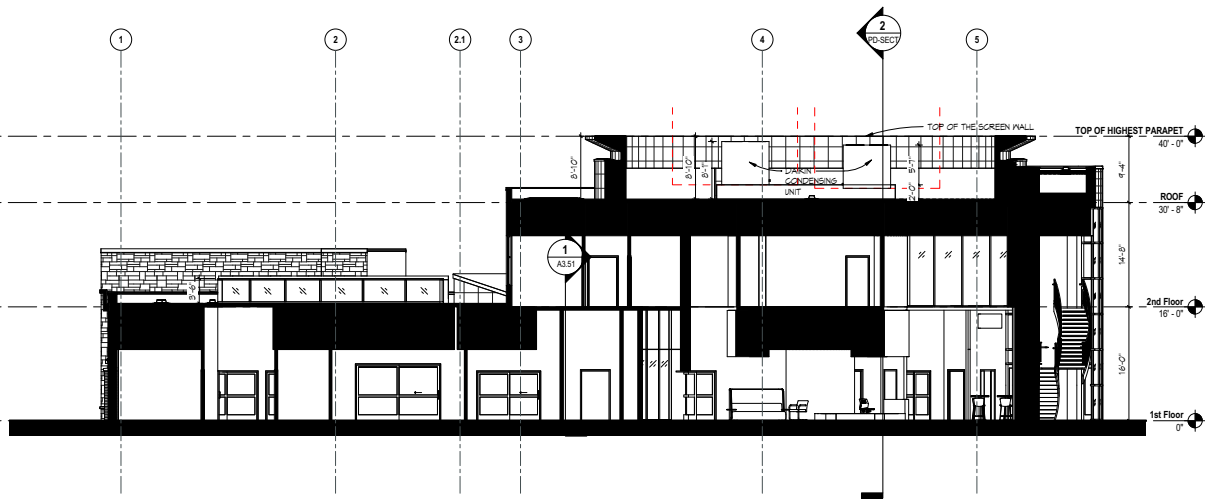


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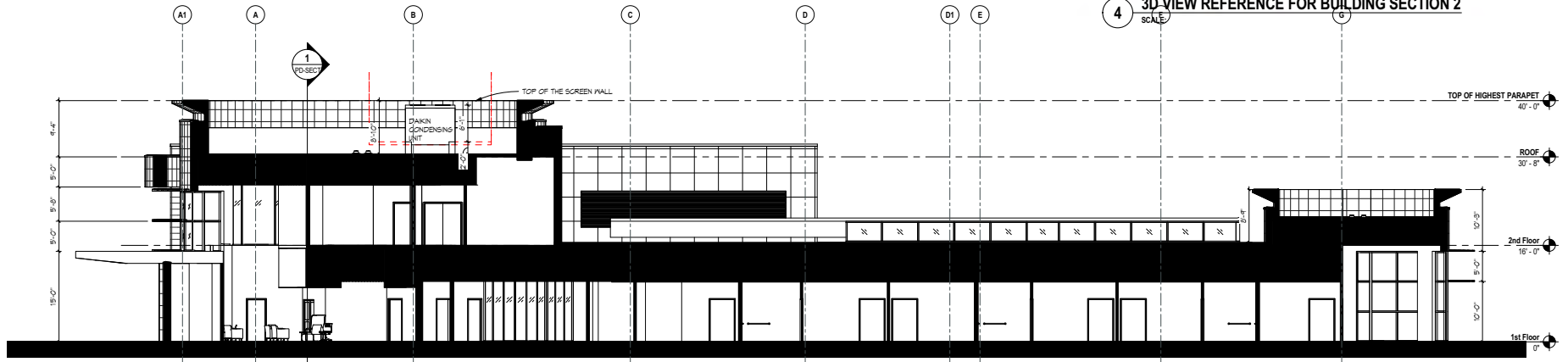
1 BUILDING SECTION 1 - SEE 3 FOR 3D REFERENCE
SCALE: 1/8" = 1'-0"



