

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/10/2017
Agenda Item: 3**

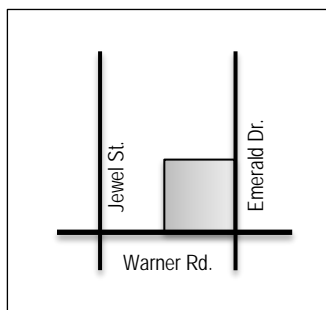
ACTION: Request for a Development Plan Review consisting of a new 8,311 s.f. commercial building for EMERALD CENTER, LOT 4 PHASE 1, located at 1746 West Warner Rd. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: EMERALD CENTER, LOT 4 PHASE 1 (PL170178) is a proposed 8,311 square-foot commercial building with five tenant suites. The suite on the east end of the proposed building will have a drive-through restaurant use and pick-up window on the east elevation. The request includes the following:

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



Property Owner	Emerald Four I-10 LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District	RCC PAD SWOD (Regional Commercial Center, Planned Area Development, Southwest Tempe Overlay District)
Site area	8.02 acres
Total Building Area	8,311 s.f.
Lot Coverage	2% of Lot 4 (50% maximum allowed)
Building Height	35'-7" (100' maximum allowed with SWOD Overlay)
Building Setbacks	80'-8" front, 213'-4" west side, 43'-9" east side (25', 25', 25' min. required)
Landscape area	8% of Lot 4 (10% minimum required)
Vehicle Parking	96 spaces (87 min. required, 109 max allowed)
Bicycle Parking	12 spaces (8 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 35-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located at the northwest corner of Emerald Drive and Warner Road and is surrounded by vacant land to the north, west, and east, and by commercial development on the south side of Warner Road within the Agave Center.

The applicant is requesting the Development Review Commission approve a Development Plan Review for a single-story, 8,311 s.f. commercial building with a drive-through use. This will be the first phase proposed for the development of Lot 4 of the Emerald Center PAD that was approved in 2003.

For further processing, the applicant will need to submit an application for a Minor Amendment to the Emerald Center Planned Area Development Overlay to update the PAD.

PUBLIC INPUT

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

PROJECT ANALYSIS

Site Plan

The plan depicts an 8,311 s.f. commercial building at the corner of Emerald Drive and Warner Road. Surface parking is located to the north and west of the building with the entrance to a drive-through lane at the southwest corner of the building. Vehicles circulate along the south side of the building to a pick-up window on the east elevation, adjacent to Emerald Drive. Three patios, 500 s.f. each, are located on the north side of the building. A drive aisle from the surface parking lot will extend west, to Jewel Street, and will serve future development to the west of this first phase.

Building Elevations

The building design is contemporary with flat roofs and parapets to conceal rooftop mechanical. Exterior materials include stucco, integral colored masonry, and metal panels with canopies of steel and trex. The east elevation is made prominent by a pitched roof with frosted storefront glass below.

Landscape Plan

The proposed landscape plan maintains many of the existing Ghost Gum, Mesquite, Swan Hill Olive, and palm trees on the site while adding additional trees of the same species. The existing berms along Warner and Emerald, covered with turf, will also remain. An approximately 14-foot high slatted steel screen wall will be located along the south elevation of the building and separated from the drive-through lane by a narrow planting strip.

Live Oak trees are proposed within parking lot landscape islands, and a condition is included to replace the Live Oak trees with Swan Hill Olive in order to provide consistency with other projects in Emerald Center. Conditions are also included to replace several of the Ghost Gum trees along Emerald Drive and Warner Road with Swan Hill Olive to provide a greater variety in tree height and better opportunities for shade along the public sidewalks.

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 existing landscape berms along Warner Road, combined with staggered screen walls and building placement will provide variety in the street scape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the primary building entrances and dining patios are oriented to the north to minimize sun exposure. Although not required by code, the drive-through pick-up window on the east elevation incorporates a full shade canopy for customer comfort. The conditions of approval will modify the landscape plan to provide better shade for human comfort.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the materials are appropriate for their use and location of the building and will compliment other buildings in the Emerald Center development.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; building and landscape design are appropriately scaled, relative to the site and surroundings. This proposed one-story structure relates well to the other buildings along Warner Road, while existing buildings farther north within Emerald Center have increased heights.*
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 mass is broken up by variation in wall planes and roof heights while providing for a well-defined base and top. Shade canopies are provided at all building entrances to enhance the pedestrian experience by providing a transition from exterior to interior spaces.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; architectural details are appropriate to the scale and context of the development. Design elements include integral colored concrete masonry and metal panels with both silver and wood finishes. The east elevation is emphasized with an angled metal roof that projects to shade the frosted glass below.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; a concrete pad for a bus stop is currently located on Warner Road, and a pedestrian connection is provided from the public sidewalk on Emerald Drive to the building entrances on the north elevation. Bicycle parking that exceeds the number required by code is also provided in this same area of the site for convenience and visibility.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian circulation routes are identified and delineated from each other where they cross paths.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project, identifying pedestrian paths to the building.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; not applicable.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All parking lot and wall-mounted lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code and existing Planned Area Development Overlay.
2. The proposed project meets the approval criteria for a Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. With the proposed conditions of approval, this request meets the required criteria.

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, building elevations, and landscape plan dated August 10, 2017 (received September 15, 2017). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An Amended Planned Area Development Overlay for Emerald Center is required and shall be submitted within sixty (60) calendar days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

Site Plan

3. 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.
4. Provide upgraded paving at each driveway, as indicated on the site plan, consisting of integral colored unit paving. 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.
5. 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.
6. 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

7. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

8. The materials and colors are approved as presented:
 - Primary Building – Stucco – Dunn Edwards – "Faded Gray" DEW382
 - Secondary Building – Smooth-faced 8"x8"x16" CMU – integral color to match Dunn Edwards "Covered in Platinum" DE6367
 - Tertiary Building – RMP Rollfab Alumaboard Interlocking Horizontal Metal Panel – "Light National Walnut"
 - Building Accent – Stucco – Dunn Edwards – "Adobe" DEC726
 - Building Accent – Metal Panels – RMP Rollfab – "MI 2002 Silver"
 - Steel Wide Flange Beam (16" deep) – Dunn Edwards – "Charcoal Smudge" DE6370
 - Steel Columns – Dunn Edwards – "Charcoal Smudge" DE6370
 - Horizontal Steel Trellis – Dunn Edwards – "Aged Whiskey" DET686
 - Canopy Soffit – Trex Transcend – "Havana Gold" wood
 - Entry Glazing – 1" clear insulated with Arcadia clear anodized aluminum storefront (AC-2)

High Tower Glazing – frosted, backlit panel with Arcadia dark bronze aluminum storefront (AB-7)

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.

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

Landscape

13. **Replace three (3) of the seven (7) Ghost Gum trees along Emerald Drive with Swan Hill Olive trees.**
14. **Replace the Fan Palm tree north of the driveway on Emerald Drive with a Swan Hill Olive tree, and relocate the Fan Palm elsewhere on the site.**
15. **Replace three (3) of the five (5) Ghost Gum trees adjacent to the sidewalk on Warner Road with Swan Hill Olive trees. One of the Ghost Gum trees that shall be replaced includes the one directly west of the bus stop.**
16. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk. All other trees shall be a minimum 1 ½" caliper trunk.
17. 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.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site and in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
19. 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

20. 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:

September 3, 2003 City Council approved a General Plan 2020 Projected Land Use Amendment from Industrial to Commercial: Retail on 45 acres, a Zoning Map Amendment from I-1, Light Industrial (41.90 acres) and I-2, General Industrial (36.44 acres) to RCC, Regional Commercial Center (total of 78.34 acres) and a Preliminary Planned Area Development for The Emerald Center on 78.34 acres (GEP-2003.59, ZON-2003.15, SPD-2003.64), located at 1740 West Warner Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

