CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

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

ACTION: Request for Development Plan Review for a new one-level above grade parking structure for BH PROPERTIES – THE CENTER – SOUTH STRUCTURE (PL160124), located at 2881 South 48th Street. The applicant is DPA Architects, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: BH PROPERTIES – THE CENTER – SOUTH STRUCTURE (PL160124), is proposing a new one-level above grade parking structure for the use of the existing office building to the northeast. This garage will provide an additional 306 parking spaces (449 spaces total within scope of work) for the office building, bringing the total available to 834 parking spaces. The request includes the following:

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

Property Owner	B.H. 2727 S. 48th St., LLC
Applicant	John Szafran, DPA Architects, Inc.
Zoning District	General Industrial (GID)
Site Area	3.135 acres (136,633 SF)
Total Building Area	144,902 SF
Lot Coverage	51.2% (No Standard)
Building Height	21'-0" (35'-0" maximum allowed)
Building Setbacks	27'-2" west front, 1' south side, 109' north side, 26'-5"' east front (25', 0, 0', 25' minimums)
Landscape area	15.7% (10% minimum required)
Vehicle Parking	834 total provided (510 minimum required for existing office building, 638 maximum surface spaces allowed)
Bicycle Parking	Not Applicable

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 the southeast corner of 48th Street and Alameda Drive and is zoned General Industrial. The purpose of this structure is to provide an additional 307 parking spaces for the office building located approximately 225 feet to the northeast. Upon development of this structure three (3) parking canopies will be removed and two (2) will remain.

This request includes the following:

1. Development Plan Review which includes a site plan, building elevations and landscape plan for a new one-level above grade parking structure.

The applicant is requesting the Development Review Commission take action on the item listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one.

PRELIMINARY SITE PLAN REVIEW
Four (4) Site Plan Reviews have been completed for this project, two preliminary reviews (04/27/16 & 12/16/16) and two formal reviews (08/09/17 and 08/31/17). 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.

April 27, 2016 (P):

- Water and sewer lines shown under the cantilevered portion of upper level of parking structure, need to confirm this is allowed by the Water Utilities Division.

December 16, 2016 (P):

- Staff has concerns with proposed driveway on 48th Street, possible concern for vehicle light constantly glaring into neighborhood on the west side of 48th Street.
- Incorporate design elements of existing office building into the proposed parking structure.
- Minimize the number of light poles on upper level of structure to assist in mitigating glare, in consideration to the single-family neighborhood on the west side of 48th Street.
- The first three (3) feet of each level of garage should be screened with a 100% opaque material, preferably masonry/concrete. This includes the ground level.

August 9, 2017:

- Establish an appropriate scope of work.
- Elevation and renderings should provide a better representation of the proposed structure and material finishes.
- Incorporate another material, possibly ground-face CMU to provide more visual interest to structure.

August 31, 2017:

- Scope of work at minimum should be inclusive of the two lots parking structure is proposed on.
- All comments for colored elevations apply to renderings.
- Site data should be specific to scope of work.

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

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately 3.135 acres in size. The structure will be located southwest of the office building it will serve. The structure can be accessed from 48th Street, Alameda Drive and Fair Lane. The applicant will be providing pedestrian access routes from the structure to the office building and public right-of-way (48th Street and Fair Lane).

Building Elevations

The parking structure is proposed at 21'-0" to the top of stairwell canopies, the only elements that exceed this height re the light poles for upper deck lighting, which are needed to achieve the required illuminations for a parking lot. The design of the structure will complement the office building it is being built to serve. The applicant is using quality materials to screen the vehicles from the street frontages and will also provide good aesthetics and create visual interest. Along the south elevation a solid wall is required per building code, so to bring visual interest to this façade the precast panels will have etched in the image of a tree. All of the other elevations will have a mixture of perforated metal panels bent into different angles to form a design, ground-face CMU and smooth CMU.

Landscape Plan

This project will provide landscape coverage of 15.7%. The applicant is providing a good variation of trees, shrubs and ground cover that are appropriate for the site. The landscaping proposed will provide shade to pedestrian arias and provide visual interest along the street frontages.

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 structure is designed with variation of materials, which are applied in way which create a visual interest 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;* this is an open parking structure which will allow natural ventilation.

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;* there is a relief in monotony through the 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. There are five (5) bus stops within approximately 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 located on this site and pedestrian routes are separate from vehicular circulation. The parking structure will be approximately 225 feet from the office building for which it will serve.

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

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

11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are subject to a separate plan review.

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

REASONS FOR APPROVAL:

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (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 (Attachments 7-8), building elevations (Attachments 13-14) and landscape plan (Attachments 19-21) dated September 26, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

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

3. **The new parking structure shall not be used as a commercial use; and only as an ancillary use for employees and visitors of the office building, located to the northeast at 2727 South 48th Street. If parking as a commercial use is desired then a Use Permit application must be submitted and approved by the Hearing Officer or Development Review Commission.**

4. **A minimum of the first three (3) feet of each parking structure level (ground floor and above grade), should be screened with a 100% opaque material.**

Site Plan

5. Provide upgraded paving at each driveway 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.

Floor Plans

6. Garage Security:
   a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.

b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
d. Maximize openness at stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

7. Parking Garage:
   a. Minimum required parking dimensions shall be clear of any obstructions.
   b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
   c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

8. The materials and colors are approved as presented:

   Metal Screening – McNichols, perforated metal – painted Dark Bronze
   Stairwell Canopies – Atas, standing metal seam – painted Silversmith
   Concrete 1 – Coreslab precast panels; integrally colored "Sandstone" with smooth finish and with etched tree image
   Concrete 2 – Coreslab precast panels; integrally colored "Sandstone" with exposed aggregate and textured finish
   Metal Doors & Railings – painted with Dunn Edwards "Boat Anchor" (DE6377)

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

10. 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.

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

Lighting

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

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

Landscape

14. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

15. 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/or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.

16. 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.

17. 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

18. 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.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: http://www.tempe.gov/home/showdocument?id=30871. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment
- Provide 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.

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.

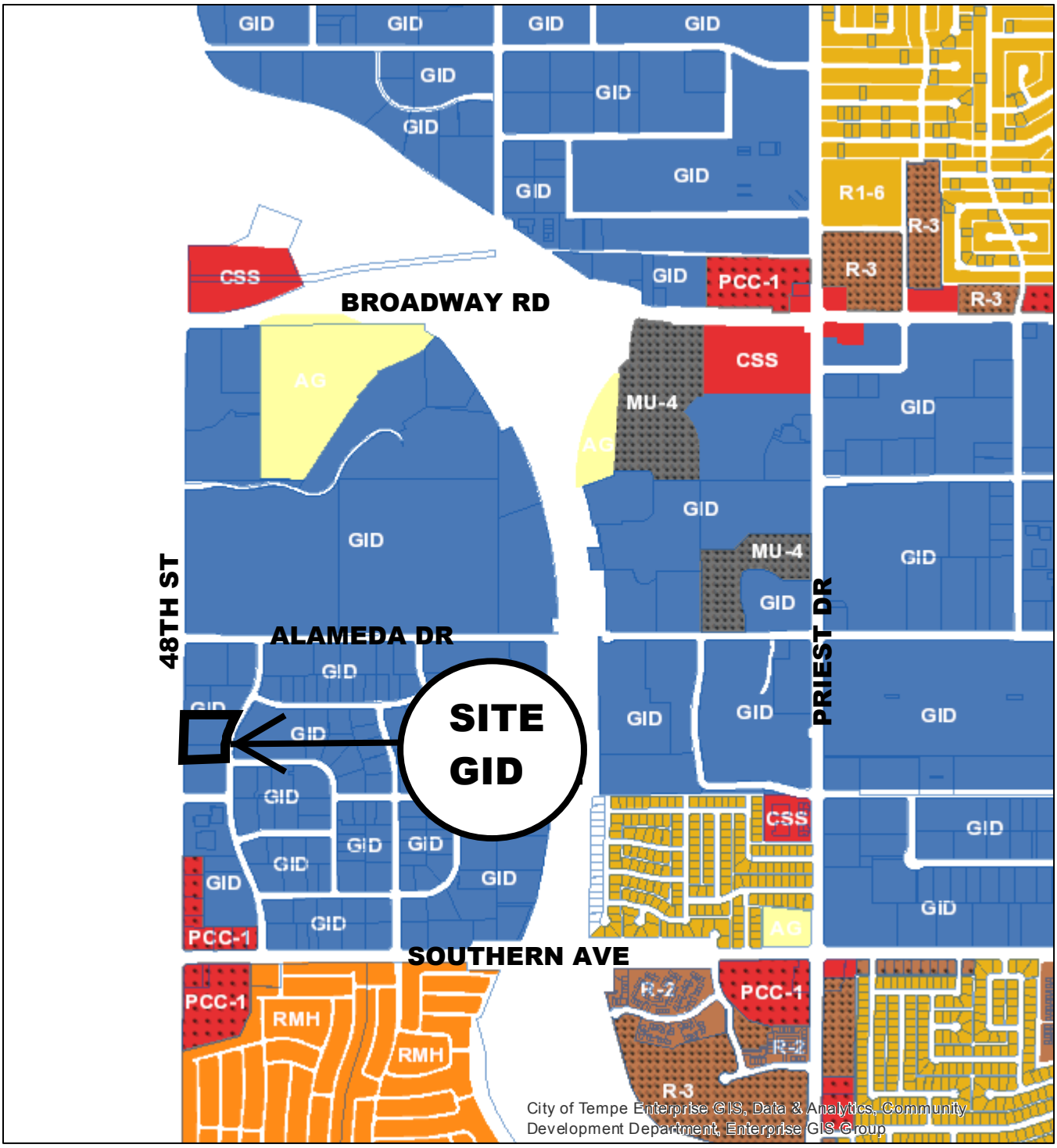
ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE
for
BH PROPERTIES – THE CENTER – SOUTH STRCTURE
(PL160124)

ATTACHMENTS:

1. Location Map
2. Aerial
3-6. Letter of Explanation
7-8. Site Plan (Overall & Enlarged)
9. Context Aerial Site Plan
10. Demolition Plan
11-12. Floor Plans
13. Blackline Elevations
14. Color Elevations
15. Building Sections
16. Street Elevations
17. Perspectives
18. Materials Board
19-21. Landscape Plan
22. Photometric Plan
23-35. Site Photos

BH PROPERTIES - THE CENTER - SOUTH STRUCTURE PL 160124



General Industrial District (GID)
Mixed Use High (MU-4)
Commercial Shopping and Services (CSS)
Planned Commercial Center Neighborhood (PCC-1)
Agricultural (AG)
Single-Family Residential (R1-6)
Multi-Family Residential (R-2)
Multi-Family Residential Restricted (R-3R)
Multi-Family Residential Limited (R-3)
Mobile Home Residence (RMH)

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ATTACHMENT 1

BH PROPERTIES - THE CENTER - SOUTH STRUCTURE PL 160124

Aerial Map

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ATTACHMENT 2

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

L E T T E R O F E X P L A N A T I O N

Date: 26 September 2017

Project: **BH Properties – the Center – South Structure**
2881 South 48th Street
Tempe, Arizona 85252

City of Tempe Case number: DS# 160308; PL# 160124 - **Letter of Explanation**

This letter shall **explain how the development plan will conform** to the following standards and Zoning and Development Code criteria Section 6-306 D. as applicable:

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

   Response: This proposal is for a new, single level above grade, detached, open-parking deck. The scope of work includes an architectural precast concrete structure which directly responds to the existing site conditions and is strategically positioned to minimize the disruption to the existing building, parking and site circulation. The structure is located along the Western side of the property which adds to the urban fabric and differentiates itself from the existing building setback.

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

   Response: The parking structure is an open air/ventilated concept that provides a comfortable experience for the users. The open concept also supports public safety by minimizing concealed spaces and allows for natural surveillance, access control and ease of maintenance. The west and north facades of the new parking deck are architecturally articulated with perforated detailed metal panels that respond to the streetscape and the respects our neighbors to the west. The southern elevation has detailed natural relief that respects our southern neighbor. The building's design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

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

   Response: The west and north facades of the new parking structure are architecturally articulated with perforated detailed metal panels that respond to the streetscape and the respects our neighbors to the west. The southern elevation has detailed natural relief that respects our southern neighbor. The building's design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort. The structure is designed with colored and articulated precast concrete panels to compliment the adjacent two-story office building on site. Color coordination of the two structures works harmoniously together.

ATTACHMENT 3

designers of progressive architecture telephone 480 941 4222 facsimile 480 941 3888 7272 east indian school road suite 214 scottsdale arizona 85251 3948
email: contactus@dpaarchitects.com www.dpaarchitects.com

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

L E T T E R O F E X P L A N A T I O N

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

   Response: The building and landscape elements are appropriately scaled to match the existing site conditions and conditions. Landscape elements are scaled and do match existing elements found of the overall 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;

   Response: The new parking structure is a single level above ground structure which is lower than the existing two-story office building adjacent to this project. the façade of the parking structure is articulated with metal panels that provide a detailed pedestrian experience at the near street level while provide security and ventilation for the occupants.