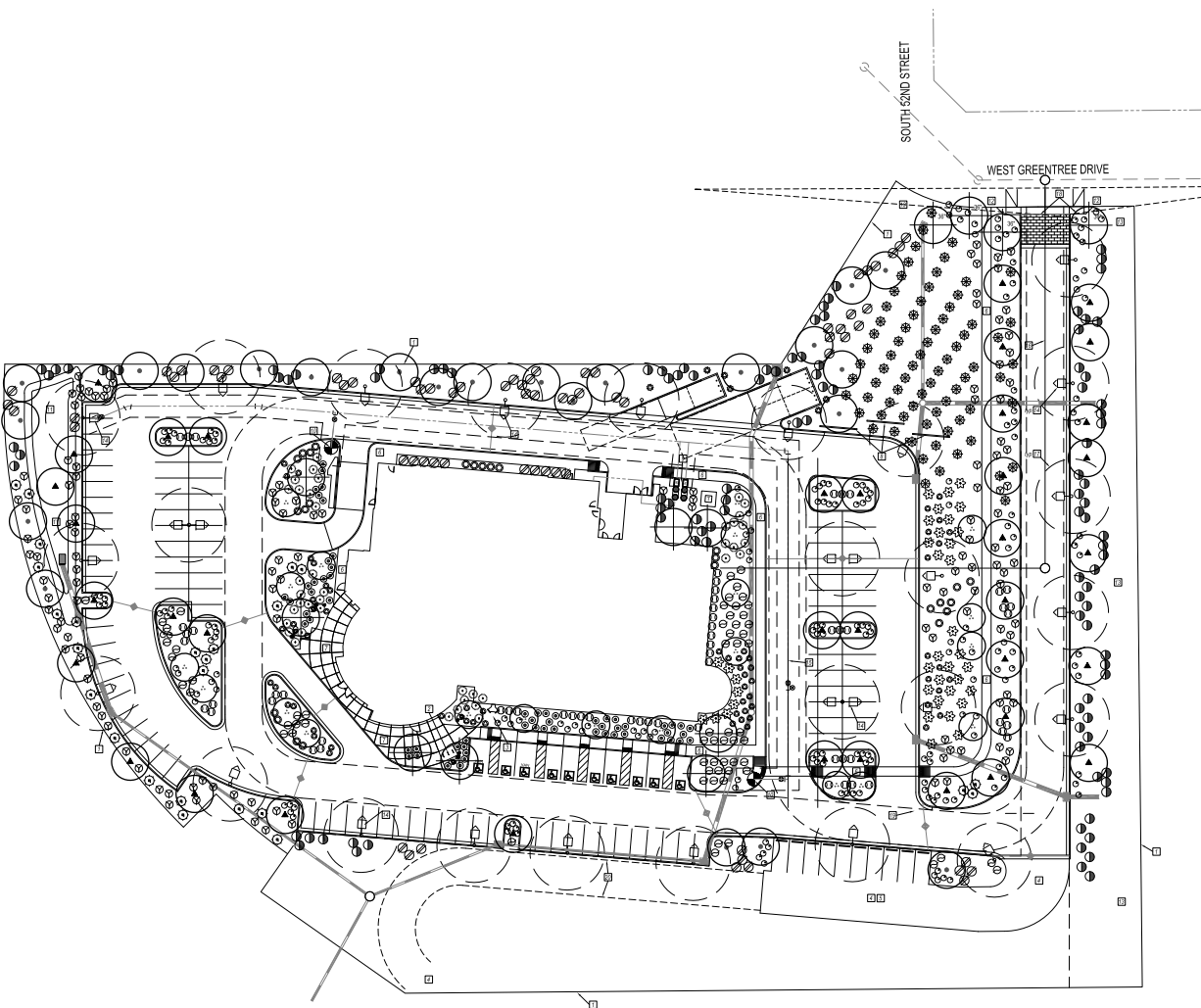
3 3D VIEW REFERENCE FOR BUILDING SECTION 1
SCALE:



4 3D VIEW REFERENCE FOR BUILDING SECTION 2
SCALE:



2 BUILDING SECTION 2 - SEE 4 FOR 3D REFERENCE
SCALE: 1/8" = 1'-0"

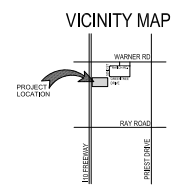
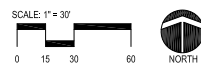


PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	<i>Prosopis chilensis</i> Chilean Mesquite	24" box	23	MULTI
	<i>Cercidium praecox</i> Sonoran Palo Verde	24" box 36"	8 4	MULTI MULTI
	<i>Ulmus parvifolia</i> Evergreen Elm	24" box	37	STANDARD
	<i>Thevetia peruviana</i> Yellow Oleander	24" box	21	STANDARD
SHRUBS AND ACCENTS:				
	<i>Agave americana 'Marginata'</i> Variegated Agave	5 gallon	38	
	<i>Agave desertiana</i> Tropical Agave	5 gallon	41	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 gallon	25	
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gallon	74	
	<i>Dietes bicolor</i> Fortnight Lily	5 gallon	61	
	<i>Dodonaea viscosa</i> Hog Bush	5 gallon	110	
	<i>Hesperaloe parviflora</i> Red Yucca	5 gallon	63	
	<i>Leucophyllum lanigmaniae</i> "Rio Bravo" Sage	5 gallon	68	
	<i>Nerium Oleander "Patio Pink"</i> Patio Oleander	5 gallon	62	
	<i>Opuntia violacea santa rita</i> Purple Prickley Pear	5 gallon	7	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 gallon	26	
GROUNDCOVERS:				
	<i>Baccharis x 'Centennial'</i> Desert Broom Hybrid	1 gallon	127	
	<i>Lantana "New Gold"</i> New Gold Lantana	1 gallon	191	
	<i>Ruellia "Katie"</i> Katie Ruellia	1 gallon	60	
INERTS:				
	Surface Select Boulders 1x1, 2x2, 3x3 approximate size		3, 3, 4	
	1/2" Minus "Walker Butte Red"		61,500 S.F.	
	2" Deep In all Landscape Areas			