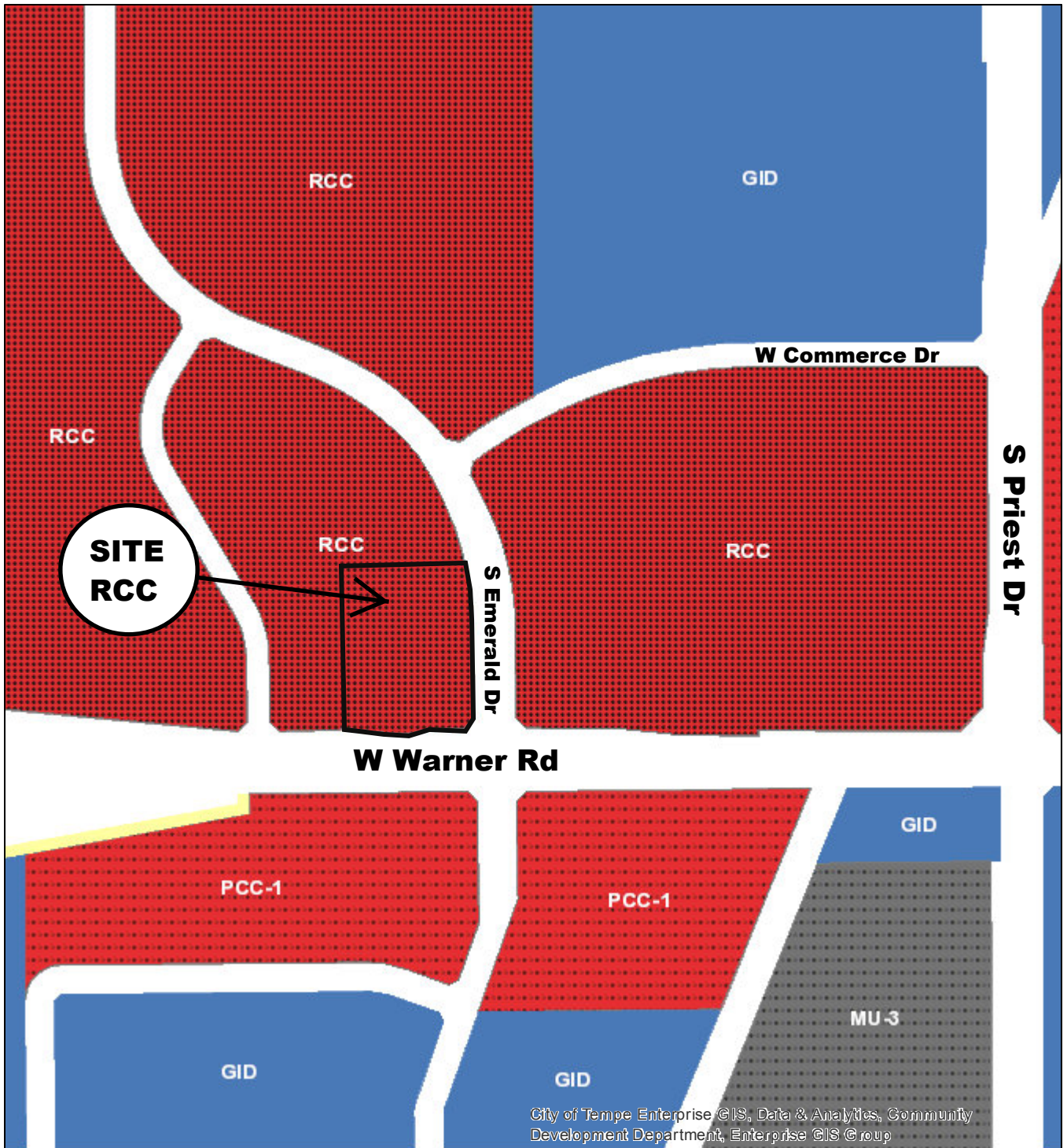
for
EMERALD CENTER, LOT 4 PHASE 1
(PL170178)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-8. Letter of Explanation
- 9-10. Preliminary PAD for Emerald Center, approved in 2003
11. Context Aerial with Site Plan Overlay
12. Overall Site Plan
13. Enlarged Site Plan
14. Landscape Plan
- 15-16. Blackline and Color Building Elevations
17. Building Sections
18. Floor Plan
19. Building Elevations with Landscape
- 20-22. Renderings
- 23-34. Site Context Photos

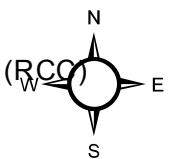
Emerald Center - Retail Shell

PL 170178



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

- General Industrial District (GID)
- Mixed Use Med-High (MU-3)
- Planned Commercial Center Neighborhood (PCC-1)
- Regional Commercial Center (RCC)
- Agricultural (AG)

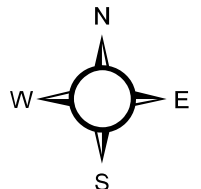


Emerald Center - Retail Shell

PL 170178



Aerial Map

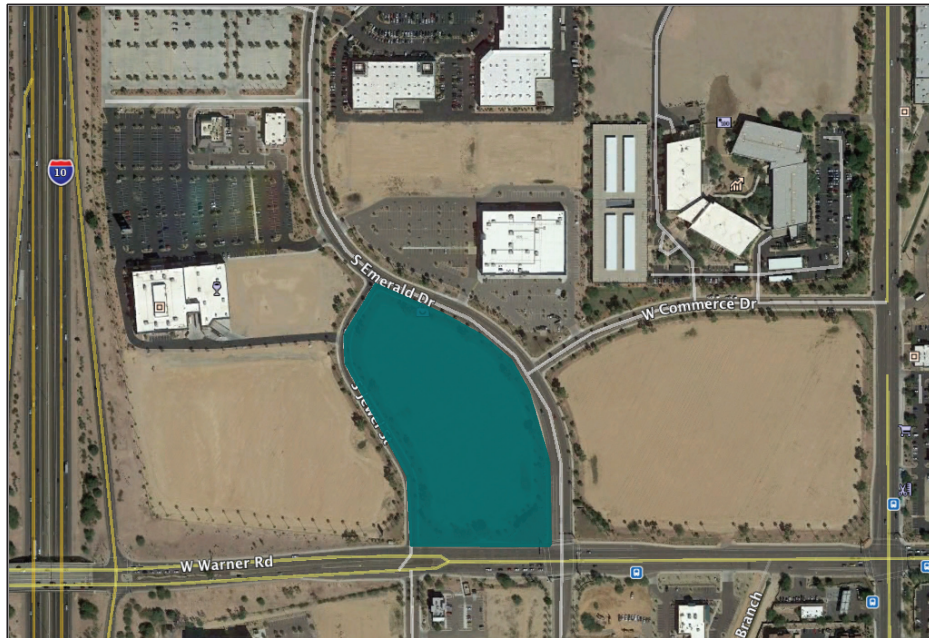




EMERALD CENTER

DEVELOPMENT PLAN REVIEW

PL170178 - 1746 WEST WARNER ROAD



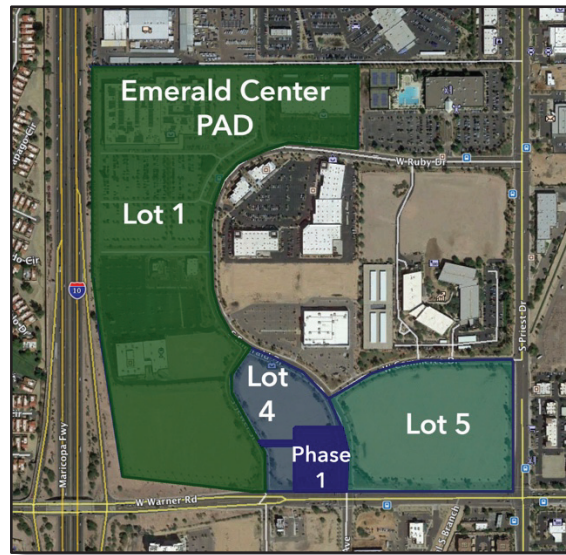
HUELLMANTEL
AFFILIATES

PO Box 1833, Tempe, AZ 85280-1833

SUMMARY

LGE Design Build plans to develop the vacant parcel located at the northwest corner of Warner Road and Emerald Drive in Tempe. To accommodate the proposed development, LGE is requesting a Development Plan Review. The parcel (APN 301-54-808) has long been vacant land, but is surrounded by various commercial uses designed as part of the Emerald Center in the Regional Commercial Center (RCC) Zoning District.

The existing PAD consists of a total of 78.34 acres and consists of Lots 1, 4 and 5. This Development Plan Review is for a portion of Lot 4, as shown in the image below:



Lot 4 consists of 8.02 acres and Phase I of Lot 4 is approximately 2 acres. LGE Design Build would like to construct a new single-story commercial building with a drive through. The proposed building will be 8,311 square feet and 35' 7" high and will serve as the design cornerstone for Lot 4, Lot 5 and the remaining vacant lots of Lot 1. LGE Design Build has created a beautiful retail building for Phase I of Lot 4 that reflects the existing architecture in the area but also reflect the ingenuity, sophistication and modernity LGE buildings are known for.

The proposed building will feature five tenant spaces in a north-facing building just west of Emerald Drive on Lot 4 of the Emerald Center PAD. The tenant spaces will provide patio space for customers and a drive-through along the south and east portion of the building. The development will be shaded and screened from pedestrian view to the south by Eucalyptus Popuana Ghost Gum trees and many of the existing palm trees on the site will be preserved, either in their original position or relocated to more appropriate locations.