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;

   Response: The west and north facades of the new parking structure are architecturally articulated with perforated detailed metal panels that respond to the streetscape and the respects our neighbors to the west. The southern elevation has detailed natural relief that respects our southern neighbor. The building's design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort. The structure is designed with colored and articulated precast concrete panels to compliment the adjacent two-story office building on site. Color coordination of the two structures works harmoniously together. There are no windows or specific entries that are applicable but the proportionality, scale, materials and rhythm and very responsive to the varying contextualism of the neighborhood.

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

   Response: The overall parking structure is a direct response to multi-modal transportation options due its strategic location to transit options and patronage.

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

   Response: The parking structure location is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses and artfully integrates its circulation with other site circulation routes and pedestrian access points.

designers of progressive architecture telephone 480 941 4222 facsimile 480 941 3888 7272 east indian school road suite 214 scottsdale arizona 85251 3948
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dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

L E T T E R O F E X P L A N A T I O N

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

   Response: The open-air design of the structure responds directly to Environmental Design principles while also responding to Crime Prevention and safety concerns. Natural ventilation and open design allows for natural surveillance and ease of access as well as ease of maintenance and activity support.

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

    Response: The landscape design directly compliments the existing surrounding landscape of the site and provides delineation from other parking areas, buildings, driveways and accents the pathways to other parts of the site. Site landscaping fully compliments the existing landscaping and respects to use low water use drip irrigation systems.

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

    Response: all signage will be integral to the parking structure and primarily for vehicle flow and access. All signage will be appropriately proportioned, colored and scaled to be consistent with its use. The materiality of the signage will be durable and consistent with other building signage.

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

    Response: New high efficient LED lighting is employed to respond both to the existing building's lighting as well as to reduce energy consumption and to reduce maintenance costs and meet all City of Tempe minimum lighting guidelines for safety and energy usage. All lighting will be designed as to not create any negative effects on adjacent areas. The parking structure is also connected to the existing building entrance with an accessible well illuminated walkway.

The following are responses to questions directly asked within the initial review process.

A. Explain the need for the additional parking

   Response: The requirement for additional parking in directly reflective of current marketplace conditions. The existing building is being repositioned to accommodate a multi-tenant flexible environment suitable to respond to varying clientele needs. Today's clientele are requesting additional parking to meet their employee needs.

ATTACHMENT 5

designers of progressive architecture telephone 480 941 4222 facsimile 480 941 3888 7272 east indian school road suite 214 scottsdale arizona 85251 3948
email: contactus@dpaarchitects.com www.dpaarchitects.com

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

L E T T E R O F E X P L A N A T I O N

B. Why is the garage so far from the building?

Response: Due to the recent acquisition of the available vacant lot to the south of the property and the renovation to the existing building. The position of the New Parking Deck provides the least impact to the existing site as it relates to the existing covered parking, the existing building's visibility and site access.

C. Design should incorporate design elements from the main building?

Response: In order to harmoniously incorporate the New Parking Deck into the site and to maintain an open-air feeling, Sculpted Perforated Metal Panels have been designed into the project to visually tie it to the existing building's architecture. The color of the panels directly relates the neutral tones of the existing building. The sculpted panels along the west and north elevations respond the pedestrian and vehicular experience and provides a softened edge to the neighborhood across the street.

D. Will the garage / property have access control?

Response: The site will no longer have controlled access.

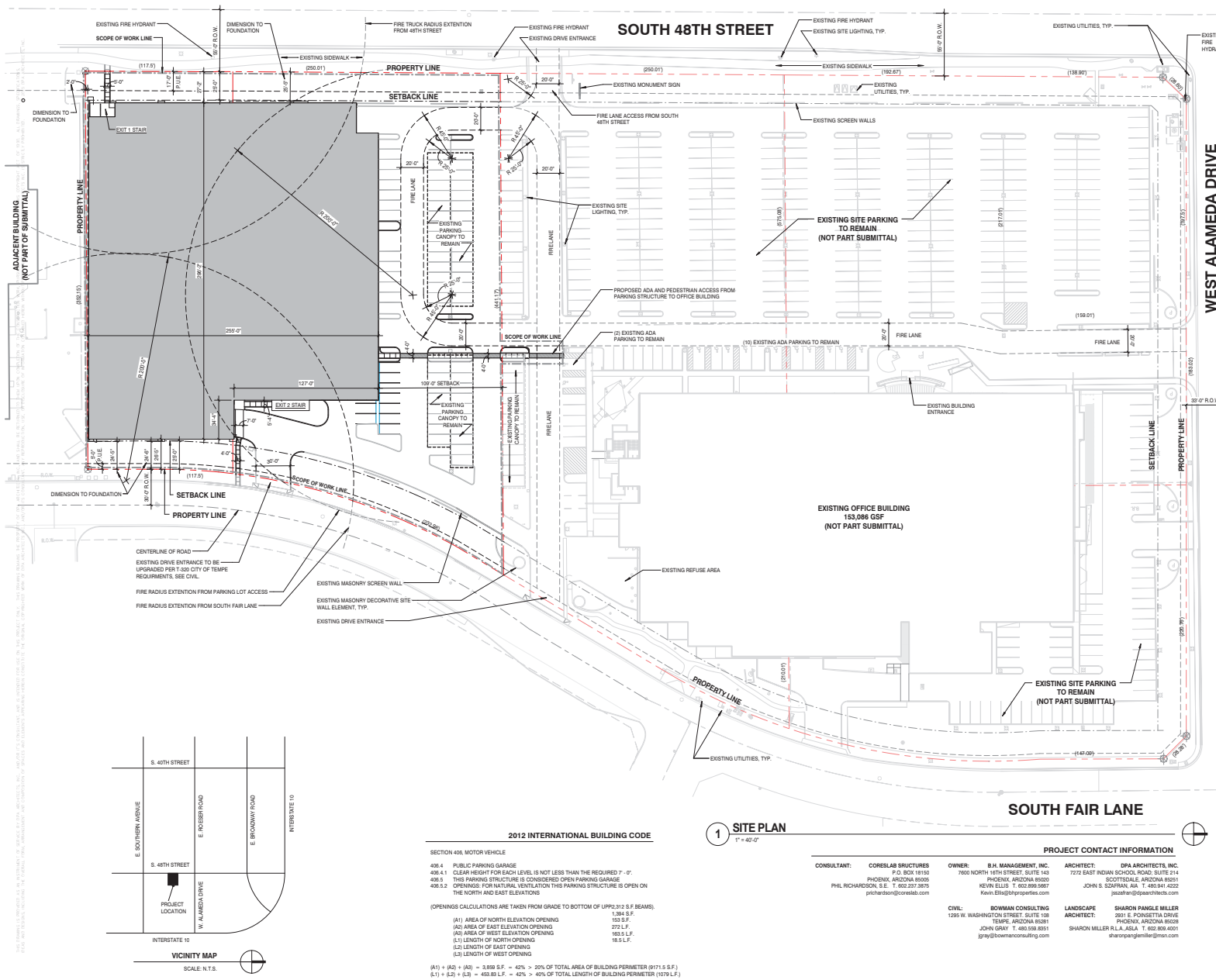
E. All comments from 1st Design Review Submittal Markups (Meeting Date 08/09/2017) have been addressed either in the drawings associated with this letter and/or by phone conversation with our assigned city official, Obenia Kingsby II on 08/28/2017. Please refer to the drawing package.

Respectfully,

John S. Szafran, AIA, NCARB, LEED AP
Principal

dpa architects, inc.
Designers of Progressive Architecture

ATTACHMENT 6



VICINITY MAP
SCALE: N.T.S.

1 SITE PLAN
1" = 40'-0"

2012 INTERNATIONAL BUILDING CODE

SECTION 406, MOTOR VEHICLE

406.4 PUBLIC PARKING GARAGE
406.4.1 CLEAR HEIGHT FOR EACH LEVEL IS NOT LESS THAN THE REQUIRED 7' - 0".
406.5 THIS PARKING STRUCTURE IS CONSIDERED OPEN PARKING GARAGE
406.5.2 OPENINGS: FOR NATURAL VENTILATION THIS PARKING STRUCTURE IS OPEN ON THE NORTH AND EAST ELEVATIONS

(OPENINGS CALCULATIONS ARE TAKEN FROM GRADE TO BOTTOM OF UPP2,312 S.F.BEAMS). 1,394 S.F.

(A1) AREA OF NORTH ELEVATION OPENING	153 S.F.
(A2) AREA OF EAST ELEVATION OPENING	272 L.F.
(A3) AREA OF WEST ELEVATION OPENING	163.5 L.F.
(L1) LENGTH OF NORTH OPENING	18.5 L.F.
(L2) LENGTH OF EAST OPENING	
(L3) LENGTH OF WEST OPENING	

(A1) + (A2) + (A3) = 3,859 S.F. = 42% > 20% OF TOTAL AREA OF BUILDING PERIMETER (9171.5 S.F.)
(L1) + (L2) + (L3) = 453.83 L.F. = 42% > 40% OF TOTAL LENGTH OF BUILDING PERIMETER (1079 L.F.)

PROJECT CONTACT INFORMATION

CONSULTANT: CORESLAB SRUCTURES
P.O. BOX 18150
PHOENIX, ARIZONA 85005
PHIL RICHARDSON, S.E. T. 602.237.3875
prichardson@coreslab.com

OWNER: B.H. MANAGEMENT, INC.
7600 NORTH 16TH STREET, SUITE 143
PHOENIX, ARIZONA 85020
KEVIN ELLIS T. 602.899.5667
Kevin.Ellis@bhproperties.com

ARCHITECT: DPA ARCHITECTS, INC.
7272 EAST INDIAN SCHOOL ROAD, SUITE 214
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JOHN S. SZAFRAN, AIA T. 480.941.4222
jszafran@dpaarchitects.com

CIVIL: BOWMAN CONSULTING
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jgray@bowmanconsulting.com

LANDSCAPE ARCHITECT: SHARON PANGLE MILLER
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PHOENIX, ARIZONA 85028
SHARON MILLER R.L.A., ASLA T. 602.809.4001
sharonpanglemiller@msn.com

APPLICABLE CODES

(INCLUDING CITY AMENDMENTS)
2012 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL FIRE CODE

SITE AND PROJECT DATA

CONACT INFORMATION:
OWNER: B.H. MANAGEMENT, INC.
7600 NORTH 16TH STREET, SUITE 143
PHOENIX, ARIZONA 85020
KEVIN ELLIS T. 602.899.5667
Kevin.Ellis@bhproperties.com

PROJECT DATA:

PROJECT TITLE:	BH PROPERTIES - the CENTER, PARKING STRUCTURE
PROJECT ADDRESS:	2881 SOUTH 48TH STREET TEMPE, ARIZONA 85282
LEGAL DESCRIPTION:	LOTS NO. 1, 2, 3, 5, & 6 OF SATON FREEWAY INDUSTRIAL PARK, TEMPE, ARIZONA, BOOK NO. 171, PAGE NO. 31
ACCESSORS PARCEL NO.:	123-28-006, 007A
ZONING:	GID - GENERAL INDUSTRIAL DISTRICT
TOTAL GROSS AREA THIS SUMITTAL:	136,633 S.F. / 3.135 ACRES
TOTAL SITE COVERAGE:	51.2% LOT COVERAGE
TOTAL LANDSCAPE AREA THIS SUBMITTAL: WITHIN RIGHT OF WAY = 6,294 S.F.	21,463 S.F. (15.7%)
TOTAL S.F. (GROUND LEVEL = 70,242 S.F.; UPPER LEVEL. = 74,660 S.F.):	144,902 S.F.
PROPOSED USE:	ADDITIONAL PARKING FOR EXISTING OFFICE BUILDING
PARKING STRUCTURE HEIGHT: (FROM TOP OF CURB)	21'-0"
NEW PARKING STRUCTURE CONSTRUCTION TYPE:	1-B
NEW PARKING STRUCTURE OCCUPANCY:	S2-OPEN PARKING STRUCTURE
SPRINKLED:	YES

BUILDING SETBACKS:

SOUTH 48TH STREET (FRONT) ALLOWANCE = 25'-0"	ACTUAL = 27'-2"
SOUTH PROPERTY LINE (SIDE) ALLOWANCE = 0'-0"	ACTUAL = 1'-0"
SOUTH FAIR LANE (FRONT) ALLOWANCE = 25'-0"	ACTUAL = 26'-5"
NORTH PROPERTY LINE (SIDE) ALLOWANCE = 0'-0"	ACTUAL = 109'-0"