KEYNOTES

- 1 PROPERTY LINE - REFER TO CIVIL ENGINEERING PLANS
- 2 BIKE RACKS - REFER TO ARCHITECTURAL SITE PLANS
- 3 FIRE RISER - REFER TO CIVIL ENGINEERING PLANS
- 4 CITY OF TEMPE SITE ACCESS
- 5 STABILIZED DG PARKING - REFER TO ARCHITECTURAL SITE PLAN
- 6 SIDEWALK - REFER TO ARCHITECTURAL SITE PLAN
- 7 PLAZA PAVING - REFER TO ARCHITECTURAL SITE PLAN
- 8 3' HIGH CMU PARKING LOT SCREEN WALL
- 9 WATER SERVICE - REFER TO CIVIL ENGINEERING PLANS
- 10 FIRE HYDRANT - REFER TO CIVIL ENGINEERING PLANS
- 11 RETENTION BASIN - REFER TO CIVIL ENGINEERING PLANS
- 12 EXISTING SIDEWALK - REFER TO CIVIL ENGINEERING PLANS
- 13 EXISTING DRIVEWAY - REFER TO CIVIL ENGINEERING PLANS
- 14 LIGHT FIXTURE - REFER TO UTILITY / LIGHTING PLANS
- 15 WATER LINE - REFER TO CIVIL ENGINEERING PLANS
- 16 SEWER LINE - REFER TO CIVIL ENGINEERING PLANS
- 17 LIGHTING 20'-0" TREE CLEARANCE ZONE
- 18 CLEAR VISION TRIANGLE
- 19 STORM DRAIN LINE - REFER TO CIVIL ENGINEERING PLANS
- 20 ACCESS PATH - REFER TO CIVIL ENGINEERING PLANS



PROJECT TEAM

DEVELOPER	ENTITLEMENT PLANNING	CIVIL ENGINEER	ARCHITECT	LANDSCAPE ARCHITECT
J. STUART MITCHEN SH4 DEVELOPMENT LAS VEGAS, NV 702.528.2322 stuart@sh4development.com	GREG DAVIS PLAN 480.227.9800 greg@valconcsuiting.com	DANIEL "DAN" AUWER, PE EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85209 480.302.3491 dan.auwer@epsgruopnc.com	CHAD SUN ESA ARCHITECTS 1003 DEMONBREUN ST. SUITE 800 NASHVILLE, TN 37203 615.326.9445 chad@esaarch.com	TM DAUGHERTY, PLA STUDIO DPA P.O. BOX 7999 TEMPE, AZ 85281 602.966.6606 jds@studiodpa.com

studio DPA
Planning and Landscape Architecture
P.O. Box 7999 - Tempe, AZ 85281
480.577.5818 | 602.966.6606
www.studioDPA.com



