

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/09/2019  
Agenda Item: 4**

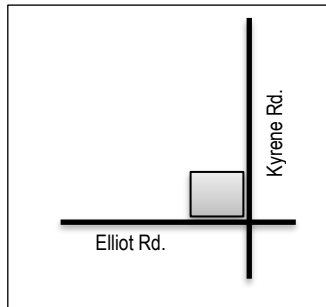
**ACTION:** Request a Development Plan Review for a new 6,360 square-foot multi-tenant commercial building with a drive-through for **KYRENE AND ELLIOT SHOPS BUILDING**, located at 550 West Elliot Road. The applicant is Vertical Design Studios. (PL180308)

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** KYRENE AND ELLIOT SHOPS BUILDING (PL180308) is a proposed 6,360 square-foot commercial building with three tenant suites. The suite on the west end of the proposed building will have a drive-through restaurant use and pick-up window on the west elevation. The request includes the following:

DPR180165 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Avalon Elliot LLC
Applicant	Trish Flower, Vertical Design Studios
Zoning District	PCC-1 SWOD (Planned Commercial Center Neighborhood, Southwest Overlay District)
Net site area	1.04 acres
Net Building Area	6,360 s.f.
Lot Coverage	14.5% (50% max. allowed)
Building Height	28' (60' maximum allowed)
Building Setbacks	96'-2" front (east), 98'-7" street side (south), 30' north side, 30'-11" rear (0', 0', 30', 30' min.)
Landscape area	35.5% (15% minimum required)
Vehicle Parking	47 spaces (58 min. required by ZDC, 47 min. through shared parking analysis)
Bicycle Parking	6 spaces (6 min. required)

**ATTACHMENTS:** Development Project File

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

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 Kyrene and Elliot Roads and is surrounded by a drive-in restaurant to the west and industrial uses to the north. The property is zoned PCC-1 and is within the Southwest Overlay District. The site contains a vacant gas station with convenience store. The applicant proposes to demolish this building and construct a new building with inline shops.

This request includes the following:

1. Development Plan Review which includes: a single-story, 6,360 square-foot commercial building with a drive-through use.

An administrative review application for shared parking has been submitted for this project. The application requests alternative parking space requirements using a parking demand study, and the study shows a minimum parking space demand of 47 spaces. A stipulation is included to require approval of this final parking demand study prior to submittal of construction documents.

**SITE PLAN REVIEW**

This project went through two preliminary and one formal site plan review in May, July, and November of 2018. Staff comments included: provide a pedestrian path to the building from Kyrene Road; reorient the refuse enclosure so that it does not face Kyrene; relocate the refuse enclosure out of the existing Salt River Project (SRP) easement; consider breaking up the metal canopy on the south elevation and providing them with different heights; provide integral colored concrete masonry units (CMU), not painted; relocate the electrical cabinet to the north elevation; and shade the bicycle parking spaces.

The applicant addressed most staff's comments. The utility provider would not approve relocation of the electrical cabinet to the north elevation, so the plan was modified to construct a pop out around the cabinet. The provider also preliminarily approved the refuse location within the utility easement.

**PUBLIC INPUT**

A neighborhood meeting was not required.

**PROJECT ANALYSIS****DEVELOPMENT PLAN REVIEW****Site Plan**

The plan depicts a 6,580-gross square-foot commercial building on the corner of Kyrene and Elliot Roads. Surface parking is located to the south and east of the building with the entrance to the drive-through lane at the northeast corner of the building. Vehicles circulate along the north side of the building to the pick-up window on the west elevation, adjacent to a drive-in restaurant.

**Building Elevations**

The building design is contemporary with flat roofs and parapets to conceal rooftop mechanical equipment. Exterior materials include stucco, bands of integral color CMU, wood-look veneer panels, and metal deck gates the electrical cabinet. A metal canopy over seven feet deep extends across the front (south) elevation and returns to half the building depth along the west and east elevations.

**Landscape Plan**

The proposed landscape plan retains several mature trees along both Kyrene and Elliot. Plans show the addition of Desert Museum Palo Verde along both frontages. Desert Museum Palo Verde are also proposed within the parking lot, and Red Push Pistache trees are proposed along the west side of the drive-through lane.