The site is bordered by other RCC zoned parcels to the east, west and north, a General Industrial (GID) zoning district to the northeast and Planned Commercial Center Neighborhood (PCC-1) zoned parcels to the south (on the south side of Warner Road). The

DEVELOPMENT PLAN REVIEW

The letter shall explain how the development plan will conform to the following standards of Zoning and Development Code Criteria Section 6-306D, as applicable:

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

The Emerald Center – Warner Retail project, proposed for Phase I of Lot 4 will create a unique experience by providing a setting that is sensitive to the specific context within the existing Emerald Center developed area. This will be done by providing varied building masses and forms combined with different textures, landscaping, colors and materials to effectively convey the character of the surrounding community. The proposed colors, Dunn Edwards, #DEW382 “Faded Gray,” Dunn Edwards, #DE6367 “Covered in Platinum,” Dunn Edwards #DEC726 “Adobe” and Dunn Edwards #DET686 “Aged Whiskey” have been chosen to coordinate with the buildings across Warner Road and in the Emerald Center PAD.

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

The site is bound by Warner Road to the south, Emerald Drive to the east and Jewel Street to the west. The north / south building orientation on the site responds to the existing terrain and provides tenants with maximum visibility. The orientation of the site has been designed to minimize sun exposure by providing extended canopies and utilizes well-placed patios at the storefronts. The main entrances for the building face north towards the primary site parking – this placement should shield customers from the sun.

The trees provided in the landscape palette include Live Oak and Eucalyptus Popuana Ghost Gum along with the existing and to-be-relocated palms will shade the parking lot. The drive-through design prohibits trees against the south side of the building but trees have been provided in the landscape area south of the drive through. The sun exposed east side of the building will also be shaded by Eucalyptus Popuana Ghost Gum trees which should mitigate heat.

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

The proposed project architecture complements the existing developments within the Emerald Center, as well as the adjacent developments in the area with a rich and contemporary material palate. The materials palate includes colored masonry block, exterior insulation and finish system (EIFS), metal panels and accents and even tone paint colors such as Dunn Edwards, #DEW382 “Faded Gray,” Dunn Edwards, #DE6367 “Covered in Platinum,” Dunn Edwards #DEC726 “Adobe” and Dunn Edwards #DET686 “Aged Whiskey.”

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

The building will be appropriately scaled for the site. The majority of the southern portion of the Emerald Center has not yet been developed but the existing uses are large retail stores

while the proposed LGE building will be approximately 36 feet tall and approximately 8,000 square feet.

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

The proposed Phase 1 Lot 4 building has been designed to provide architectural interest. The top of the building features a silver metal panel shade structure, protruding from the roof of the building at an angle. Additional architectural interest comes from the interlocking, horizontal, metal panels of “Light National Walnut” color, that frame the glass storefront windows. The southwest side of the building will feature split face masonry and smooth face masonry, creating a stripe pattern, delineating the building and breaking up the monotony of the façade. Finally, steel beams have been proposed to provide a canopy to shade the storefronts. The contemporary design provides a sense of movement and helps to define the pedestrian areas of the site.

6. Building façades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;

The building façade has a variety of architectural details provided through an interesting materials palette. The storefront windows will feature floor to ceiling glass, shaded by a steel beam canopy. Topping the steel beam canopy is an architectural feature made of aluminum storefront with frosted glass, designed at a slant to create interest. Green landscape screens will be provided at a number of locations around the site and the walkway will have lush and interesting landscaping, including bougainvillea, lantana and pink oleanders.

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

The site is currently serviced by an existing sidewalk along Emerald Drive that leads south to Warner Road and Valley Metro currently has two bus routes / lines that run along Warner Road and Emerald Drive. As the Emerald Center is further developed, there may be opportunities for more transit options. The site will also feature bicycle parking spaces for customers who chose this mode of transportation. Additionally, the site is located close to the I-10 Freeway, which provides convenient vehicular options to the rest of the City of Tempe, to the north and the City of Chandler, to the south.

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

The vehicular circulation within the site is designed to minimize conflicts with pedestrian access by providing a “main street” sense of arrival and a strong sense of vehicular separation by placing trees at curb edges and providing generous pedestrian walkways outside the tenant patio areas.

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

The plan has been designed to integrate Crime Prevention Through Environmental Design. This includes slatted, offset, screen walls that provide opportunities for view corridors at many different access points of the site. Additionally, the site lighting design will meet after dark safety conditions for both employees and members of the public.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;
Landscape accents for Phase I of Lot 4 will include green screen trellis portals, green scale accent walls, and stepped planter walls. Some of the trees on site will be placed in tree grates at varied locations which will highlight the pedestrian experience at internal locations on the site. The landscape will connect the existing uses of the Emerald Center with our proposed project.

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; and
The building and site signage will be appropriately scaled. The colors and materials will complement the existing Emerald Center design theme. The proposed colors, including Dunn Edwards, #DEW382 “Faded Gray,” Dunn Edwards, #DE6367 “Covered in Platinum,” Dunn Edwards #DEC726 “Adobe” and Dunn Edwards #DET686 “Aged Whiskey” will match the buildings to the south and east and the future Emerald Center buildings should then match the theme LGE has set.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
The site lighting has been designed in a way that will have no negative effects on the surrounding area and uses. We will be providing shields on the string lighting and the heights of the lighting have been chosen in a way that the lights will effectively maintain site security but also be reflective to the concept design and theme of the proposed building. The parking lot lighting is internalized, based on the site layout. The site lighting will have minimum impact to the surrounding businesses in the Emerald Center, other than to help light their adjacent parking lots.

PRELIMINARY PLANNED AREA DEVELOPMENT (P.A.D.) FOR EMERALD CENTER

BOOK 653 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PRINCELL
2003-1332668
03/23/03 12:41 PM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Project Data

Parcel Size	
Lot 1	53.480 net acres
Lot 4	8.020 net acres
Lot 5	16.840 net acres
Total	78.340 net acres

Existing Zoning	
I-1 (Light Industrial)	41.900 Acres +/-
I-2 (General Industrial)	36.440 Acres +/-

Proposed Zoning	
RCC (Regional Commercial Center)	78.340 Acres

Landscape Percentage	Maximum Lot Coverage
10% Minimum	50%

Proposed Building Areas

Lot 1		Lot 4		Lot 5	
Option A		Option B		Option A	
Retail	563,500 sq.ft.	Office	1,560,000 sq.ft.	Retail	24,000 sq.ft.
Restaurant	12,225 sq.ft.	Retail	423,500 sq.ft.	Restaurant	14,450 sq.ft.
Office	780,000 sq.ft.	Hotel	200,000 sq.ft.	Total	38,450 sq.ft.
Hotel	200,000 sq.ft.	Restaurant	5,000 sq.ft.		
Total	1,555,725 sq.ft.	Total	2,188,500 sq.ft.		

Lot 4		Lot 5	
Retail	24,000 sq.ft.	Option A	
Restaurant	14,450 sq.ft.	Option B	
Total	38,450 sq.ft.	Total	2,387,175 sq.ft.

Option A		Option B	
Retail	110,000 sq.ft.	Option A	
Restaurant	20,225 sq.ft.	Option B	
Office	30,000 sq.ft.	Total	2,387,175 sq.ft.
Total	160,225 sq.ft.		

Variations Requested

- A Variance to increase the maximum height from 100' to 160' for Lot 1.
- Reduce the building setback from 60' to 30' for Lots 1, 4, & 5
- Reduce the required landscape percentage from 20% to 10%

Parking

Option A				Option B			
Parking Spaces Required				Parking Spaces Required			
Retail	50,000 sq.ft. @ 1/250	=	200	Retail	50,000 sq.ft. @ 1/250	=	200
	50,000 sq.ft. @ 1/275	=	182		50,000 sq.ft. @ 1/275	=	182
	597,500 sq.ft. @ 1/300	=	1992		457,500 sq.ft. @ 1/300	=	1525
			2374				1907
Restaurant	46,900 sq.ft. @ 1/75	=	625	Restaurant	34,675 sq.ft. @ 1/75	=	462
Office	810,000 sq.ft. @ 1/250	=	3240	Office	1,590,000 sq.ft. @ 1/250	=	6360
Hotel	200 Units @ 1/unit	=	200	Hotel	200 Units @ 1/unit	=	200
	7000 sq.ft. Conference @ 1/125	=	56		7000 sq.ft. Conference @ 1/125	=	56
	5000 sq.ft. Restaurant @ 1/75	=	67		5000 sq.ft. Restaurant @ 1/75	=	67
Total			6526	Total			9052
Parking Spaces Provided			6600	Parking Spaces Provided			9200

Owner

Emerald Holdings, L.L.C.
777 E. Thomas Road #210
Phoenix, AZ 85014

Statement of Owners

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS 3rd DAY OF Sept, 2003, BY Tom Tait, Sr. AS MANAGING MEMBER OF EMERALD HOLDINGS L.L.C., OWNER OF THE PROPERTY DESCRIBED ON THESE PLANS.