DATE:
09.01.17

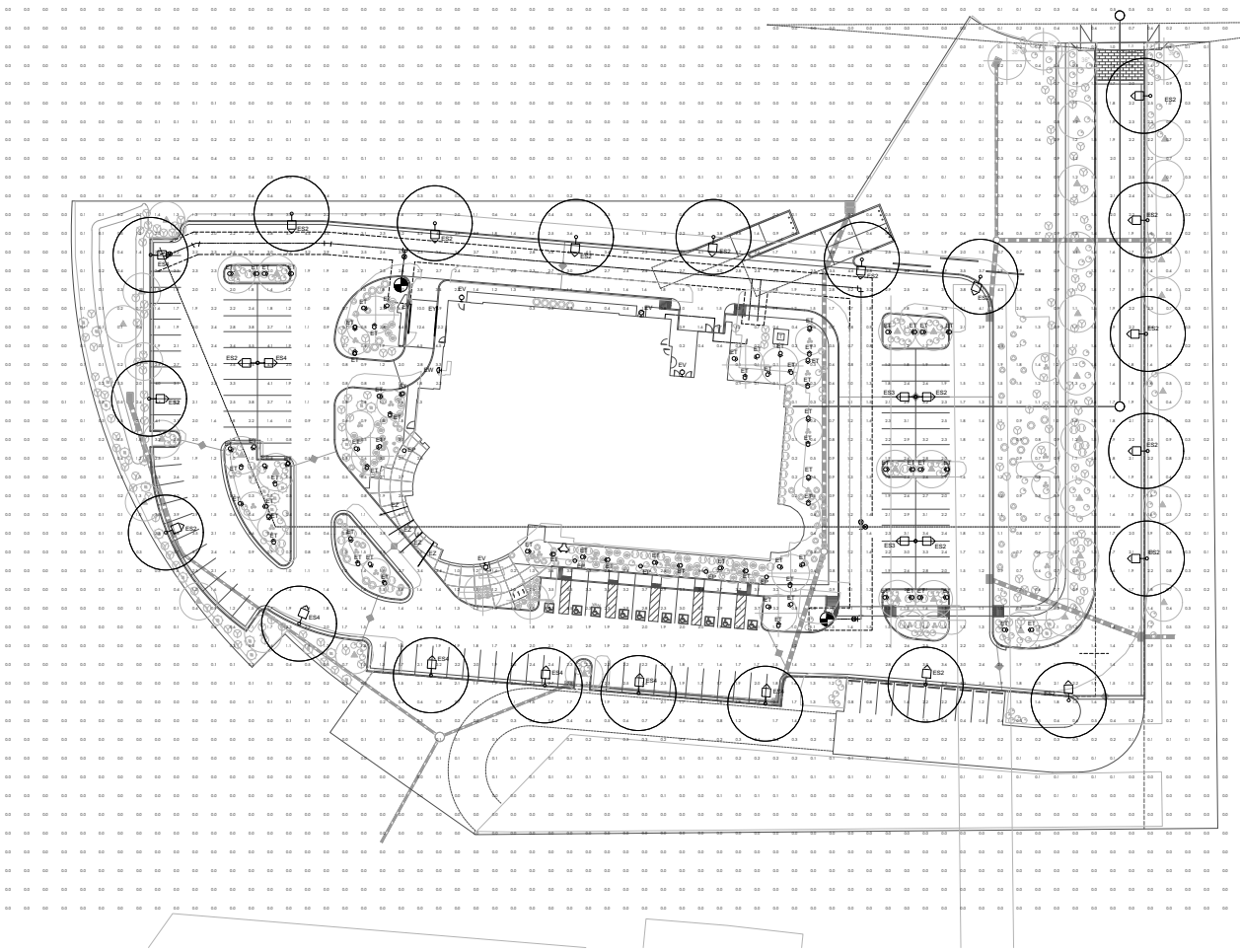
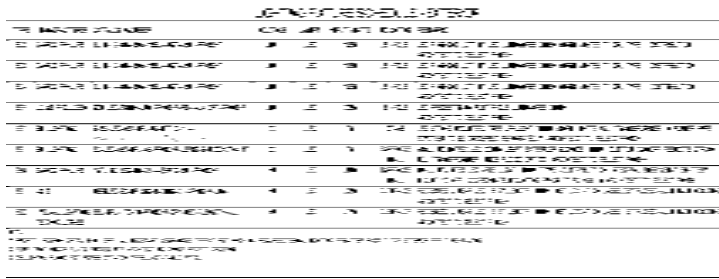
PRELIMINARY LANDSCAPE PLAN
CAPROCK
 PREPARED FOR: SH4 DEVELOPMENT
 TEMPE, ARIZONA

DATE: REVISION:
 LANDSCAPE CONCEPT PLAN
 SHEET 01 OF 01
 L1.01

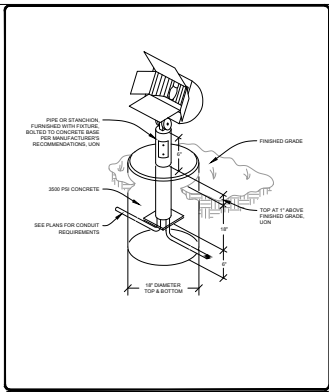
GENERAL NOTES (THIS SHEET ONLY):

A. REFERENCE VENDOR DRAWINGS AND PROVIDE ALL ITEMS NOTES THEREAS AS CONTRACTOR FURNISHED AND/OR INSTALLED.

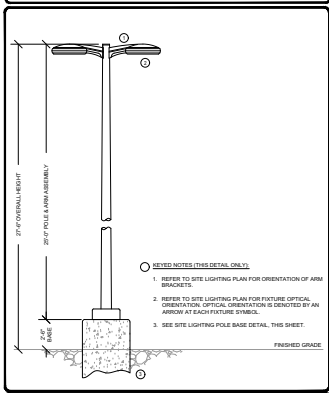
CALCULATION PLANE	AVERAGE (FC)	MAXIMUM (FC)	MINIMUM (FC)	AVERAGE (MAX/MIN)
DRIVE ROWS	1.96	4.9	0.4	4.1
PARKING 1	2.4	6.4	0.5	4
PARKING 2	2.33	3.7	1.3	2.85
PARKING 3	2.36	3.4	1.3	2.82
ENTRANCE	4.26	5.1	2.6	3.94



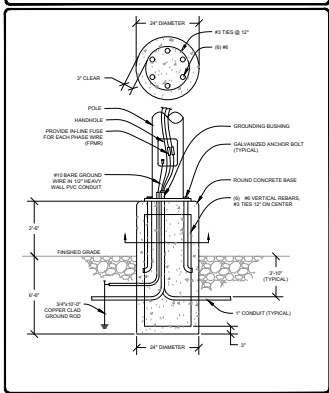
ELECTRICAL SITE PLAN
SCALE: 1/2" = 1'-0"



FLOODLIGHT STANCHION MOUNTING DETAIL
SCALE: 1" = 1'-0"