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*; though the building is setback from the street frontages, retaining the existing mature trees, along with new trees and the existing screen wall, will provide variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the suite entrances are along the south elevation, and plans show a seven-foot four-inch canopy along this elevation to shade all the storefronts. The drive-through pick-up window on the west elevation is shaded by a four-foot six-inch deep canopy along with shade trees along the entire length of the lane.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are appropriate for their use and location of the building and will compliment other buildings in the area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the single-story building and landscape design are appropriately scaled, relative to the surroundings.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building mass is broken up by variation in parapet height, materials and the metal canopy that runs the entire length of the south elevation. A wide, dark band of CMU also runs along the base of the building to create a defined base.
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 multiple materials of stucco, horizontal bands of integral color CMU, and faux wood panels.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; a bus shelter is located on Elliot Road, and pedestrian connections are provided to the building from both streets. Bicycle parking spaces are located along the front elevation and shaded by the metal canopy.
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*. Lighting will comply with the requirements of the code.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.

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

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

**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 and building elevations dated May 24, 2019 and landscape plan dated May 31, 2019. 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 administrative review application for shared parking must be approved prior to submittal of construction documents.**

**Site Plan**

3. If provided, gates shall be 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. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

**Floor Plans**

6. Public Restroom Security:
  - a. Single user restroom door hardware:
    - 1) Provide a key bypass on the exterior side

**Building Elevations**

7. The materials and colors are approved as presented:
  - Primary Building – 8" x 8" x 16" Split-faced CMU – Superlite – horizontal bands of Ridgeline and Monterey Stone
  - Secondary Building - Smooth-faced stucco with 1/2" x 1/2" reveals – Sherwin Williams – Dapper Tan SW6144
  - Prefabricated panel system – Nichiha – Vintage "Cedar" EPC762F
  - Metal awning – Sherwin Williams – Cityscape SW7067
  - Cornice – Sherwin Williams – Suitable Brown SW7054
  - Windows – clear anodized aluminum frame
  - Glazing – Oldcastle – 1" insulated "204 Clear Class II"
  - Hollow metal doors – Sherwin Williams – Suitable Brown SW7054
  - Metal deck gates – Sherwin Williams – Cityscape SW7067

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

8. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
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.

### **Landscape**

12. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk.
13. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system in the adjacent public rights-of-way where damaged by work of this project. Provide temporary irrigation to the existing landscape in street frontages for the period of time that irrigation system is out of repair. Design irrigation so existing plants in street frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
14. 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.
15. 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**

16. 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: <http://www.tempe.gov/home/showdocument?id=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](http://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.

#### 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 the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- 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), as shown on the site plan. 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](http://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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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](http://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/>.

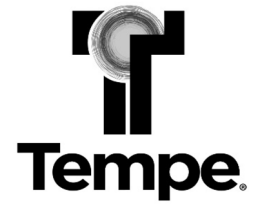
#### HISTORY & FACTS:

October 18, 1995                      Design Review Board approved the site plan, building elevations, and landscape plan for EL DORADO CROSSING ARCO AM/PM FACILITY NO. 5962 (DRB95262), located at 550 West Elliot Road.

#### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review





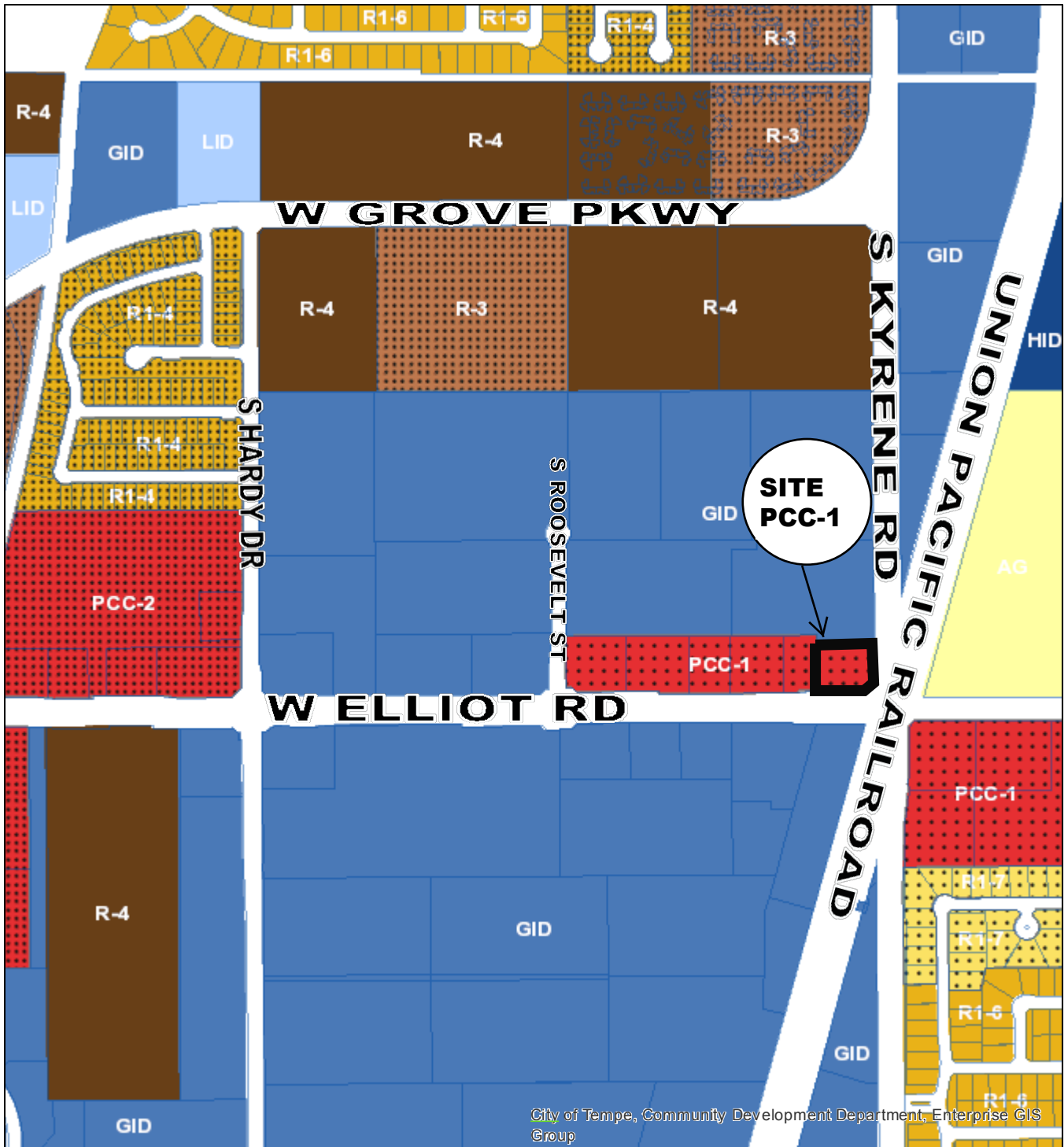
**DEVELOPMENT PROJECT FILE**  
for  
**KYRENE AND ELLIOT SHOPS BUILDING**  
**(PL180308)**

**ATTACHMENTS:**

- 1-4. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 5-6. Applicant's Letter of Explanation
- 7-10. Site Design (Site Plan, Landscape Plan, Underground Utility Plan, Lighting Plan)
- 11-16. Building Design (Blackline/Color Elevations, Sections, Renderings, Floor Plans)

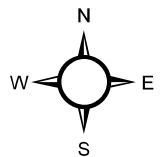
# KYRENE AND ELLIOT SHOPS BUILDING

PL 180308



City of Tempe, Community Development Department, Enterprise GIS Group

- |  |  |
|--|--|
|  Light Industrial District (LID)                |  Single-Family Residential (R1-7)       |
|  General Industrial District (GID)              |  Single-Family Residential (R1-6)       |
|  Heavy Industrial District (HID)                |  Single-Family Residential (R1-4)       |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center General (PCC-2)      |  Multi-Family Residential General (R-4) |
|  Agricultural (AG)                              |  |