VEHICULAR PARKING REQUIREMENTS FOR EXISTING OFFICE BUILDING

VEHICULAR PARKING MINIMUM REQUIREMENT (OFFICE)	1 STALL / 300 S.F.
EXISTING OFFICE BUILDING GROSS SF:	153,086 S.F.
NUMBER OF PARKING STALLS REQUIRED: 153,086 S.F. / 300 S.F.	511 STALLS

PARKING CALCULATIONS

TOTAL EXISTING SURFACE PARKING: (INCLUDING ADA = 12 SPACES) NE LOT (BUILDING) = 97; NW LOT = 288; S LOT = 176	**561 STALLS**
TOTAL EXISTING SURFACE PARKING WITHIN SCOPE OF WORK AREA (SOUTH LOT)	176 STALLS
EXISTING SURFACE PARKING REMOVED FOR PARKING STRUCTURE:	(- 33 STALLS)
TOTAL REMAINING EXISTING PARKING WITHIN SCOPE OF WORK AREA:	**143 STALLS**
TOTAL ADDITIONAL PARKING PROVIDED: GRADE LEVEL (INCLUDING ADA = 6 SPACES): UPPER LEVEL:	**+ 306 STALLS** 102 STALLS 204 STALLS
TOTAL PARKING PROVIDED WITHIN SCOPE OF WORK (INCLUDING ADA):	**449 STALLS**
TOTAL SITE PARKING PROVIDED: NE LOT (BUILDING) = 97; NW LOT = 288; S LOT = 449	**834 SPACES**
TOTAL REQUIRED ADA PARKING: IBC2012 TABLE 1106.1 501 TO 1,000 = 2% OF TOTAL = 838 / 0.02 = 16.76	17 SPACES
TOTAL ADA PARKING PROVIDED:	**18 SPACES**

SHEET INDEX

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE

2881 South 48TH STREET
TEMPE, AZ 85282

CITY OF TEMPE CASE NO. : PL160124

REGISTERED ARCHITECT
JOHN S. SZAFRAN
CERTIFICATE NO. 20,784
ARIZONA, U.S.A.
expires 30 June 2018

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

REVISION INFORMATION

#	DESCRIPTION	DATE
1	1st DR SUBMITTAL	07/31/2017
2	2nd DR SUBMITTAL	09/26/2017

drawn by: wmw
project no.: 16069
date: 09/26/2017

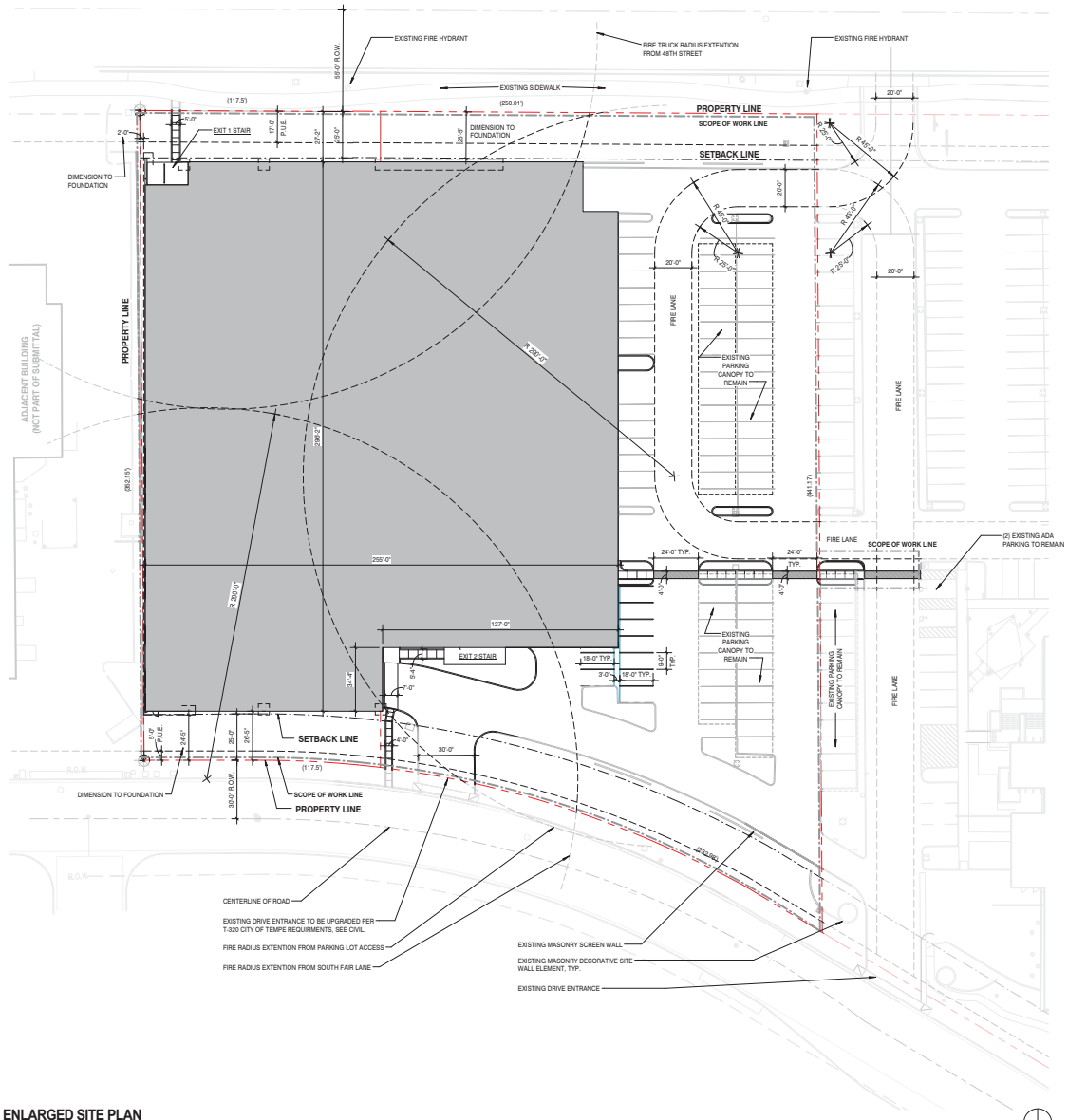
OVERALL SITE PLAN AND PROJECT DATA

CITY OF TEMPE CASE NO. : DS# 160308; PL# 160124

SP 100

PLOT DATE: 10/3/2017 8:42:35 AM

ATTACHMENT 7



1 ENLARGED SITE PLAN
1" = 30'-0"

ENLARGED SITE PLAN

SP 102

PLOT DATE: 9/26/2017 10:15:04 AM

ATTACHMENT 8

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE

2881 South 48TH STREET
TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 25794
STATE OF ARIZONA, U.S.A.
expires 30 June 2018

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REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by:	SU
project no.:	16069
date:	09/26/2017

(NOTE: REFERENCE ATTACHED 8.5" X 11" DOCUMENT TITLED 'SITE CONTEXT PHOTOS' FOR SITE PHOTOS

1 SITE CONTEXT PLAN
1" = 100'-0"

SITE PHOTO LEGEND

REFER TO SITE CONTEXT PHOTO 8.5"X11" DOCUMENT

SET NUMBER
PHOTO ID LETTER

the CENTER • PARKING STRUCTURE

2881 South 48TH STREET
TEMPE, AZ 85282

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

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REVISION INFORMATION

#	DESCRIPTION	DATE

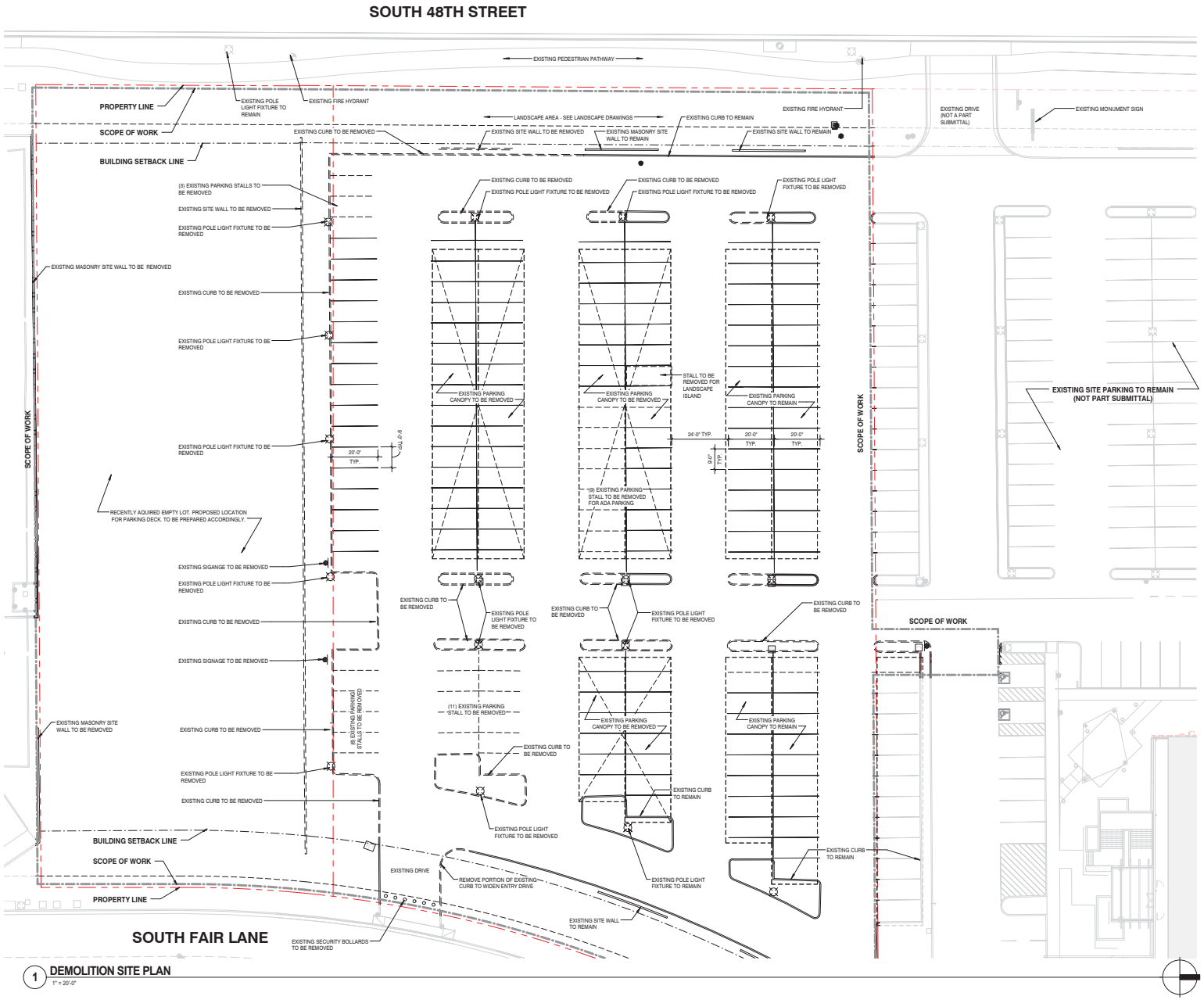
drawn by: SU
project no.: 16069
date: 09/26/2017

CONTEXT SITE PLAN

SP 101

PLOT DATE: 9/26/2017 10:15:03 AM

ATTACHMENT 9



1 **DEMOLITION SITE PLAN**
1" = 20'-0"