**EXTERIOR LIGHTING FIXTURES
FIXTURE & POLE ASSEMBLY ELEVATION**
SCALE: 1" = 1'-0"



SITE LIGHTING POLE BASE DETAIL
SCALE: 1" = 1'-0"



DATE

CapRock Tempe
TEMPE, AZ

DOCUMENT CHANGES

NO.	DATE	DESCRIPTION

Sheet Number
E0.05

PHILIPS
GARDCO

Site & Area
Lighting Plan

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Accessories - Ordering guide (Start by colored accessibility)

GL18-04L Variants

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

GL18 Gullwing LED area luminaire, large

Technical data

Model	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Spread (ft)	Beam Spread (m)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)	Beam Spread (deg)
GL18-1	150	120	1.0	0.3	1.2	0.4	15	30	45	60	75	90
GL18-2	300	120	2.0	0.6	2.4	0.8	15	30	45	60	75	90
GL18-3	450	120	3.0	0.9	3.6	1.2	15	30	45	60	75	90
GL18-4	600	120	4.0	1.2	4.8	1.6	15	30	45	60	75	90
GL18-5	750	120	5.0	1.5	6.0	2.0	15	30	45	60	75	90
GL18-6	900	120	6.0	1.8	7.2	2.4	15	30	45	60	75	90
GL18-7	1050	120	7.0	2.1	8.4	2.8	15	30	45	60	75	90
GL18-8	1200	120	8.0	2.4	9.6	3.2	15	30	45	60	75	90
GL18-9	1350	120	9.0	2.7	10.8	3.6	15	30	45	60	75	90
GL18-10	1500	120	10.0	3.0	12.0	4.0	15	30	45	60	75	90

louis poulsen

ALBERTSLUND MAXI POST

Design: slim, modern design

Weight: 17.5 lbs. Max: 47 lbs.

Compliance: ENEC, CE, RoHS

Specifications notes: A single luminaire can be installed with T8 or LED tubes in a variety of configurations for general ambient lighting in shops, offices and schools.

Mounting: Post cap mounted on dual coated aluminum (DCA) or powder coated aluminum (POA) pole.

PRODUCT OVERVIEW

Light source: Voltage:

Finish: Double sided product:

Transformer to pole: Pole cap:

louis poulsen

POLE ROUND STRAIGHT

Design: 100% Powder Coat

Weight: 23 lbs. Max: 25 lbs.

Finish: Black, white, grey, or custom color

Material: Aluminum

Mounting: Base: 1.5" diameter, 1.5" diameter, 1.5" diameter. Base plate: 1.5" diameter, 1.5" diameter, 1.5" diameter. Mounting: 1.5" diameter, 1.5" diameter, 1.5" diameter.

PRODUCT OVERVIEW

Finish:

Weight:

Material:

Mounting:

Transformer:

Pole cap:



enfinity

CapRock Tempe
TEMPE, AZ

DOCUMENT CHANGES

No.	By	Date

Electrical Exterior Lighting Cutsheets

DELTA STAR™

CATALOG NUMBER LOGIC

Model:

Options:

Finish:

Mount:

Power:

Beam:

Temp:

Notes:

DELTA STAR™ SPECIFICATIONS

Item	Value
Model	DELTA STAR
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

DELTA STAR™ LAMP & DRIVER DATA

Item	Value
Model	DELTA STAR
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

DELTA STAR™

DELTA STAR™ SPECIFICATIONS

Model:

Options:

Finish:

Mount:

Power:

Beam:

Temp:

DELTA STAR™ LAMP & DRIVER DATA

Item	Value
Model	DELTA STAR
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

LAMP & DRIVER DATA
654, 655, 656 674

Item	Value
Model	DELTA STAR
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

adjust.ume TECHNOLOGY

NARROW SPOT 12°

Item	Value
Model	NARROW SPOT 12°
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

SPOT 12°

Item	Value
Model	SPOT 12°
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

MEDIUM FLOOD 35°

Item	Value
Model	MEDIUM FLOOD 35°
Finish	Black
Mount	Recessed
Power	100W
Beam	35°
Temp	5000K

WIDE FLOOD 55°

Item	Value
Model	WIDE FLOOD 55°
Finish	Black
Mount	Recessed
Power	100W
Beam	55°
Temp	5000K

POWER PIPE™ SYSTEM

Specify Fixture Separately

CATALOG NUMBER LOGIC

Model:

Options:

Finish:

Mount:

Power:

Beam:

Temp:

POWER PIPE™ SYSTEM SPECIFICATIONS

Item	Value
Model	POWER PIPE SYSTEM
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

POWER PIPE™ SYSTEM

Specify Fixture Separately

POWER PIPE™ SYSTEM SPECIFICATIONS

Item	Value
Model	POWER PIPE SYSTEM
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

POWER PIPE™ SYSTEM

Specify Fixture Separately

INSTALLATION

POWER PIPE™ SYSTEM SPECIFICATIONS

Item	Value
Model	POWER PIPE SYSTEM
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	5000K