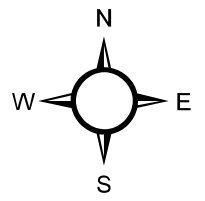
Tempe

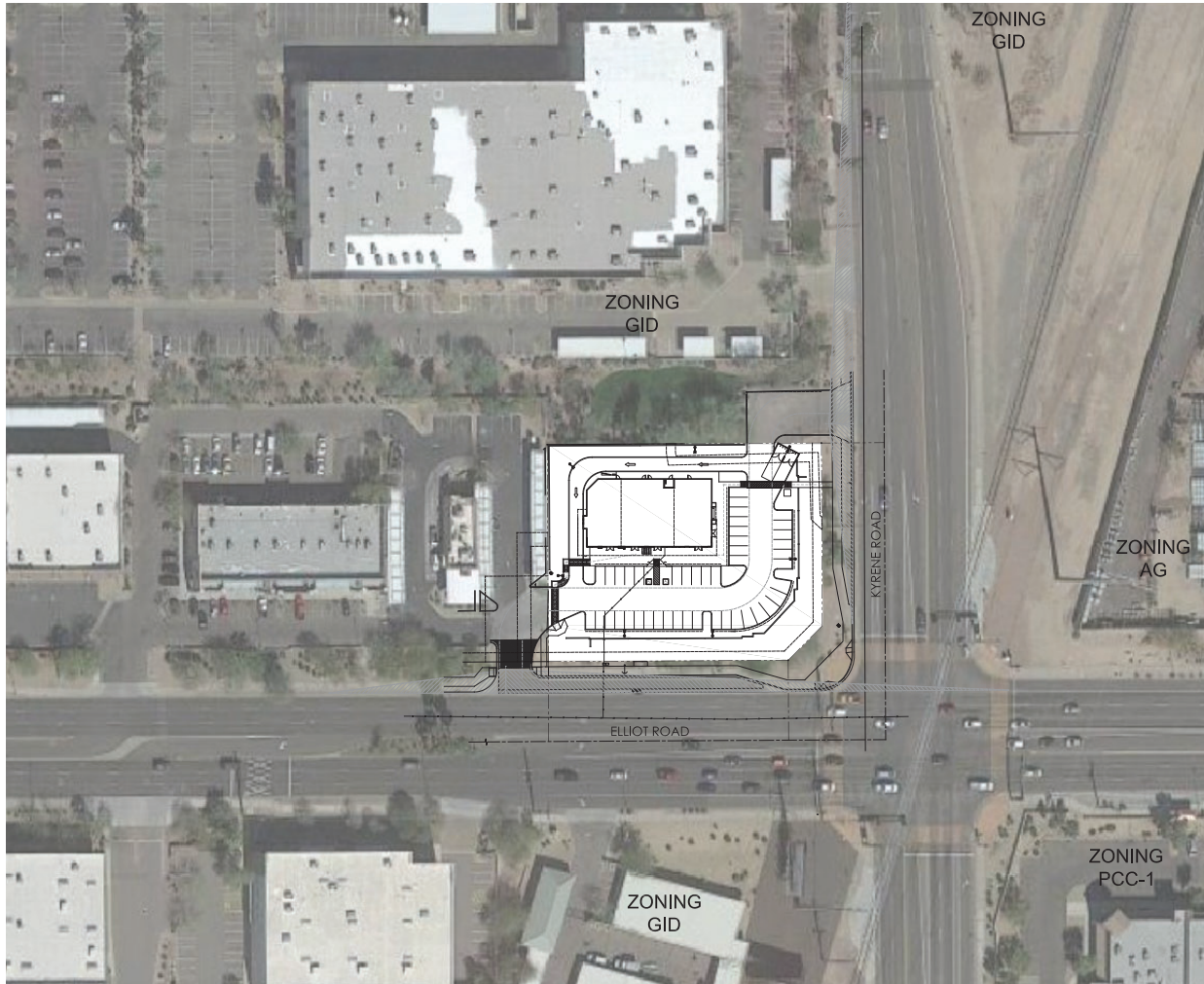
# KYRENE AND ELLIOT SHOPS BUILDING

PL 180308



Aerial Map

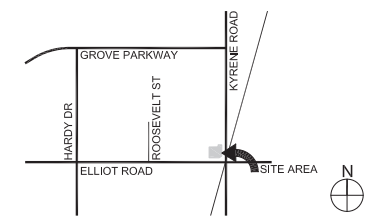




**PROJECT DESCRIPTION**

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW SHOPS BUILDING WITH A DRIVE-THRU TOTALING 144,500 SF WITH RETAIL AND RESTAURANT USES AND ASSOCIATED SITE WORK ON AN EXISTING COMMERCIAL 1.04 AC SITE LOCATED ON THE NORTHWEST CORNER OF ELLIOT ROAD AND KYRENE ROAD.

**VICINITY MAP**



**PROJECT TEAM**

ARCHITECT	OWNER
VERTICAL DESIGN STUDIOS, LLC. 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.395.3555 FAX: 602.395.1005 E-MAIL: <a href="mailto:info@verticaldesignstudios.com">info@verticaldesignstudios.com</a> CONTACT: Trian Flower	AVALON INVESTMENTS, INC. 1911 N HAVEN ROAD, STE 0103 SCOTTSDALE, ARIZONA 85260 PHONE: 480.375.8750 FAX: E-MAIL: <a href="mailto:charlie@avaloninvestmentsinc.com">charlie@avaloninvestmentsinc.com</a> CONTACT: Charles Pullinger

**APPLICABLE CODES**

- CITY OF TEMPE:  
 2012 INTERNATIONAL BUILDING CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL MECHANICAL CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL PLUMBING CODE W/ C.O.T. AMENDMENTS  
 2011 NATIONAL ELECTRICAL CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL FIRE CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL FUEL GAS CODE W/ C.O.T. AMENDMENTS  
 2012 ACCESSIBILITY - IBC CHAPTER 11 AMENDMENT