Acknowledgement

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Sept, 2003, BY TOM TAIT, SR. AS MANAGING MEMBER OF EMERALD HOLDINGS L.L.C. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC: *James R. Cristea* MY COMMISSION EXPIRES 4/12/2004



Approvals

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS DAY 3rd OF SEPTEMBER, 2003.

BY: *James R. Cristea* DATE: 9/3/03
ATTEST: *Kelly...* DATE: 9/3/03
BY: *Andy...* DATE: 9/3/03
BY: *Therese...* DATE: 9/3/03



Architect

I HEREBY CERTIFY THAT THE CONCEPTS SHOWN ON THESE PRELIMINARY PLANS WERE PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO ALL APPLICABLE ORDINANCES AND REQUIREMENTS.



Conditions of Approval: SPD-2003.64

- The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - Off-site improvements to bring roadways to current standards include:
 - Water lines and fire hydrants
 - Sewer lines
 - Storm drains
 - Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - Fees to be paid with the development of this project include:
 - Water and sewer development fees.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
- All street dedications shall be made within six (6) months of Council approval.
 - Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- No variances may be created by future property lines without the prior approval of the City of Tempe.
- The Preliminary P.A.D. for the Emerald Center development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 21, 2004.
- The Design Review Board shall approve all Final Planned Area Developments (PAD) prior to City Council approval.

Location Map



Legal Description:

Lot 4 of the "Final Plat of The Emerald" according to Book 536, Page 24, Document No. 2000-0476599, Records of Maricopa County; and Lot 1 of the "Amended Final Plat for The Emerald A Replat of Lot 1" according to Book 571, Page 05, Document No. 2001-0776730, Records of Maricopa County; and Lot 5 of "A Replat of Lot 5 The Emerald" according to Book 564, Page 47, Document No. 2001-0501882, Records of Maricopa County.

Note: The boundary for the planning area shown on Page 2 of this plan conforms to the bearing and distances as shown on the record documents as described above.

Surveyor's Certification

I, James R. Cristea, hereby certify that the legal description shown on this document is true and correct.

BY: *James R. Cristea* DATE: 9/5/03
JAMES R. CRISTEA

L. R. ...
9/12/03



EMERALD CENTER

DS030916 SPD-2003.64 REC03062

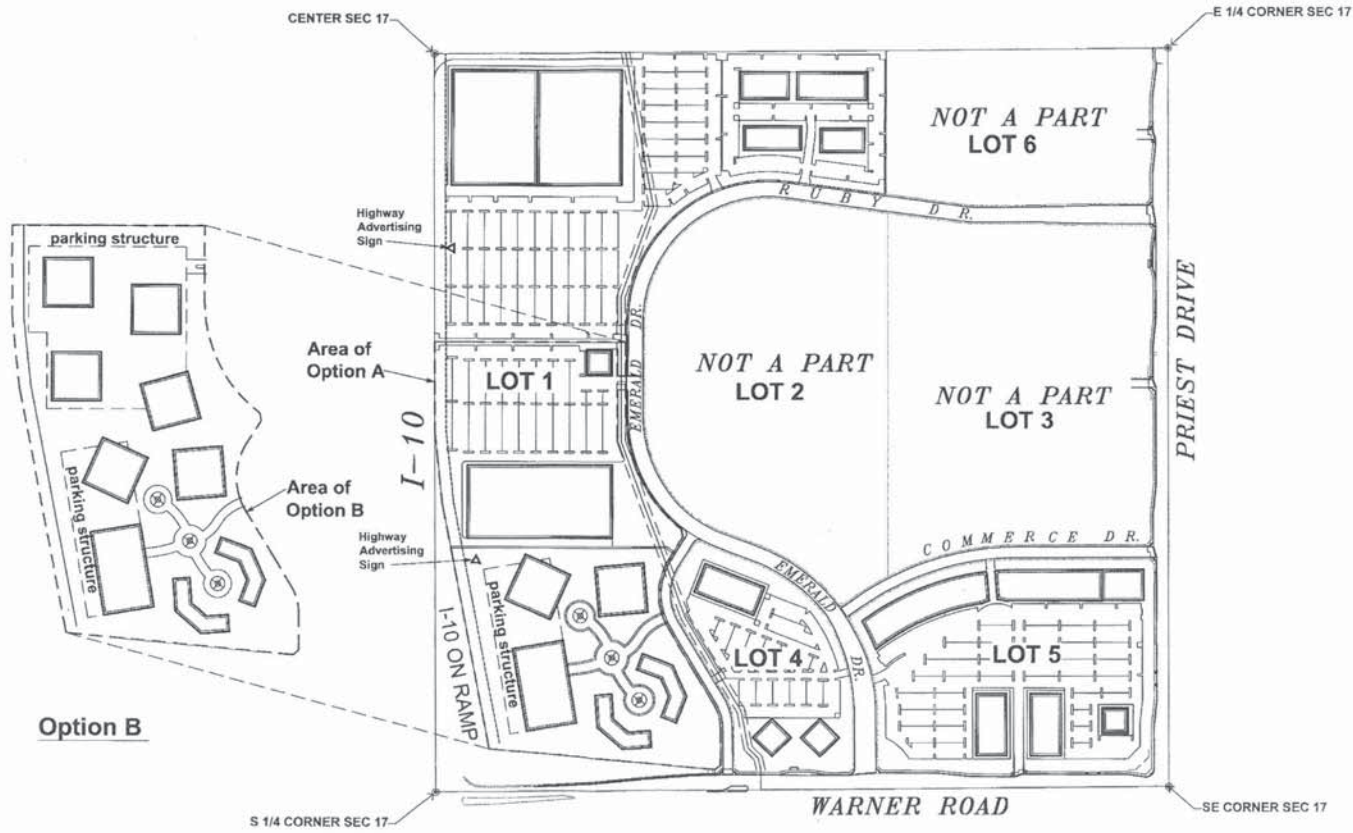
SHEET 1 OF 2

DS030916 SPD-2003.64 REC03062

PRELIMINARY PLANNED AREA DEVELOPMENT (P.A.D.) FOR EMERALD CENTER

BOOK 653 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-1332668
DESIGNED BY: [Signature] 11.24.03
DATE:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