DEMOLITION SITE PLAN

PLOT DATE: 9/26/2017 10:14:57 AM

ATTACHMENT 10

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE
2881 South 48TH STREET
TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 35756
expires 30 June 2018

dpa
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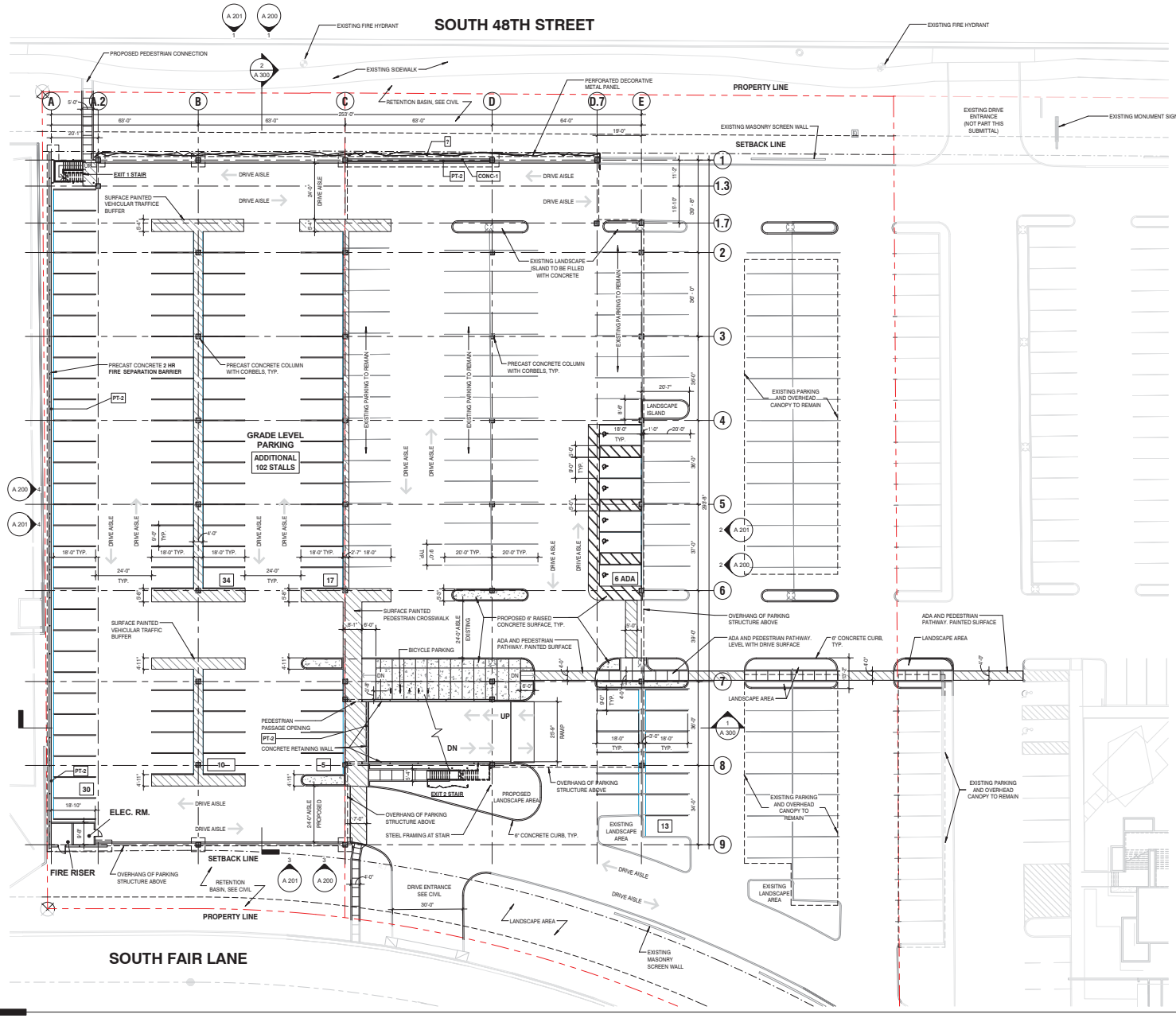
REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by: wmw
project no.: 16089
date: 09/26/2017

AD 100



1 GRADE LEVEL PARKING
1" = 20'-0"

GRADE LEVEL PARKING

A 100

PLOT DATE: 9/26/2017 10:13:47 AM

ATTACHMENT 11

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE
2881 South 48TH STREET
TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 25756
STATE OF ARIZONA
expires 30 June 2018

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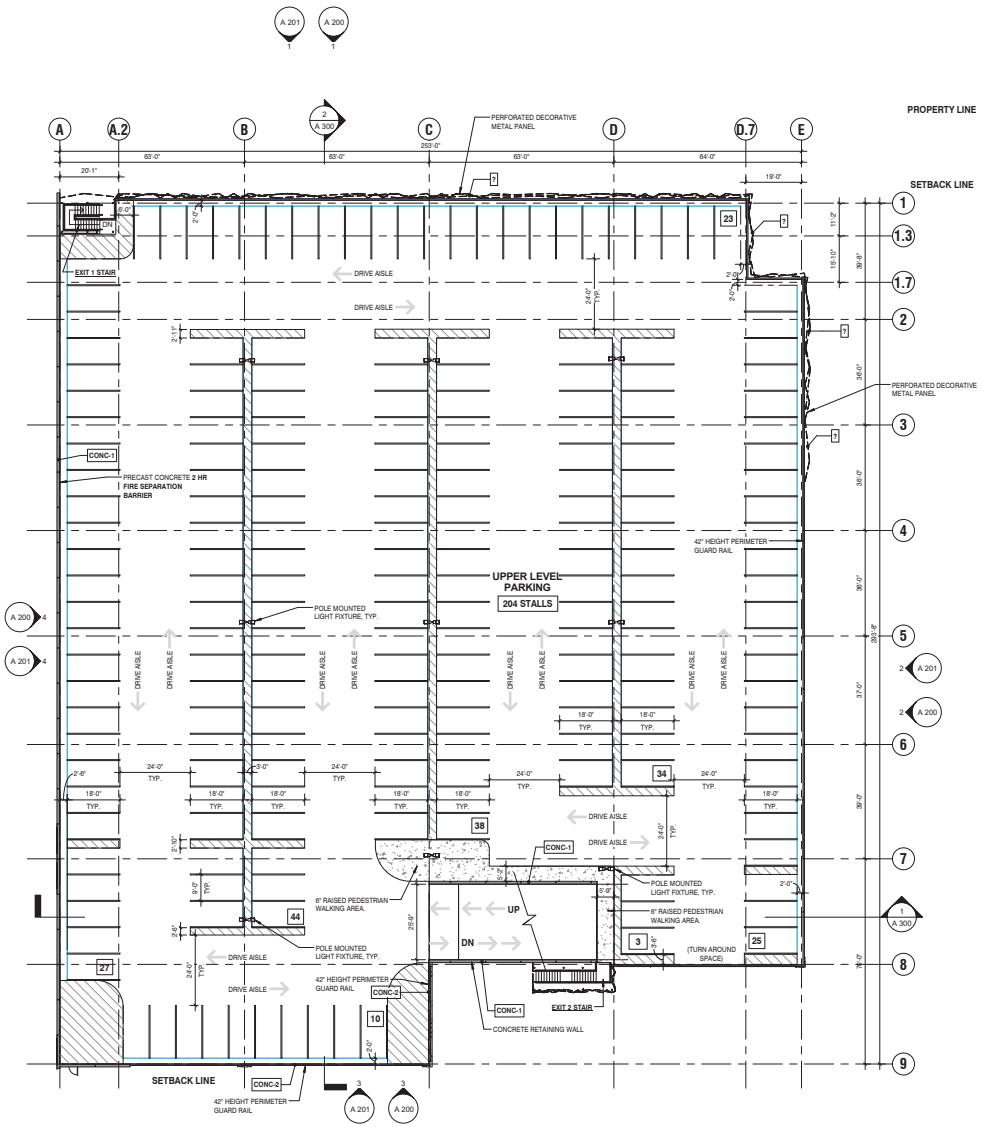
REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by: wmw
project no.: 16089
date: 09/26/2017



1 ABOVE GRADE LEVEL PARKING
1" = 20'-0"

ABOVE GRADE LEVEL PARKING

A 101

the CENTER • PARKING STRUCTURE
2881 South 48TH STREET
TEMPE, AZ 85282

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

REGISTERED ARCHITECT
CERTIFICATE NO. 25756
STATE OF ARIZONA U.S.A.
expires 30 June 2018

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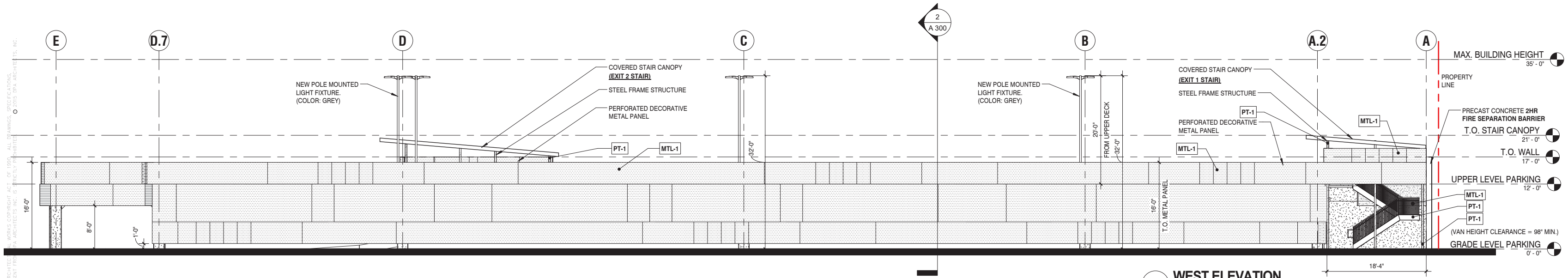
REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by: wmw
project no.: 16069
date: 09/26/2017

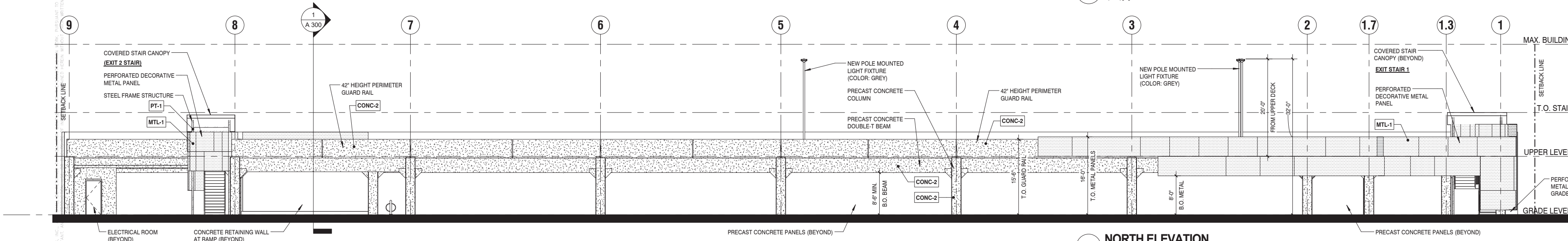
PLOT DATE: 9/26/2017 10:13:49 AM

ATTACHMENT 12


E
D.7
D
C
B
A.2
A
2
A 300
NEW POLE MOUNTED LIGHT FIXTURE. (COLOR: GREY)
COVERED STAIR CANOPY (EXIT 2 STAIR)
STEEL FRAME STRUCTURE
PERFORATED DECORATIVE METAL PANEL
PT-1
MTL-1
COVERED STAIR CANOPY (EXIT 1 STAIR)
PROPERTY LINE
PRECAST CONCRETE 2HR FIRE SEPARATION BARRIER
MAX. BUILDING HEIGHT 35' - 0"
T.O. STAIR CANOPY 21' - 0"
T.O. WALL 17' - 0"
UPPER LEVEL PARKING 12' - 0"
(VAN HEIGHT CLEARANCE = 98" MIN.)
GRADE LEVEL PARKING 0' - 0"
FROM UPPER DECK
T.O. METAL PANEL
18'-4"

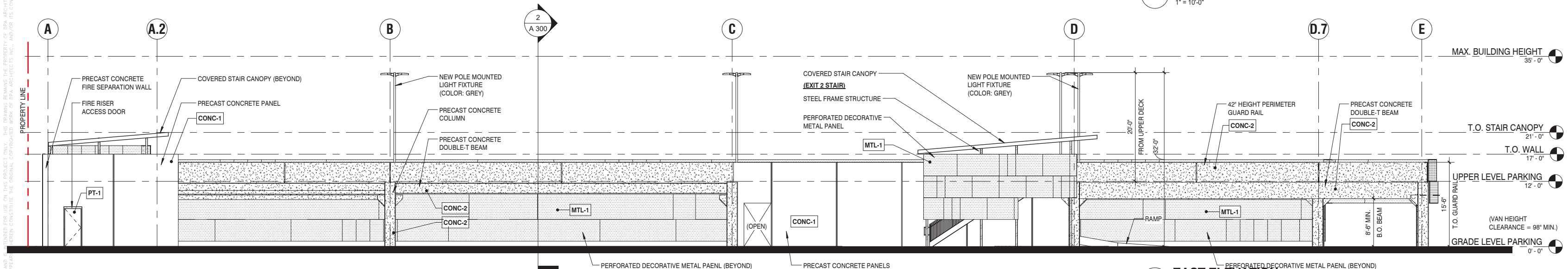
1 WEST ELEVATION

1" = 10'-0"


9
8
7
6
5
4
3
2
1.7
1.3
1
1
A 300
SETBACK LINE
COVERED STAIR CANOPY (EXIT 2 STAIR)
PERFORATED DECORATIVE METAL PANEL
STEEL FRAME STRUCTURE
PT-1
MTL-1
42" HEIGHT PERIMETER GUARD RAIL
CONC-2
NEW POLE MOUNTED LIGHT FIXTURE (COLOR: GREY)
PRECAST CONCRETE COLUMN
PRECAST CONCRETE DOUBLE-T BEAM
CONC-2
COVERED STAIR CANOPY (BEYOND)
EXIT STAIR 1
PERFORATED DECORATIVE METAL PANEL
MAX. BUILDING HEIGHT 35' - 0"
T.O. STAIR CANOPY 21' - 0"
UPPER LEVEL PARKING 12' - 0"
PERFORATED DECORATIVE METAL PANEL LIFTED FROM GRADE
GRADE LEVEL PARKING 0' - 0"
T.O. GUARD RAIL
T.O. METAL PANELS
B.O. BEAM
B.O. METAL
FROM UPPER DECK
ELECTRICAL ROOM (BEYOND)
CONCRETE RETAINING WALL AT RAMP (BEYOND)
PRECAST CONCRETE PANELS (BEYOND)