BEAMS Lcd RECESSED MOUNT

axis

PRODUCT INFORMATION

Type:

Color:

Finish:

PERFORMANCE FOR LUMEN FOOT AT 2300K

Item	Value
Model	BEAMS Lcd
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	2300K

BEAMS Lcd RECESSED MOUNT

axis

PRODUCT INFORMATION

Type:

Color:

Finish:

PERFORMANCE FOR LUMEN FOOT AT 2300K

Item	Value
Model	BEAMS Lcd
Finish	Black
Mount	Recessed
Power	100W
Beam	12°
Temp	2300K



enfinity
CapRock Tempe
TEMPE, AZ

CapRock Tempe
TEMPE, AZ

DOCUMENT CHANGES

No.	Description

Original Issue Date: 09/05/2017

Project No:

Drawn By: Checked By:

Drawing Title: ELECTRICAL EXTERIOR LIGHTING CUTSHEETS

Sheet Number: E0.07

EL CAPITAN™

CATALOG NUMBER LOGIC

Model: EL CAPITAN™
 Finish: []
 Mount: []
 Lens: []
 Beam: []
 Voltage: []
 Power: []

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

EL CAPITAN™

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

LAMP & DRIVER DATA

e64, e65, e66, e74

Model	Input Voltage	Output Power	Operating	Standards	Relative Ambient Temperature
e64	120V	10W	10W	UL	0-40°C
e65	120V	10W	10W	UL	0-40°C
e66	120V	10W	10W	UL	0-40°C
e74	120V	10W	10W	UL	0-40°C

B-K LIGHTING

adjustLume™ TECHNOLOGY

NARROW SPOT: 15°

SPOT: 15°

MEDIUM FLOOD: 35°

WIDE FLOOD: 51°

B-K LIGHTING

EssentialLEDs™

107L RECESSED FLANGED EXTRUSION - END TO END LENS

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

PHILIPS GARDCO

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

107L Wall sconce LED

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

107L Wall sconce LED

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

107L Wall sconce LED

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

107L Wall sconce LED

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

107L Wall sconce LED

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING

107L Wall sconce LED

Wall Mount

Specifications

Light Type: []
 Color Temp: []
 Beam Angle: []
 Mounting: []
 Input Voltage: []
 Power: []
 Life Span: []

B-K LIGHTING



Sheet Number

CapRock Tempe
 TEMPE, AZ

DOCUMENT CHANGES

Rev	Description	Date

Issue Description: []
 Original Issue Date: 09/05/2017
 Project No: []
 Drawn By: ML Checked By: TE
 Drawing Title: []

ELECTRICAL EXTERIOR LIGHTING CUTSHEETS

Sheet Number
 E0.08



ESa | CAPROCK HOSPITAL - TEMPE
TEMPE, AZ | 17073.01 | 9.1.2017

STREETSCAPE PERSPECTIVES

SUBMITTAL
09-01-17

P-1
STREETSCAPE
PERSPECTIVES





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TEMPE, AZ | 17073.01 | 9.1.2017

STREETSCAPE PERSPECTIVES

SUBMITTAL
09-01-17

P-3
STREETSCAPE
PERSPECTIVES



ESa | CAPROCK HOSPITAL - TEMPE
TEMPE, AZ | 17073.01 | 9.1.2017

STREETSCAPE PERSPECTIVES

SUBMITTAL
09-01-17

P-4
STREETSCAPE
PERSPECTIVES



**EFIS-
DRYVIT -**

-FREESTYLE DPR - #449 BUCKSKIN
-1" "V"SHAPE REVEAL 48" O.C.



**MODULAR METAL PANEL SYSTEM-
CENTRIA -**

-INTERCEPT ENTYRE MODULAR METAL
WALL PLANEL SYSTEM
- COLOR 1760 LIMESTONE
-PANEL SIZE: 24"X24"
-REVEAL SIZE: 3/4 " W X 1 3/8" D



CAPROCK HOSPITAL - TEMPE

TEMPE, AZ | 17073.01 | 08.07.2017

MATERIAL SAMPLE BOARD

SUBMITTAL

08-07-2017

M-1
MATERIAL
SAMPLE
BOARD

ALUMINUM CURTAINWALL SYSTEM -

- KAWNEER -**
 -1600 WALL SYSTEM™1 CURTAIN WALL
 -MULLION COLOR -CHAMPAGNE
- GUARDIAN GLASS -**
 -INSULATED GLAZING UNIT
 -SUNGUARD SNX 51/23 ON CLEAR
- SPANDREL INSULATED GLAZING UNIT
 -SUNGURARD SNX 51/23 ON GREEN
 W/ WARM GRAY FRIT ON #4 SURFACE

ALUMINUM STOREFRON SYSTEM -

- KAWNEER -**
 -TRIFAB™ VERSAGLAZE™ 451/451T
 FRAMING SYSTEM
 -MULLION COLOR -CHAMPAGNE
- GUARDIAN GLASS -**
 -INSULATED GLAZING UNIT
 -SUNGUARD SNX 51/23 ON CLEAR