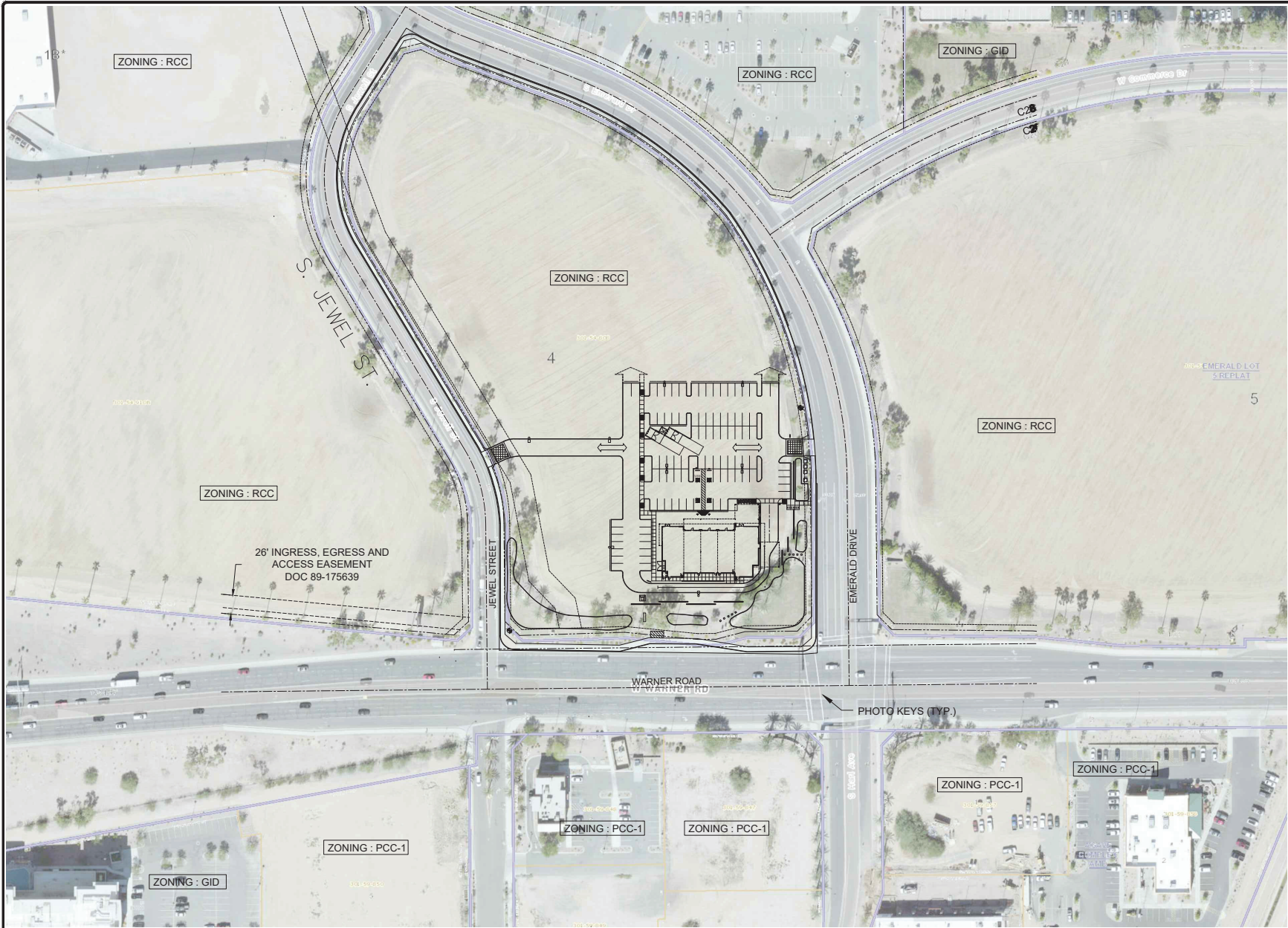


DS030916 SPD-2003.64 REC03062

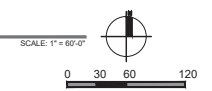


EMERALD CENTER
SHEET 2 OF 2

DS030916 SPD-2003.64 REC03062



CONTEXT AERIAL MAP



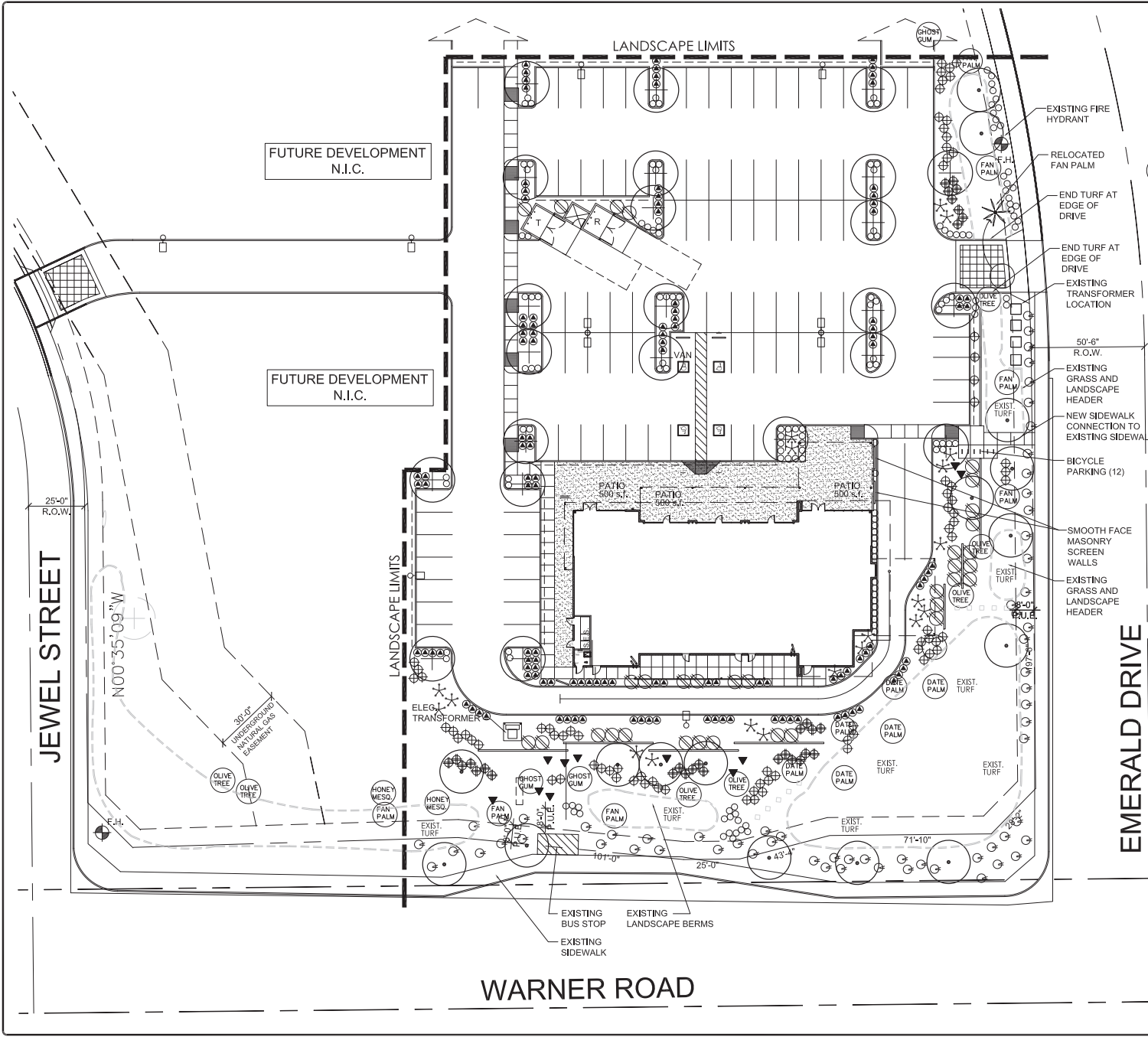
**EMERALD CENTER
 RETAIL BUILDING**
 1746 W. WARNER RD.
 TEMPE, AZ



NUMBER	REVISION	DATE



SHEET TITLE:	
ISSUE DATE:	8-10-17
DRAWN BY:	MLK
CHECKED BY:	VJD
PROJECT No.:	
SHEET:	



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA LIVE OAK 24" BOX
- EUCALYPTUS POPUANA GHOST GUM 24" BOX
- HONEY MESQ. GHOST GUM OLIVE TREE
- EXISTING TREE TO REMAIN PROTECT IN PLACE
- DATE PALM FAN PALM
- EXISTING PALM TO REMAIN PROTECT IN PLACE
- RELOCATED FAN PALM SEE PLANS FOR DETAILS
- CARRISA GRANDIFLORA NATAL PLUM 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA 5 GALLON
- NERIUM OLEANDER 'PETIE PINK' PETIE PINK OLEANDER 5 GALLON
- CHAPMEROPS HUMILIS MEDITERRANEAN FAN PALM 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- 3/4" MINUS MATCH EXISTING COLOR DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- EXISTING GOLD LANTANA PROTECT FROM CONSTRUCTION

LGE DESIGN GROUP
 740 N. 52nd Street • Phoenix, AZ • 85008
 P: 480.966.4001

**EMERALD CENTER
 RETAIL BUILDING**
 1746 W. WARNER ROAD
 TEMPE, ARIZONA



NUMBER	REVISION	DATE



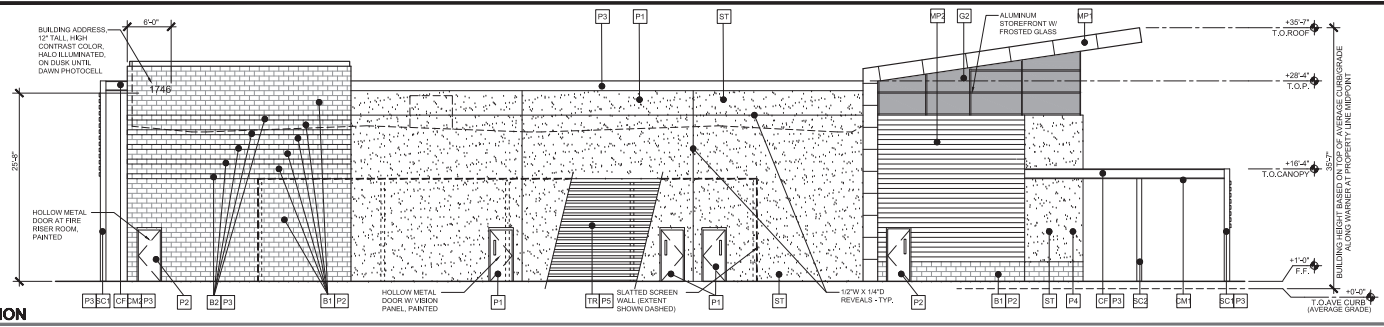
T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