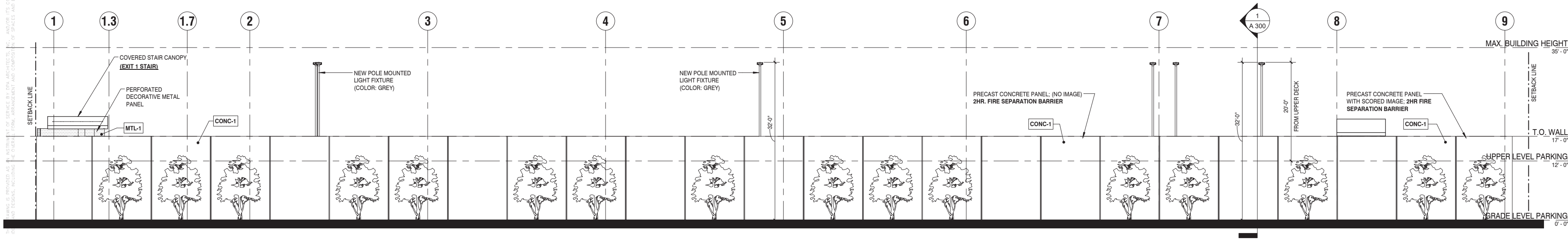
2 NORTH ELEVATION

1" = 10'-0"


A
A.2
B
C
D
D.7
E
2
A 300
PROPERTY LINE
PRECAST CONCRETE FIRE SEPARATION WALL
FIRE RISER ACCESS DOOR
COVERED STAIR CANOPY (BEYOND)
PRECAST CONCRETE PANEL
CONC-1
PT-1
NEW POLE MOUNTED LIGHT FIXTURE (COLOR: GREY)
PRECAST CONCRETE COLUMN
PRECAST CONCRETE DOUBLE-T BEAM
CONC-2
MTL-1
(OPEN)
COVERED STAIR CANOPY (EXIT 2 STAIR)
STEEL FRAME STRUCTURE
PERFORATED DECORATIVE METAL PANEL
42" HEIGHT PERIMETER GUARD RAIL
RAMP
MAX. BUILDING HEIGHT 35' - 0"
T.O. STAIR CANOPY 21' - 0"
T.O. WALL 17' - 0"
UPPER LEVEL PARKING 12' - 0"
(VAN HEIGHT CLEARANCE = 98" MIN.)
GRADE LEVEL PARKING 0' - 0"
PERFORATED DECORATIVE METAL PAENL (BEYOND)
PRECAST CONCRETE PANELS

3 EAST ELEVATION

1" = 10'-0"


1
1.3
1.7
2
3
4
5
6
7
8
9
1
A 300
SETBACK LINE
COVERED STAIR CANOPY (EXIT 1 STAIR)
PERFORATED DECORATIVE METAL PANEL
MTL-1
CONC-1
NEW POLE MOUNTED LIGHT FIXTURE (COLOR: GREY)
PRECAST CONCRETE PANEL (NO IMAGE) 2HR. FIRE SEPARATION BARRIER
PRECAST CONCRETE PANEL WITH SCORED IMAGE; 2HR FIRE SEPARATION BARRIER
FROM UPPER DECK
MAX. BUILDING HEIGHT 35' - 0"
T.O. WALL 17' - 0"
UPPER LEVEL PARKING 12' - 0"
GRADE LEVEL PARKING 0' - 0"

4 SOUTH ELEVATION

1" = 10'-0"

MATERIAL SCHEDULE

MTL-1	PERFORATED DECORATIVE METAL PANEL. McNICHOLES, 1/2" HOLE STAGGERED, 48% OPEN AREA COLOR DARK BRONZE
MTL-2	STANDING SEAM METAL ROOFING - ATAS CANOPY AT EXIT STAIRS COLOR SILVERSMITH
PT-1	PAINTED METAL ALL STEEL AND HANDRAILS AT STAIR DUNN EDWARDS, DE6377 BOAT ANCHOR
PT-2	PAINT LOWER LEVEL INTERIOR WALLS WHITE, LRV 75% MINIMUM
CONC-1	PRECAST CONCRETE PANELS - CORESLAB, WITH ETCHED IMAGE, INTEGRALLY COLORED 'SANDSTONE' CONCRETE SMOOTH FINISH
CONC-2	PRECAST CONCRETE - CORESLAB INTEGRALLY COLORED 'SANDSTONE' CONCRETE WITH EXPOSED AGGREGATE TEXTURE FINISH

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE

2881 South 48TH STREET
TEMPE, AZ 85282

expires 30 june 2018

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REVISION INFORMATION

#	DESCRIPTION	DATE

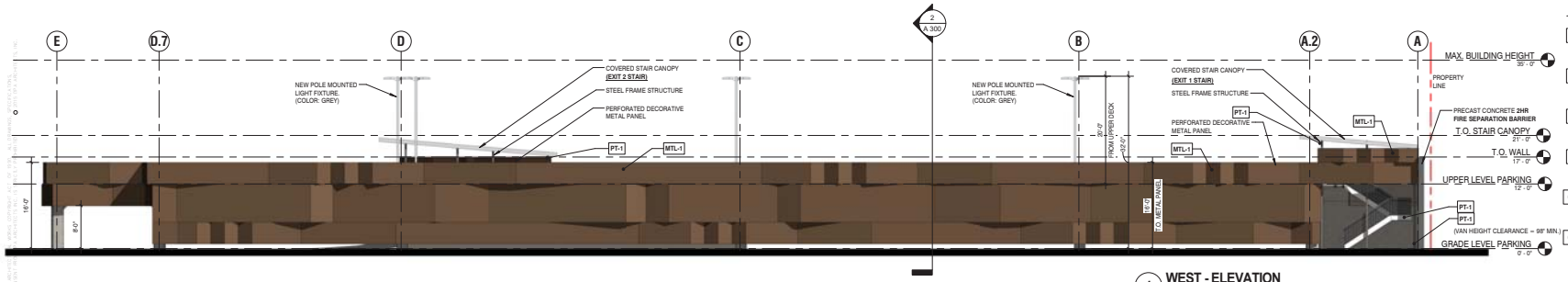
drawn by: wmw
project no.: 16069
date: 09/26/2017

BLACKLINE BUILDING ELEVATIONS

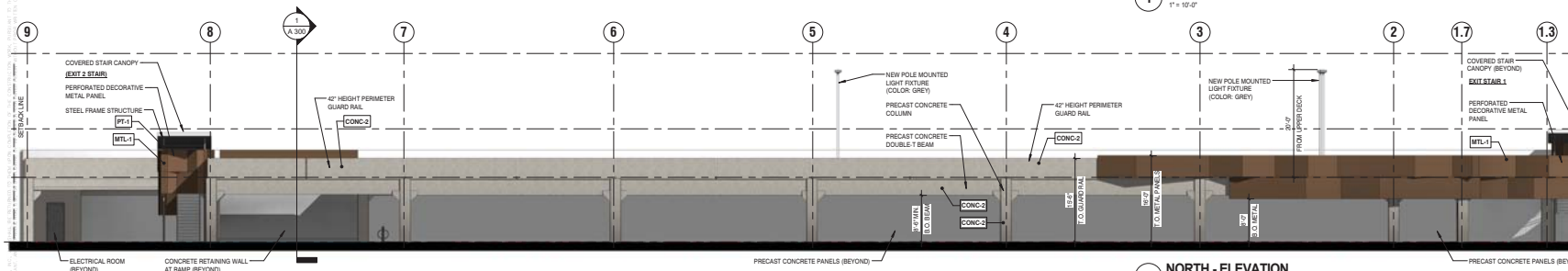
A 200

PLOT DATE: 9/26/2017 10:14:09 AM

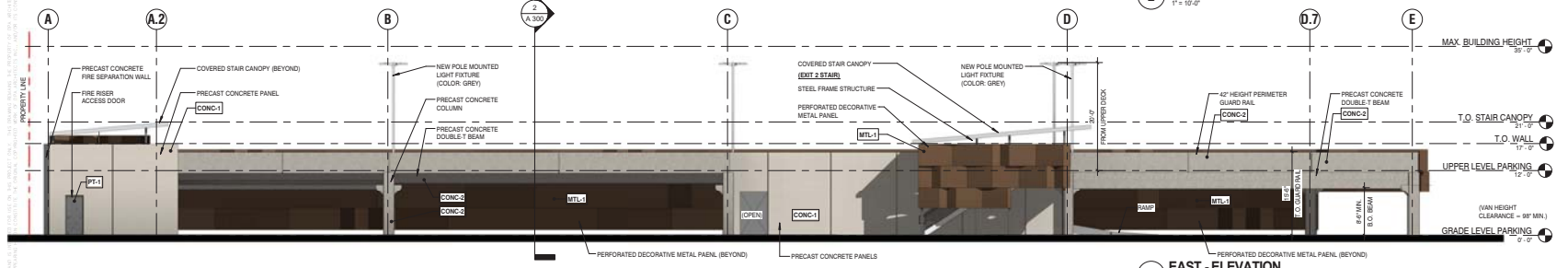
ATTACHMENT 13



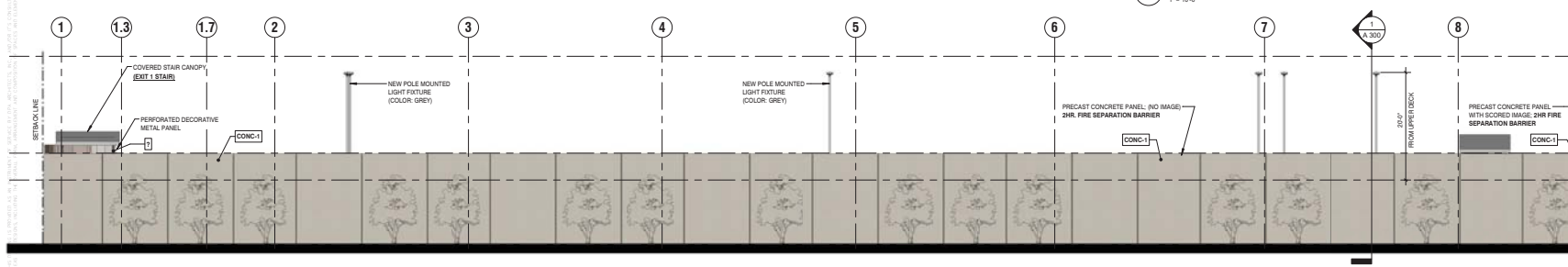
1 WEST - ELEVATION
1" = 10'-0"



2 NORTH - ELEVATION
1" = 10'-0"



3 EAST - ELEVATION
1" = 10'-0"



4 SOUTH - ELEVATION
1" = 10'-0"

MATERIAL SCHEDULE

MTL-1	PERFORATED DECORATIVE METAL PANEL. McNICHOLES, 1/2" HOLE STAGGERED, 48% OPEN AREA COLOR DARK BRONZE
MTL-2	STANDING SEAM METAL ROOFING - ATAS CANOPY AT EXIT STAIRS COLOR SILVERSMITH
PT-1	PAINTED METAL ALL STEEL AND HANDRAILS AT STAIR DUNN EDWARDS, DE6377 BOAT ANCHOR
PT-2	PAINT LOWER LEVEL INTERIOR WALLS WHITE, LRV 75% MINIMUM
CONC-1	PRECAST CONCRETE PANELS - CORESLAB, WITH ETCHED IMAGE, INTEGRALLY COLORED 'SANDSTONE' CONCRETE SMOOTH FINISH
CONC-2	PRECAST CONCRETE - CORESLAB INTEGRALLY COLORED 'SANDSTONE' CONCRETE WITH EXPOSED AGGREGATE TEXTURE FINISH

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE
2881 South 48TH STREET
TEMPE, AZ 85282

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scottsdale, arizona 85251
telephone 480 941 4222
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REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by: wmw
project no.: 16069
date: 09/26/2017