SUNGUARD SNX 51/23
 ON CLEAR 6MM
 DOUBLE GLAZING 6MM/12.7MM/6MM

GUARDIAN SUNGUARD
 Advanced Architectural Glass

Visible Light			U-Value	Solar Heat Gain Coefficient	Light to Solar Gain
Transmittance	Reflectance Out	Reflectance In			
51 %	14 %	14 %	.29	.23	2.19

GUARDIAN GLASS -
 -INSULATED GLAZING UNIT
 -SUNGUARD SNX 51/23 ON CLEAR

SUNGUARD SNX 51/23 (NORTH AMERICA)

Transmittance %	Reflectance Out %	Reflectance In %	U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
51	14	14	0.29	0.23	0.17	0.96

GUARDIAN GLASS -
 -SPANDREL INSULATED GLAZING UNIT
 -SUNGURARD SNX 51/23 ON GREEN
 W/ WARM GRAY FRIT ON #4 SURFACE



ESa | **CAPROCK HOSPITAL - TEMPE**
 TEMPE, AZ | 17073.01 | 08.07.2017

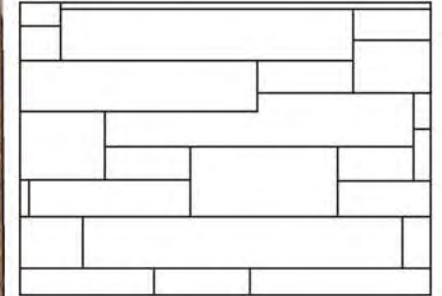
MATERIAL SAMPLE BOARD
SUBMITTAL
08-07-2017

M-2
 MATERIAL
 SAMPLE
 BOARD



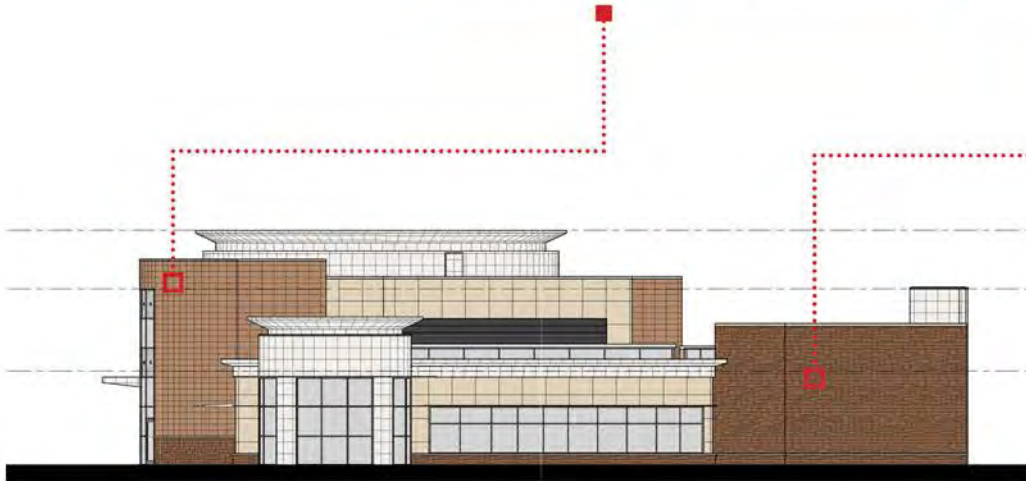
**HONED LIMESTONE MASONRY-
ARRISCRAFT-**

-GARNET
-RENAISSANCE MASONRY UNITS
-SIZE: 3-5/8"W x 11-5/8"H x 23-5/8"L



**SPLIT FACE LIMESTONE MASONRY-
ARRISCRAFT-**

-COLOR: GARNET(SEE LEFT)
-OLD COUNTRY MASONRY UNITS
-W: 3-13/16"W
-H: 4-11/16" OR 2-3/16" OR 3-7/16"
-L: RANDOM
PATTERN: SEE ABOVE