8433 East Cholla St., Suite 101
 Scottsdale, Arizona 85260
 P: (602) 265-0320 F: (602) 265-6619
 EMAIL: timmcqueen@tjma.net



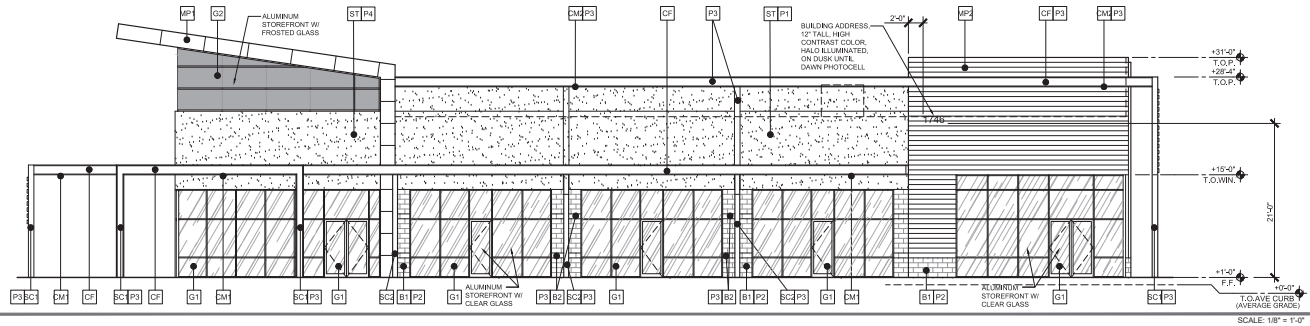
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DRAWN BY:	staff
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SHEET:	

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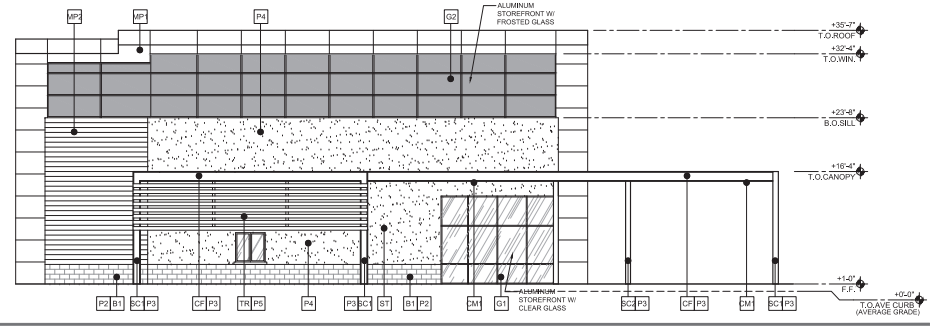
A SOUTH ELEVATION

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



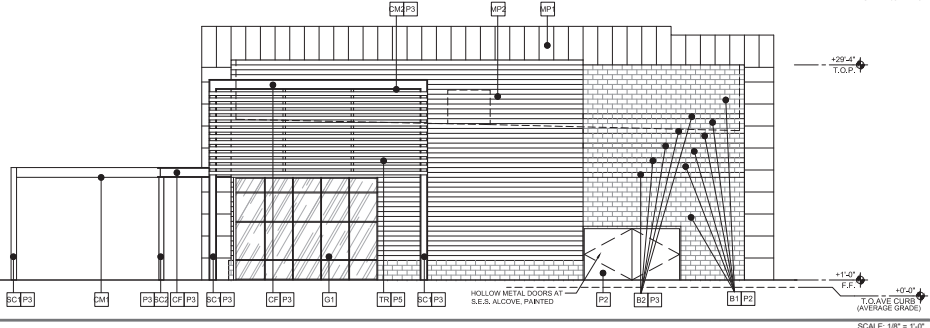
B NORTH ELEVATION

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



C EAST ELEVATION

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



D WEST ELEVATION

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

GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
- SEE SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION
B1	8" X 8" X 16" SMOOTH FACED MASONRY - INTEGRAL COLORED
B2	8" X 8" X 16" SPLIT FACE MASONRY - INTEGRAL COLORED
MP	METAL PANELS
MP1	"M1" 2002 SILVER - RMP ROLL-FAB INTERLOCKING HORIZONTAL METAL PANELS - ALLMABOND - LIGHT NATIONAL WALNUT - RMP ROLL-FAB
ST	STUCCO FINISH - PAINTED
TR	HORIZONTAL STEEL TRELLIS

CANOPY KEY:

KEY:	DESCRIPTION
CF	STEEL WIDE FLANGE BEAM - PAINTED (1/2" DEEP)
CF1	12" STEEL WIDE FLANGE COLUMN - PAINTED
CF2	8" DIA. ROUND STEEL COLUMN - PAINTED
AM	TREX WOOD SOFFIT - "HAVANA GOLD"
AM1	STEEL DECK SOFFIT - PAINTED

GLAZING KEY:

KEY:	DESCRIPTION:
G1	ARCADIA CLEAR ANODIZED ALUM. STOREFRONT (A2-2)
G2	1" CLEAR INSULATED GLAZING
G3	ARCADIA DARK BRONZE ALUM. STOREFRONT (A3-7)
G4	FROSTED GLAZING PANEL BACKLIT

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #D0EW982 "FADED GRAY" (LRV 74)
P2	DUNN EDWARDS #D0E367 "COVERED IN PLATINUM" (LRV 46) * INTEGRAL COLOR BLOCK TO MATCH
P3	DUNN EDWARDS #D0E370 "CHARCOAL SMUDGE" (LRV 11) * INTEGRAL COLOR BLOCK TO MATCH
P4	DUNN EDWARDS #DEC726 "ADOBE" (LRV 46)
P5	DUNN EDWARDS #D0ET686 "AGED WHISKEY" (LRV 19)

PAINTING NOTES:

- PANTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASRED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PANTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PANTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

BUILDING HEIGHT:

BUILDING HEIGHT IS MEASURED FROM THE TOP OF CURB (AVERAGE GRADE) AT THE MIDPOINT OF PROPERTY LINE ALONG WARNER ROAD AS DEFINED PER CITY OF TEMPE ZONING ORDINANCE.

DESIGN GROUP
LGE
740 N. 52nd Street • Phoenix, AZ • 85008
P. 480.966.4001

**EMERALD CENTER
RETAIL BUILDING**
1746 W. WARNER RD.
TEMPE, AZ

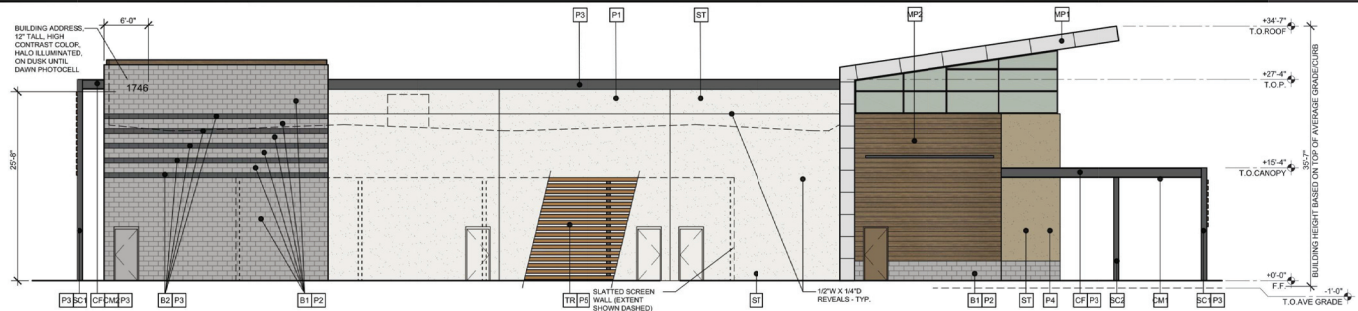


NUMBER	REVISION	DATE



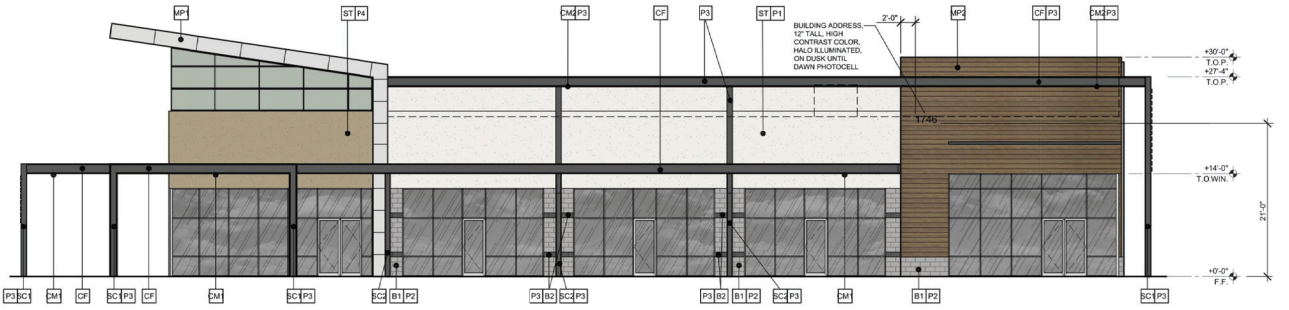
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ISSUE DATE:	8-10-17
DRAWN BY:	MLK
CHECKED BY:	VJD
PROJECT No.:	
SHEET:	