COLORED ELEVATIONS

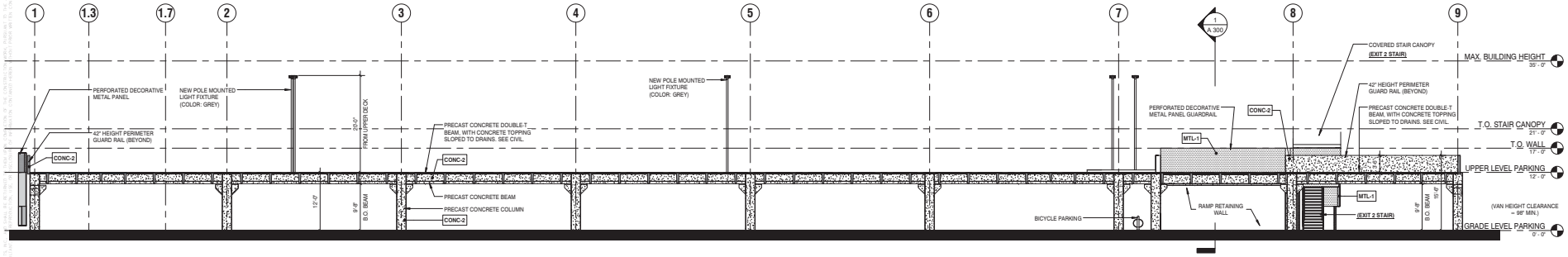
A 201

PLOT DATE: 9/26/2017 10:14:51 AM

ATTACHMENT 14

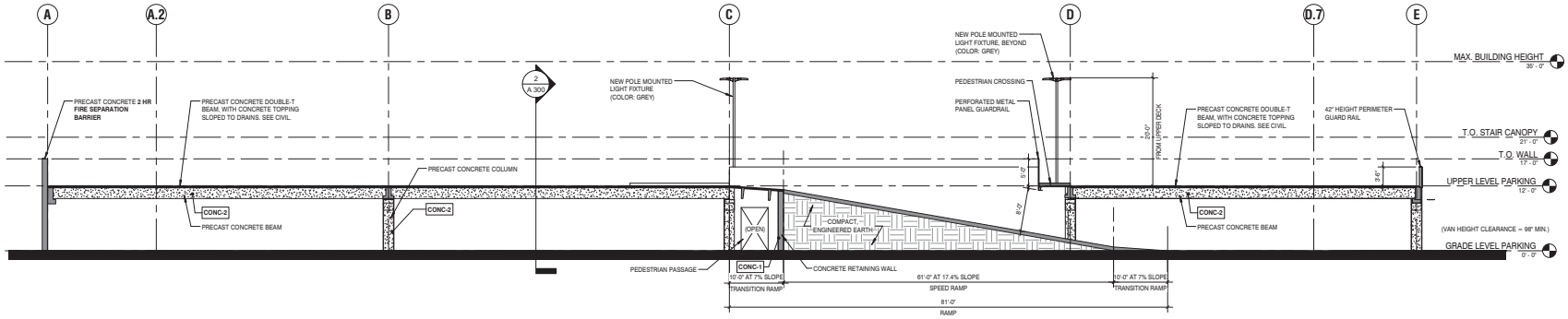
MATERIAL SCHEDULE

MTL-1	PERFORATED DECORATIVE METAL PANEL McNICHOLES, 1/2" HOLE STAGGERED, 48% OPEN AREA COLOR DARK BRONZE
MTL-2	STANDING SEAM METAL ROOFING - ATAS CANOPY AT EXIT STAIRS COLOR SILVERSMITH
PT-1	PAINTED METAL ALL STEEL AND HANDRAILS AT STAIR DUNN EDWARDS, DE6377 BOAT ANCHOR
PT-2	PAINT LOWER LEVEL INTERIOR WALLS WHITE, LRV 75% MINIMUM
CONC-1	PRECAST CONCRETE PANELS - CORESLAB, WITH ETCHED IMAGE, INTEGRALLY COLORED 'SANDSTONE' CONCRETE SMOOTH FINISH
CONC-2	PRECAST CONCRETE - CORESLAB INTEGRALLY COLORED 'SANDSTONE' CONCRETE WITH EXPOSED AGGREGATE TEXTURE FINISH



2 EAST-WEST SECTION

1" = 10'-0"



1 NORTH-SOUTH SECTION AT RAMP

1" = 10'-0"

BH PROPERTIES
TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE

2881 South 48TH STREET
TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 25794
STATE OF ARIZONA, U.S.A.
expires 30 June 2018

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by:	wmw
project no.:	16069
date:	09/26/2017

BUILDING SECTIONS

A 300

PLOT DATE: 9/26/2017 10:14:54 AM

ATTACHMENT 15

2 **WEST STREET ELEVATION - 48th STREET**
3/32" = 1'-0"

1 **EAST STREET ELEVATION - SOUTH FAIR LANE**
3/32" = 1'-0"

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TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 25784
STATE OF ARIZONA, U.S.A.
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REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by: wmw
project no.: 16089
date: 09/26/2017

STREET ELEVATIONS

A 202

PLOT DATE: 9/26/2017 10:14:52 AM

ATTACHMENT 16

1 NORTH-WEST PERSPECTIVE (48th STREET)
1" = 10'-0"

2 NORTH-EAST PERSPECTIVE (FAIR LANE)
12" = 1'-0"

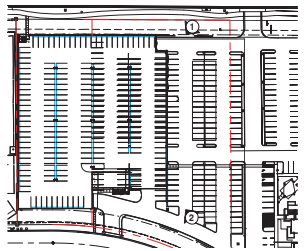

DIAGRAM OF PERSPECTIVE VIEWS
1" = 100'-0"

the CENTER • PARKING STRUCTURE

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TRUSTED BUYER. PROVEN RESULTS.

2881 South 48TH STREET
TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 25784
STATE OF ARIZONA U.S.A.
expires 30 June 2018

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REVISION INFORMATION

#	DESCRIPTION	DATE

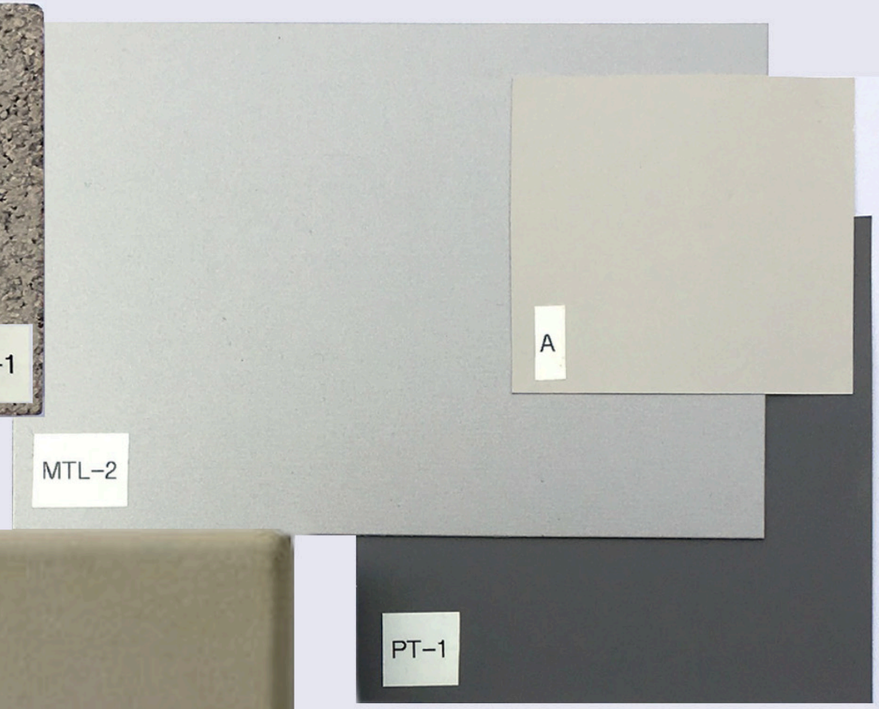
drawn by: wmw
project no.: 16089
date: 09/26/2017

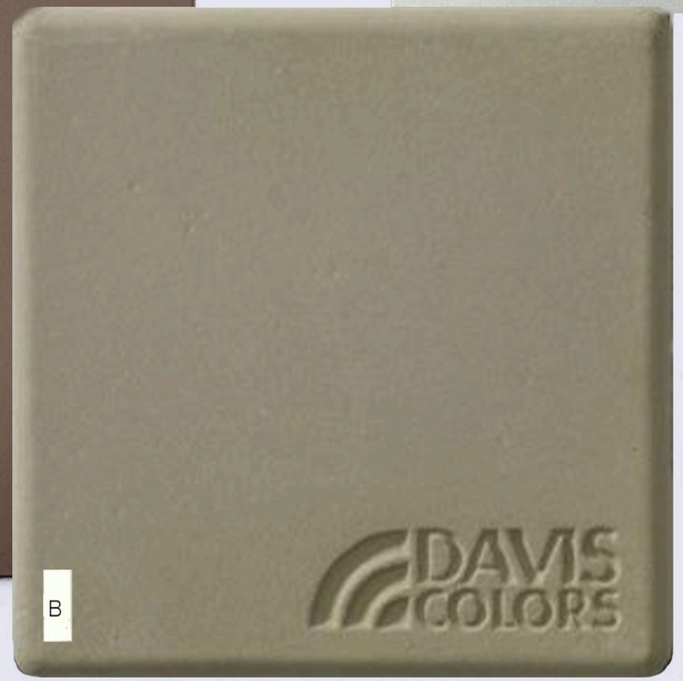
PERSPECTIVES

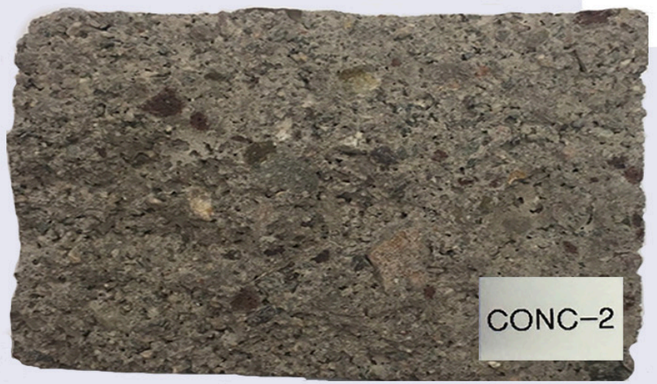
A 900

PLOT DATE: 9/26/2017 10:14:56 AM

ATTACHMENT 17







MATERIAL SCHEDULE

MTL-1	PERFORATED DECORATIVE METAL PANEL. McNICHOLES. COLOR; DARK BRONZE, 1/4" HOLE STAGGERED, 40% OPEN AREA.
MTL-2	STANDING SEAM METAL ROOFING CANOPY AT EXIT STAIRS. ATAS, 'SILVERSMITH'.
PT-1	PAINTED METAL, ALL STEEL AND HANDRAILS AT STAIR. DUNN EDWARDS DE6377 'BOAT ANCHOR'.
CONC-1	PRECAST CONCRETE PANELS CORESLAB, WITH ETCHED IMAGE, INTEGRALLY COLORED 'SANDSTONE' CONCRETE SMOOTH FINISH. (SAMPLE B)
CONC-2	PRECAST CONCRETE – CORESLAB INTEGRALLY COLORED 'SANDSTONE' CONCRETE WITH EXPOSED AGGREGATE TEXTURE FINISH (SAMPLE B)
A	POLE MOUNTED LIGHT FIXTURE COLOR REPRESENTATION
B	INTEGRAL COLORED CONCRETE COLOR SAMPLE FOR CONC-1 AND CONC-2.

BH PROPERTIES

the CENTER SOUTH STRUCTURE

MATERIAL BOARD

2881 S. 48TH STREET TEMPE, ARIZONA 85282

project no.: 16069

9.26.2017

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

ATTACHMENT 18

BH PROPERTIES -
THE CENTER - PARKING STRUCTURE

LANDSCAPE RENOVATION PLANS

MATERIALS LEGEND

PLANTS:

BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES/SIZE AT MATURITY
TREES:				
Cercidium species	Palo verde	Existing	see plan	To remain in place
ParkInsonia x 'Desert Museum'	Desert Museum Palo Verde	24" box -min. 1 ½" caliper	7	Standard Trunk/ 25'canopy
Ulmus parvifolia	Evergreen Elm	Existing	see plan	To remain in place
Ulmus parvifolia	Evergreen Elm	36" box -min. 1 ½" caliper	15	Standard Trunk/ 45' canopy
Acacia salacina	Willow Acacia	24" box -min. 1 ½" caliper	9	Standard Trunk/ 20' canopy
SHRUBS & ACCENTS:				
Aloe 'Blue Elf'	Dwarf Aloe	1 gallon	21	18" height at maturity
Dasylirion longissima	Toothless Spoon	5 gallon	59	6' ht at maturity
Hesperaloe parvifolia 'Brake Lights'	Brake Lights Yucca	1 gallon	168	2' ht at maturity
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 gallon	190	30" ht at maturity
Tecoma stans 'Orange Jubilee'	Orange Jubilee Tecoma	5 gallon	51	10' ht at maturity
Justicia mexicana	Mexican Honeysuckle	5 gallon	76	42" ht at maturity
Eremophila glabra c. 'Winter Blaze'	Winter Blaze	5 gallon	106	3' ht. at maturity
Dodonaea viscosa	Green Hopseed	5 gallon	22	10' ht. at maturity
GROUNDCOVER:				
Eremophila glabra 'Minginew Gold'	Outback Sunrise Emu	1 Gallon	141	less than 2' ht at maturity

ROCK:

D/G — Decomposed Granite, all planting areas at a 2" depth. Color & Size to match existing on site.