CAPROCK HOSPITAL - TEMPE

TEMPE, AZ | 17073.01 | 08.07.2017

**MATERIAL SAMPLE BOARD
SUBMITTAL
08-07-2017**

**M-3
MATERIAL
SAMPLE
BOARD**

BRICK MASONRY-
GENERAL SHALE -

-PORTSMOUTH
- SIZE: 3-5/8"W x 2-1/4"H x 7-5/8"L



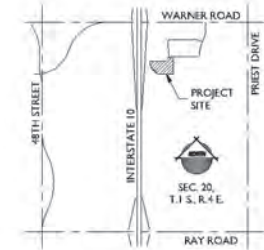
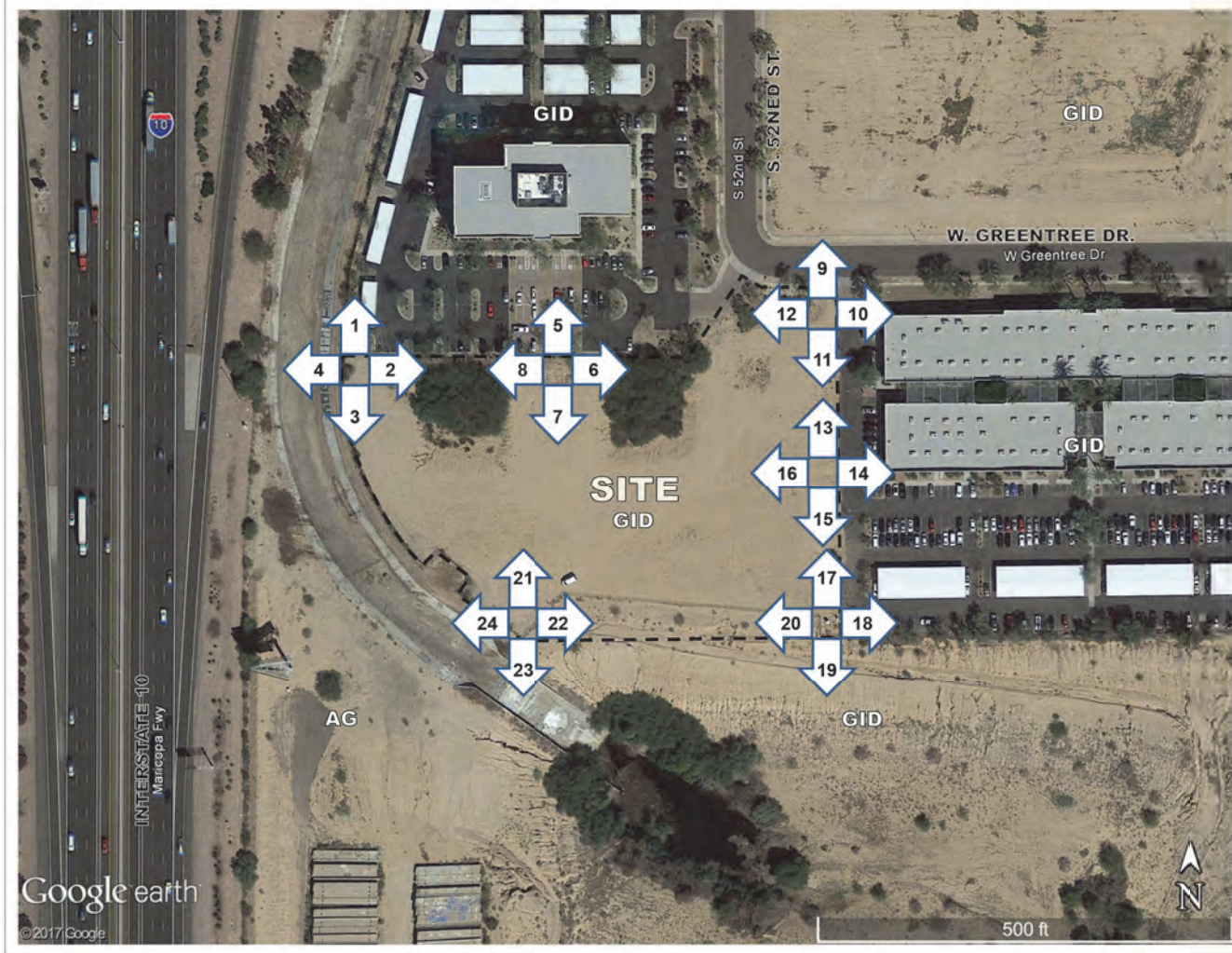
CAPROCK HOSPITAL - TEMPE

TEMPE, AZ | 17073.01 | 08-07-2017

MATERIAL SAMPLE BOARD
SUBMITTAL
08-07-2017

M-4
MATERIAL
SAMPLE
BOARD

ATTACHMENT 42



VICINITY MAP
N.T.S.
PORTION OF NEC | SECTION 20, T1S, R4E

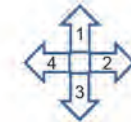


PHOTO REFERENCE NUMBER
AND VIEW DIRECTION

SITE DATA

EXISTING GENERAL PLAN:	INDUSTRIAL
EXISTING ZONING:	GENERAL INDUSTRIAL DISTRICT (GID)
PROPOSED USE:	HOSPITAL / MEDICAL CLINIC
SITE AREA:	+/- 4.55-AC (NET)



KEY MAP
N.T.S.

JUNE 19, 2017

iplan Consulting



CAPROCK HOSPITAL – TEMPE | 1791 WEST GREENTREE DRIVE | TEMPE | AZ
SITE CONTEXT EXHIBIT



CAPROCK HOSPITAL – TEMPE | 1791 WEST GREENTREE DRIVE | TEMPE | AZ
SITE CONTEXT EXHIBIT





CAPROCK HOSPITAL – TEMPE | 1791 WEST GREENTREE DRIVE | TEMPE | AZ
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