A6.1



SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

GENERAL NOTES:

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- SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL / FINISH SCHEDULE:

KEY:	DESCRIPTION:
B1	8" X 8" X 16" SMOOTH FACE MASONRY - INTEGRAL COLORED
B2	8" X 8" X 16" SPLIT FACE MASONRY - INTEGRAL COLORED
MP	METAL PANELS "M 2000 SILVER" - RMP ROLLFAB INTERLOCKING HORIZONTAL METAL PANELS - ALUMABOND - "LIGHT NATIONAL WALKUIT" - RMP ROLLFAB
ST	STUCCO FINISH - PAINTED
TR	HORIZONTAL STEEL TRELLIS

CANOPY KEY:

KEY:	DESCRIPTION:
CF	STEEL WIDE FLANGE BEAM - PAINTED (1" DEEP)
CF2	12" STEEL WIDE FLANGE COLUMN - PAINTED
SC	8" DIA. ROUND STEEL COLUMN - PAINTED
CM	TREX WOOD SOFFIT - "HAVANA GOLD"
CM2	STEEL DECK SOFFIT - PAINTED

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT (AC-2)
EXTERIOR GLAZING	1" CLEAR INSULATED GLAZING
HIGH TOWER GLAZING:	
FRAMES	ARCADIA DARK BRONZE STOREFRONT (AB-7)
EXTERIOR GLAZING	FROSTED GLAZING PANEL BACKLIT

PAINT KEY:

KEY:	DESCRIPTION:
P1	DJVN EDWARDS #DEC383 "COOL DECEMBER"
P2	DJVN EDWARDS #DEC367 "COOKERED IN PLATINUM" * INTEGRAL COLOR BLOCK TO MATCH
P3	DJVN EDWARDS #DEC370 "CHARCOAL SMOKE" * INTEGRAL COLOR BLOCK TO MATCH
P4	DJVN EDWARDS #DEC726 "ADOBIE"
P5	DJVN EDWARDS #DET686 "AGED WHISKEY"

PAINTING NOTES:

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF-WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLORS TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.



NUMBER	REVISION	DATE



SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	8-10-17
DRAWN BY:	M.K.
CHECKED BY:	V.J.D.
PROJECT No.:	
SHEET:	

**EMERALD CENTER
 RETAIL BUILDING**
 1746 W. WARNER RD.
 TEMPE, AZ



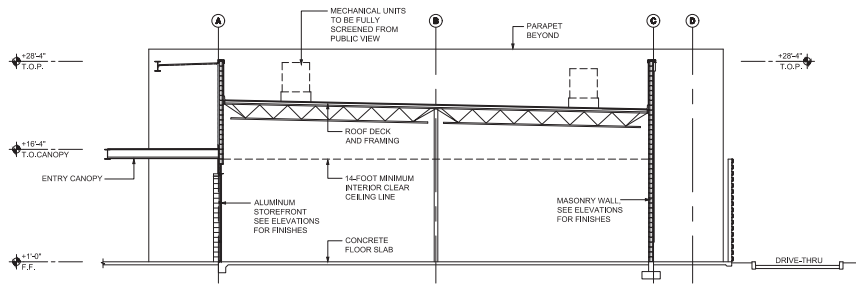
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NUMBER	REVISION	DATE



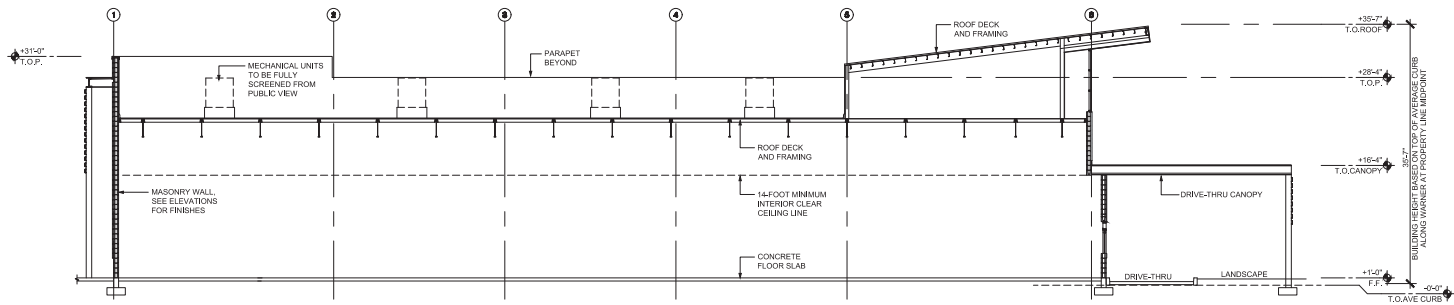
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 CHECKED BY: VJD
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 SHEET:

A7.1



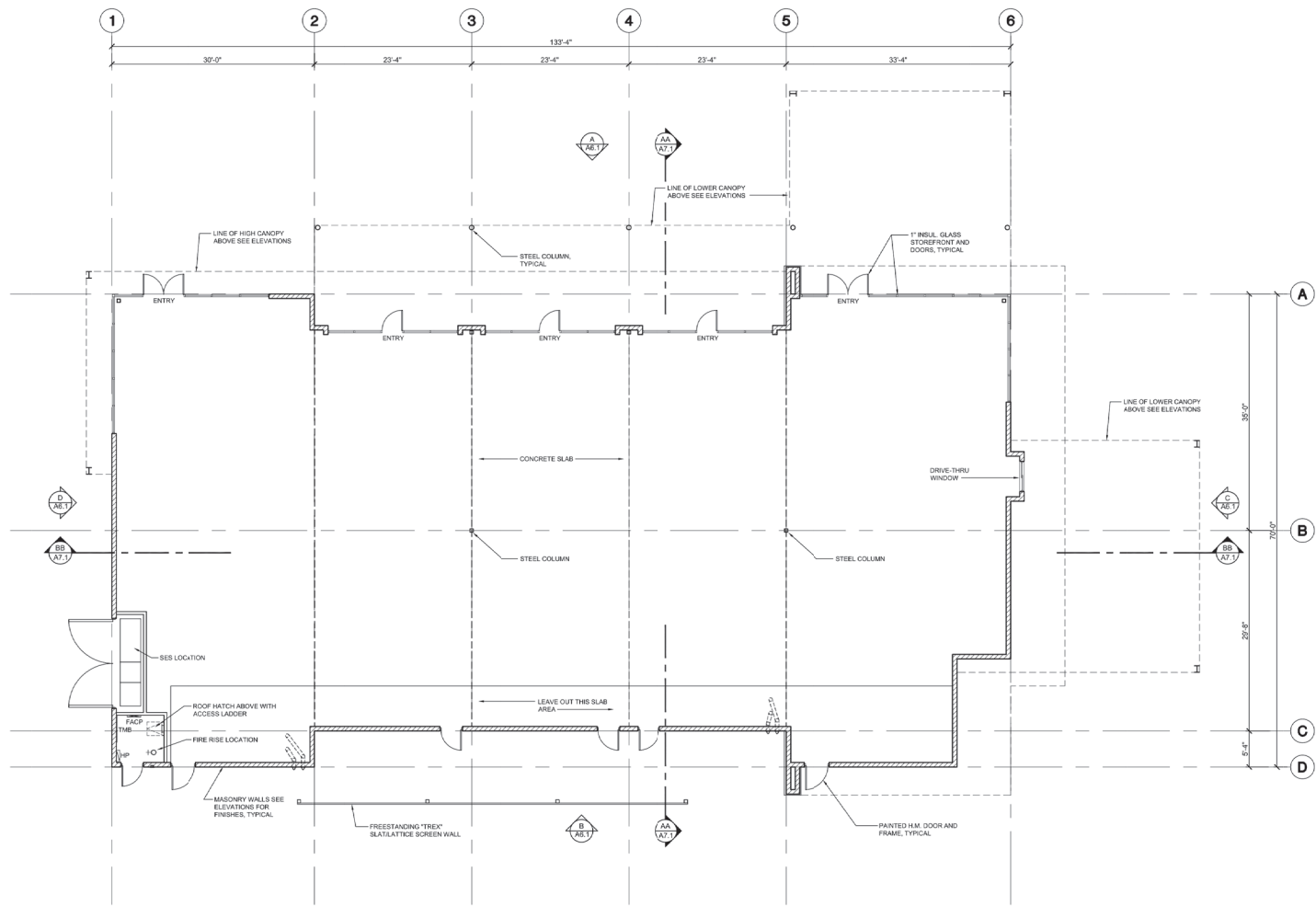
AA CONCEPTUAL BUILDING SECTION

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



BB CONCEPTUAL BUILDING SECTION

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



FLOOR PLAN

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

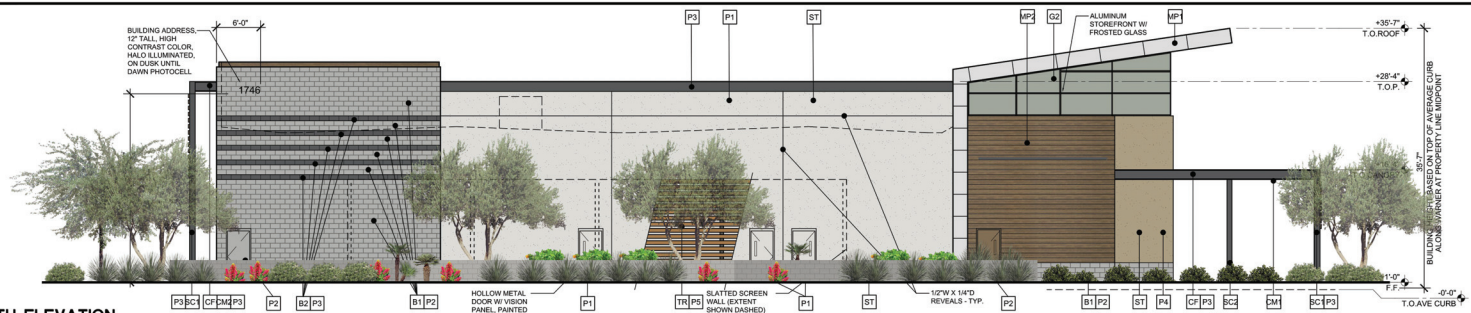


NUMBER	REVISION	DATE



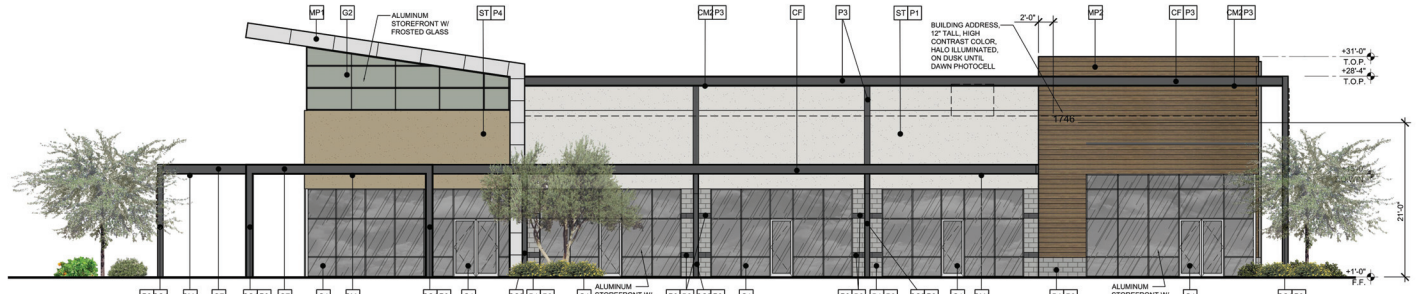
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 ISSUE DATE: 8-10-17
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 CHECKED BY: V.J.D.
 PROJECT No.:
 SHEET:

A1.1



A SOUTH ELEVATION

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



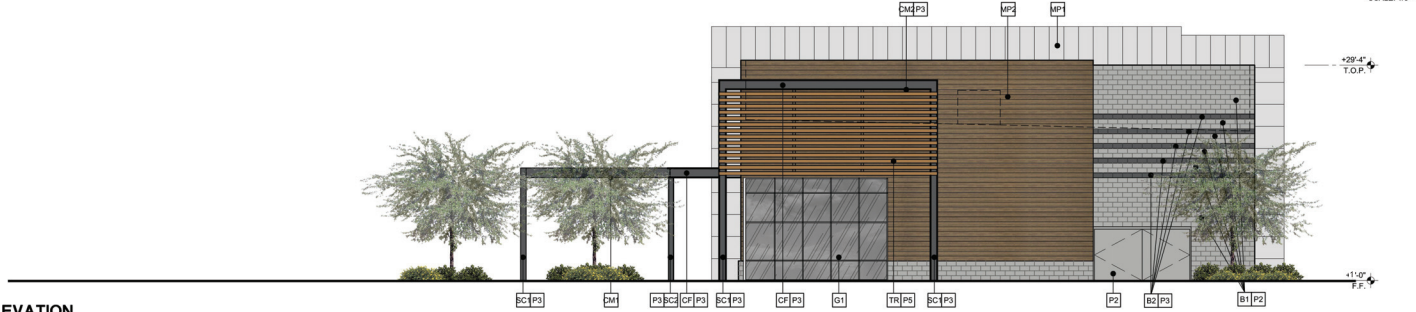
B NORTH ELEVATION

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



C EAST ELEVATION

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



D WEST ELEVATION

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

GENERAL NOTES:

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TR	HORIZONTAL STEEL TRELIS

CANOPY KEY:

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CF	STEEL WIDE FLANGE BEAM - PAINTED (1" DEEP)
CF1	12" STEEL WIDE FLANGE COLUMN - PAINTED
CF2	8" DIA. ROUND STEEL COLUMN - PAINTED
DM	TREX WOOD SOFFIT - "HAVANA GOLD"
DM1	STEEL DECK SOFFIT - PAINTED

GLAZING KEY:

KEY:	DESCRIPTION:
G1	ARCADIA CLEAR ANODIZED ALUM. STOREFRONT (AC-2)
G2	1" CLEAR INSULATED GLAZING
G3	ARCADIA DARK BRONZE ALUM. STOREFRONT (AB-7)
G4	FROSTED GLAZING PANEL BACKLIT

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DEW082 "FADED GRAY" (LRV 74)
P2	DUNN EDWARDS #DEE387 "COVERED IN PLATINUM" (LRV 46) "INTEGRAL COLOR BLOCK TO MATCH"
P3	DUNN EDWARDS #DEE370 "CHARCOAL SMUDGE" (LRV 11) "INTEGRAL COLOR BLOCK TO MATCH"
P4	DUNN EDWARDS #DEC726 "ADOBE" (LRV 46)
P5	DUNN EDWARDS #DET686 "AGED WHISKEY" (LRV 19)

PAINTING NOTES:

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLORS TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

NUMBER	REVISION	DATE

"NOT FOR CONSTRUCTION"

SHEET TITLE	
EXTERIOR ELEVATIONS	
ISSUE DATE:	8-10-17
DRAWN BY:	MLK
CHECKED BY:	VJD
PROJECT No.:	
SHEET:	

A6.1



Emerald Center

Tempe, Arizona
2017 . 08 . 11

LGE | DESIGNGROUP

RENDERING VIEW

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CONTEXT PHOTO #1



CONTEXT PHOTO #2



CONTEXT PHOTO #3



CONTEXT PHOTO #4



CONTEXT PHOTO #5



CONTEXT PHOTO #6



CONTEXT PHOTO #7



CONTEXT PHOTO #8



CONTEXT PHOTO #9



CONTEXT PHOTO #10



CONTEXT PHOTO #11



CONTEXT PHOTO #12



CONTEXT PHOTO #13



CONTEXT PHOTO #14



CONTEXT PHOTO #15



CONTEXT PHOTO #16



CONTEXT PHOTO #17



CONTEXT PHOTO #18



CONTEXT PHOTO #19



CONTEXT PHOTO #20



CONTEXT PHOTO #21



CONTEXT PHOTO #22



CONTEXT PHOTO #23



CONTEXT PHOTO #24