City of Tempe Landscape Notes

1. ANY RIVER ROCK MATERIAL MUST BE EMBEDDED IN CONCRETE TO A DEPTH OF TWO-THIRDS (2/3) THE DIMENSION OF THE ROCK TO PREVENT ITS REMOVAL OR RELOCATION.
2. ALL TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1 ½) INCH CALIPER AND SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE "STANDARD TREE PLANTING DETAIL."
3. STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES, PUBLIC AND PRIVATE; AND A MINIMUM OF ONE (1) TREE SHALL BE PROVIDED FOR EVERY THIRTY (30) FEET OF LINEAR STREET FRONTAGE. TREE LOCATION AND SPACING SHALL BE ESTABLISHED THROUGH DEVELOPMENT PLAN REVIEW.
4. PARKING LOTS SHALL HAVE LANDSCAPE TREATMENTS THAT PROVIDE SHADE AND ALLOW FOR NATURAL SURVEILLANCE.
5. EACH LANDSCAPE ISLAND SHALL INCLUDE, AT THE TIME OF INSTALLATION, A MINIMUM OF ONE (1) TREE WITH A MINIMUM CALIPER OF ONE AND ONE-HALF (1 ½) INCHES AND FIVE (5) GROUND COVERS OF ONE (1) GALLON SIZE FOR EACH PARKING SPACE LENGTH. ALL GROUND COVERS IN PARKING LOT LANDSCAPE ISLANDS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT.
6. TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20) FEET, MEASURED HORIZONTALLY, FROM A LIGHT SOUORCE. TREES AND LIGHTING SHALL BE LOCATED TO AVOID CONFLICTS WITH ONE ANOTHER AND TO AVOID CONFLICTS WITH EXISTING AND PROPOSED STRUCTURES.
7. ALL LANDSCAPE AND WALLS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. ANY WLALS TO BE LOCATED WITHIN THE PUBLICE RIGHT-OF-WAY SHALL REQUIRE DEVELOPMENT PLAN APPROVAL AND/OR PRIOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT, AND RECEIVE AN ENCROACHMENT PERMIT.
9. THE MAXIMUM HEIGHT OF ANY FREESTANDING WALL OR FENCE SHALL BE MEASURED FROM THE HIGHEST ADJACENT FINISHED SURFACE OF THE GROUND, PAVING, OR SIDEWALK WITHIN TWENTY (20) FEET, UNLESS OTHERWISE NOTED.
10. 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.

PLANTING NOTES (Not Approved by City of Tempe)

Verify plant quantities prior to bidding and installation. Quantities are listed for convenience only. The actual number of symbols indicated on the planting plans shall have priority over quantities listed within the plant schedules. The contractor shall furnish all plant material necessary to complete the plantings as shown on the plans.

Clarification of discrepancies between the construction documents and the site should be brought to the attention of the landscape architect or owner's representative immediately.

The landscape architect or owner's representative is to approve any or all substitutions.

All plant material must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with ANA specifications. Pruning of landscape material shall be in accordance with ALCA SLM guidelines.

Upon delivery all plant material must meet ANA specifications. All plant material shall be inspected prior to acceptance. The landscape architect or owner's representative reserves the right to refuse any plant material deemed unacceptable even after delivery to site.

Plant trees and shrubs plumb and faced to give the best appearance or relationship to adjacent plants, structures, and views.

Trees must be placed a minimum of 5' from sidewalks, public access ways, back of curbs, or rear of fire hydrants. Shrubs must be, at maturity, 5' from rear of fire hydrants.

Plant Material shall be located away from obstacles such as transformers, power poles, and light fixtures as necessary. No improvements shall be done in any area which will cause harm to adjacent improvements.

Landscape contractor to perform soils test prior to landscape construction to determine any nutrient deficiencies. If any deficiencies exist, it shall be the responsibility of the contractor to amend the soil accordingly.

Planting methods and preparation methods shall be installed according to the planting details and specifications.

All planting areas shall receive one treatment of pre-emergent weed control.

WARRANTY & MAINTENANCE NOTES (Not Approved by City of Tempe)

All trees shall be guaranteed for a minimum period of one year and all other plant material guaranteed for a minimum period of sixty days from the date of final approval by the city.

Trees, shrubs, vines, ground covers and turf which have been replaced under terms of the guarantee shall be guaranteed for an additional sixty days from the date of final approval of all replacements.

All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with originally approved landscape plan. Landscape maintenance during all guarantee periods shall be the responsibility of the installation contractor unless other arrangements have been made. Pruning (if any) during the maintenance period is to be done in accordance with ALCA's SLM designated pruning methods.

NOTES:

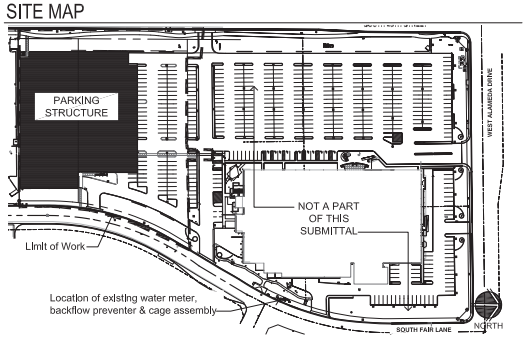
THIS IS AN EXISTING SITE WITH MATURE LANDSCAPING THAT IS BEING UPDATED. SOME PLANT MATERIAL IS BEING REPLACED AND/OR ADDED TO THE EXISTING PLANTING AREAS. EXISTING PLANTS ARE TO REMAIN UNLESS NOTED.
THIS PROPERTY'S LANDSCAPE HAS EXISTING IRRIGATION WHICH WILL BE MODIFIED TO ACCOMMODATE THE NEW PLANT MATERIAL.
THE EXISTING WATER METER, BACKFLOW PREVENTOR AND CAGE ASSEMBLY ARE LOCATED ADJACENT SOUTH. FAIR LANE & EAST OF THE EXISTING BUILDING, OUTSIDE OF THIS SCOPE OF WORK. REFER TO SITE MAP ON THIS SHEET.
THERE ARE NO OVERHEAD WIRES ON THIS SITE.

LANDSCAPE ARCHITECT:
Sharon Pangle Miller
2931 E Poinsettia Drive
Phoenix, AZ 85028
Contact: Sharon Pangle Miller
p. 602.809.4001
sharonpanglemiller@msn.com

ARCHITECT:
DPA ARCHITECTS, INC.
7272 East Indian School Road Suite 214
Scottsdale, Arizona 85251
Contact: Whitney Warman
p. 480.941.4222
wwarman@dpaarchitects.com

VICINITY MAP

SITE MAP



SHEET INDEX

the CENTER • PARKING STRUCTURE
2881 South 48th Street
TEMPE, AZ 85282

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION
REGISTERED LANDSCAPE ARCHITECT — ARIZONA — MILLER
EXPIRES 12/31/17

DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

#	DESCRIPTION	DATE
1	1st DR SUBMITTAL	07/31/2017
2	2nd DR SUBMITTAL	09/26/2017

drawn by: Team
project no.: 16068
date: 09/26/2017

LANDSCAPE COVER SHEET

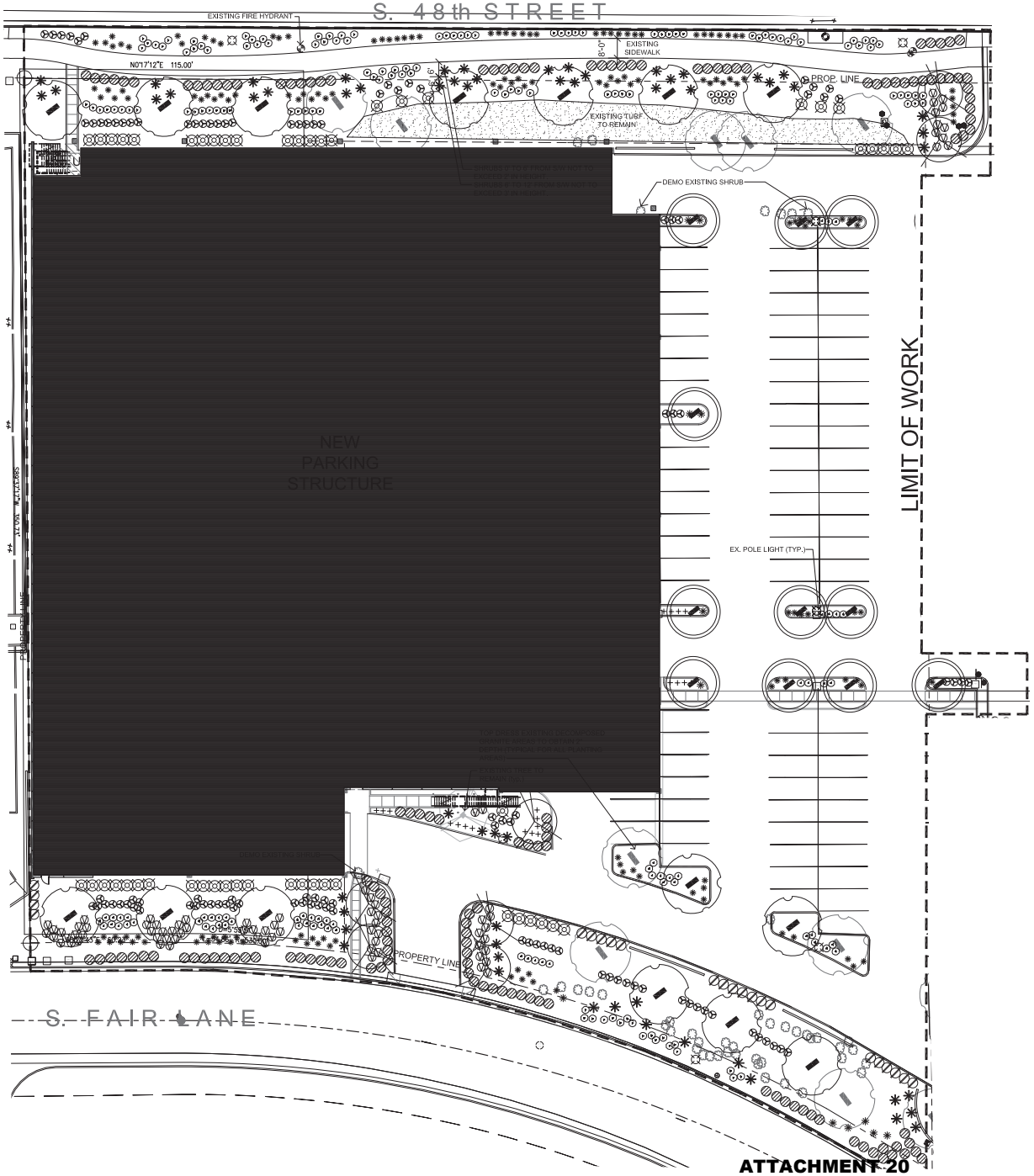
L-01
3

CITY OF TEMPE CASE NUMBER: PL160124

CITY OF TEMPE CASE NUMBER: SPR16052

ARIZONA 811

ATTACHMENT 19



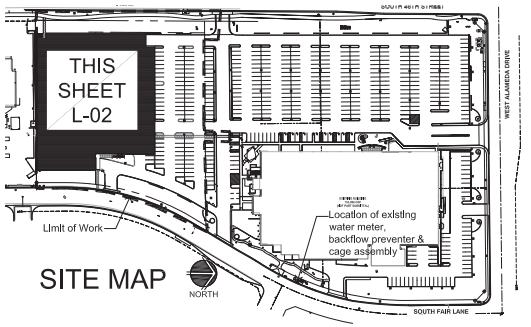
ATTACHMENT 20

MATERIALS LEGEND

REFER TO COMPLETE LEGEND ON COVER SHEET

PLANTS:

BOTANICAL NAME	COMMON NAME	SIZE
TREES:		
Cercidium species	Palo verde	Existing
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" box -min. 1 ½" caliper
Ulmus parvifolia	Evergreen Elm	Existing
Ulmus parvifolia	Evergreen Elm	36" box -min. 1 ½" caliper
Acacia salacina	Willow Acacia	24" box -min. 1 ½" caliper
SHRUBS & ACCENTS:		
Aloe 'Blue Elf'	Dwarf Aloe	1 gallon
Dasylirion longissima	Toothless Spoon	5 gallon
Hesperaloe parvifolia 'Brake Lights'	Brake Lights Yucca	1 gallon
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 gallon
Tecoma stans 'Orange Jubilee'	Orange Jubilee Tecoma	5 gallon
Justicia mexicana	Mexican Honeysuckle	5 gallon
Eremophila glabra c. 'Winter Blaze'	Winter Blaze	5 gallon
Dodonaea viscosa	Green Hopseed	5 gallon
GROUNDCOVER:		
Eremophila glabra 'Minginew Gold'	Outback Sunrise Emu	1 Gallon
ROCK:		
D/G	Decomposed Granite, all planting areas at a 2" depth. Color & Size to match existing on site.	



SITE MAP

NOTES:

THIS IS AN EXISTING SITE WITH MATURE LANDSCAPING THAT IS BEING UPDATED. SOME PLANT MATERIAL IS BEING REPLACED AND/OR ADDED TO THE EXISTING PLANTING AREAS. EXISTING PLANTS ARE TO REMAIN UNLESS NOTED.
THIS PROPERTY'S LANDSCAPE HAS EXISTING IRRIGATION WHICH WILL BE MODIFIED TO ACCOMMODATE THE NEW PLANT MATERIAL.
THE EXISTING WATER METER, BACKFLOW PREVENTER AND CAGE ASSEMBLY ARE LOCATED ADJACENT SOUTH FAIR LANE & EAST OF THE EXISTING BUILDING, OUTSIDE OF THIS SCOPE OF WORK. REFER TO SITE MAP ON THIS SHEET.
THERE ARE NO OVERHEAD WIRES ON THIS SITE.

LANDSCAPE PLANTING PLAN

0 20 40 60

Scale: 1" = 20'-0"

NORTH

CITY OF TEMPE CASE NUMBER: PL160124

Call at least two full working days before you begin excavation. ARIZONA811

the CENTER • PARKING STRUCTURE
2881 South 48th Street
TEMPE, AZ 85282

CERTIFIED LANDSCAPE ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION PURPOSES STATE OF ARIZONA, U.S.A. EXPIRES 12/31/17

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 e indian school rd ste 214
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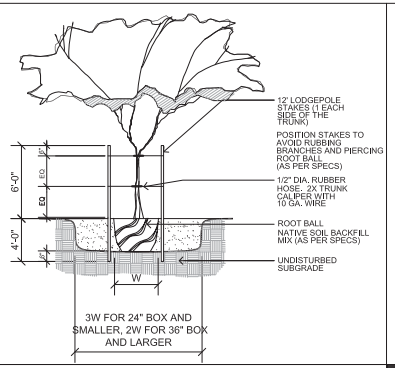
#	DESCRIPTION	DATE
1	1st DR SUBMITTAL	07/31/2017
2	2nd DR SUBMITTAL	09/26/2017

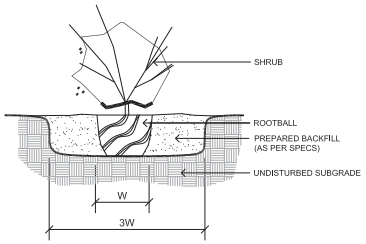
drawn by: Team
project no.: 16068
date: 09/26/2017

L-02
3

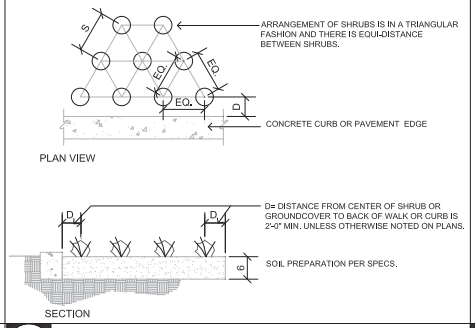
CITY OF TEMPE CASE NUMBER: SPR16052



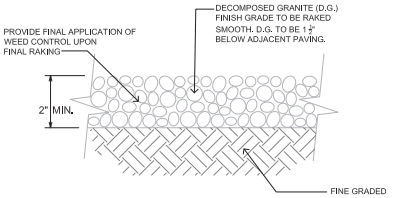
1 Tree Planting Detail NTS



2 Shrub Planting Detail NTS



3 Plant Spacing Detail NTS



3 Decomposed Granite Detail NTS

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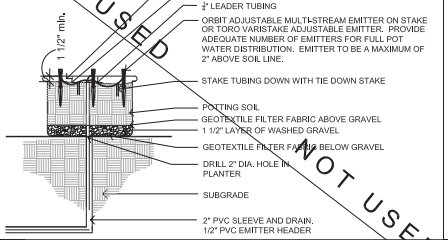
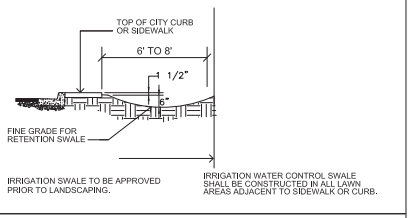


NOT USED

4 Pot Detail NTS



5 R.O.W. Swale Detail NTS

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scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

#	DESCRIPTION	DATE
1	1st DR SUBMITTAL	07/31/2017
2	2nd DR SUBMITTAL	09/26/2017

drawn by: Team
project no.: 16068
date: 09/26/2017

PLANTING DETAILS

L-03
3

CITY OF TEMPE CASE NUMBER: PL160124

CITY OF TEMPE CASE NUMBER: SPR16052

ATTACHMENT 21

GROUND LEVEL

LUMINAIRE SCHEDULE

LABEL	SYMBOL	MANUFACT	MTG HGT	DESCRIPTION	LLF	LUM. LUMENS	LUM. WATTS	QTY
GI		BEACON PRODUCTS	9.66'	EDR-48NB-110-4K-TSR	0.920	12441	111	66'

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GARAGE FLOOR PLANAR	ILLUMINANCE	Fc	10.01	18.4	4.3	2.33	4.28

4 PHOTOMETRIC CHART - GRADE LEVEL

1" = 20'-0"

SECOND LEVEL

LUMINAIRE SCHEDULE

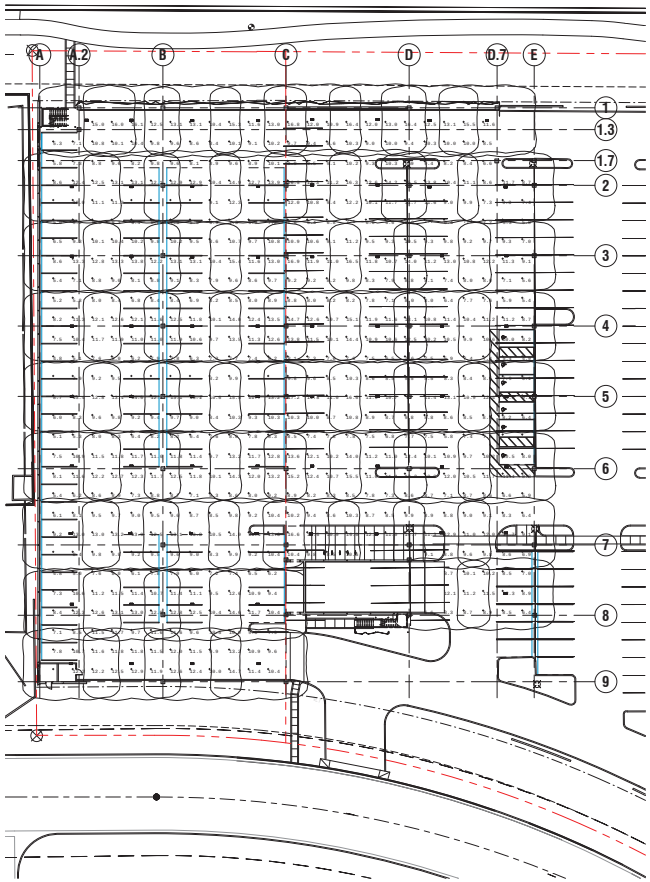
LABEL	SYMBOL	MANUFACT	MTG HGT	DESCRIPTION	LLF	LUM. LUMENS	LUM. WATTS	QTY
SA		U.S. ARCHITECTURAL LIGHTING	20'	RZR-G-V-SQ-W-120PLED-NW-700	0.920	27208	260	9

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
ROOF PARKING PLANAR	ILLUMINANCE	Fc	5.93	9.8	1.2	4.94	8.17

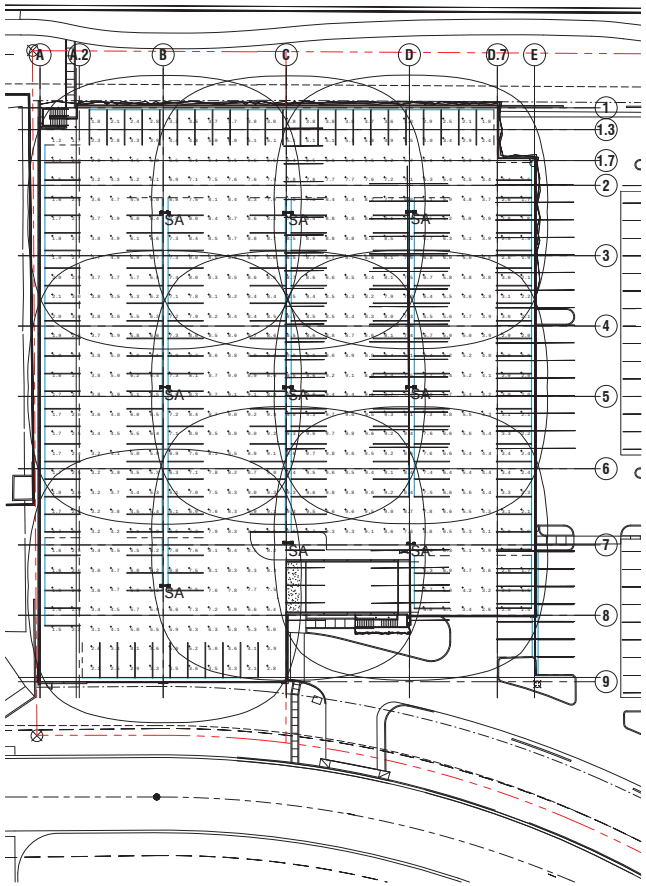
2 PHOTOMETRIC CHART - UPPER LEVEL

1" = 20'-0"



3 GRADE LEVEL PHOTOMETRICS

1" = 30'-0"



1 UPPER LEVEL PHOTOMETRICS

1" = 30'-0"

BH PROPERTIES TRUSTED BUYER. PROVEN RESULTS.

the CENTER • PARKING STRUCTURE

2881 South 48TH STREET
TEMPE, AZ 85282

REGISTERED ARCHITECT
CERTIFICATE NO. 25756
ARIZONA, U.S.A.
expires 30 June 2018

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scottsdale, arizona 85251
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REVISION INFORMATION

#	DESCRIPTION	DATE

drawn by:	SU
project no.:	16089
date:	09/26/2017

PHOTOMETRICS ANALYSIS

A 102

PLOT DATE: 9/26/2017 10:13:53 AM

ATTACHMENT 22

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

S I T E C O N T E X T P H O T O S

Date: 31 August 2017

Project: **BH Properties – the Center • South Structure**
2881 S. 48TH Street
Tempe, Arizona 85252

City of Tempe Case number: PL16024

SITE PHOTOS LOCATION PLAN

designers of progressive architecture telephone 480 941 4222 facsimile 480 941 3888 7272 east indian school road suite 214 scottsdale arizona 85251 3948
email: contactus@dpaarchitects.com www.dpaarchitects.com

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

S I T E C O N T E X T P H O T O S

SET 1

A

B

C

D

designers of progressive architecture telephone 480 941 4222 facsimile 480 941 3888 7272 east indian school road suite 214 scottsdale arizona 85251 3948
email: contactus@dpaarchitects.com www.dpaarchitects.com

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE

S I T E C O N T E X T P H O T O S

SET 2

A

B

C

D

designers of progressive architecture telephone 480 941 4222 facsimile 480 941 3888 7272 east indian school road suite 214 scottsdale arizona 85251 3948
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S I T E C O N T E X T P H O T O S

SET 3


A


B


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SITE CONTEXT PHOTOS

SET 4

A

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S I T E C O N T E X T P H O T O S

SET 5

A

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S I T E C O N T E X T P H O T O S

SET 6

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S I T E C O N T E X T P H O T O S

SET 7

A

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S I T E C O N T E X T P H O T O S

SET 8


A


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Date: 26 September 2017

Project: **BH Properties – the Center • South Structure**
2881 S. 48TH Street
Tempe, Arizona 85252

City of Tempe Case number: DS# 160308; PL# 16024

EXISTING BUILDING CONTEXT PHOTOS


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