**Kyrene & Elliott Shops Building**

550 W. Elliot Rd  
 Tempe, AZ

05/24/19  
 PROJECT NO.: 18015.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
 602.395.1000 [www.verticaldesignstudios.com](http://www.verticaldesignstudios.com)



1 NORTH



2 EAST



3 SOUTH



4 WEST



9 NORTH



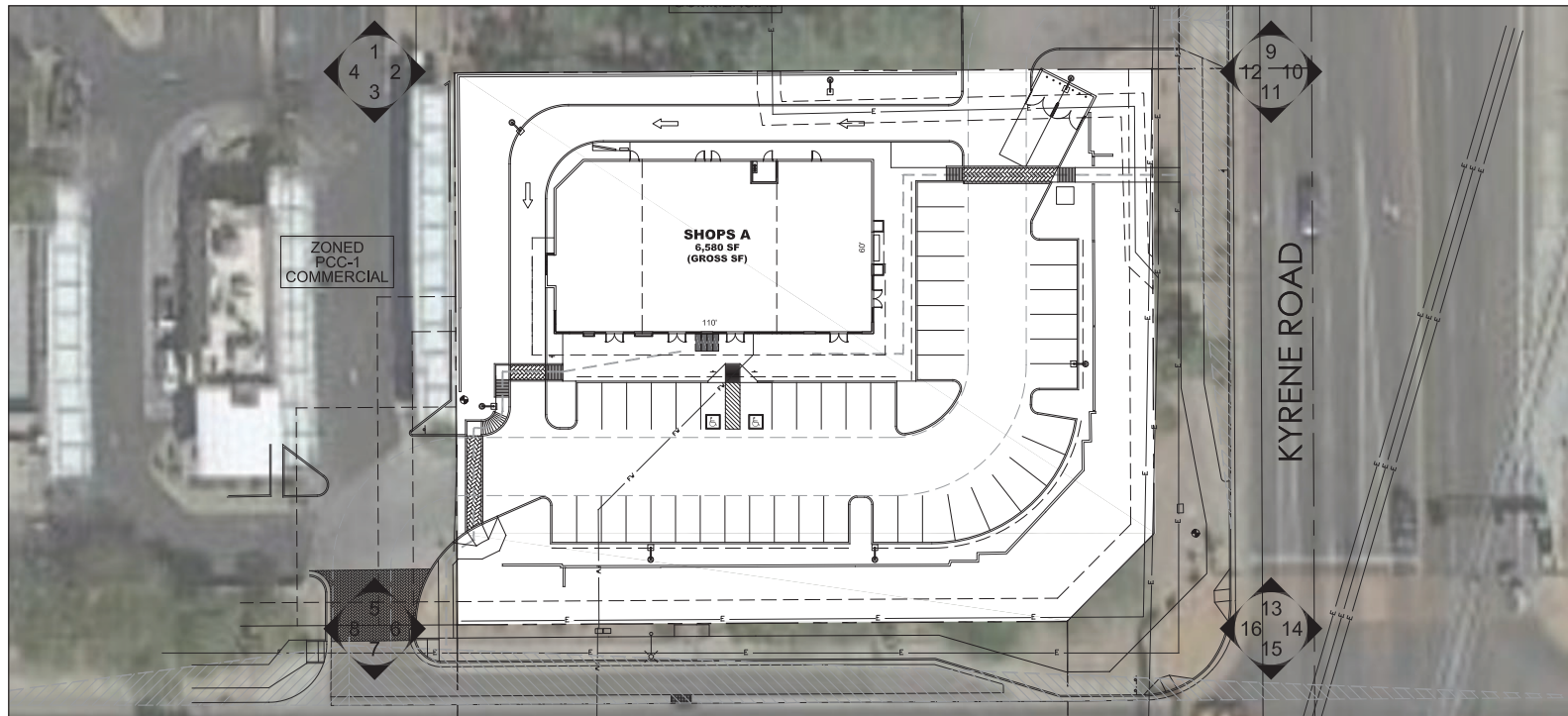
10 EAST



11 SOUTH



12 WEST



5 NORTH



6 EAST



7 SOUTH



8 WEST



13 NORTH



14 EAST



15 SOUTH



16 WEST



# Kyrene & Elliott Shops Building

550 W. Elliot Rd  
Tempe, AZ

05/24/19  
PROJECT NO.: 18015.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



May 27, 2019

Karen Stovall - Planning Division - City of Tempe  
31 East 5<sup>th</sup> Street  
Tempe, AZ 85281



Re: **Kyrene and Elliott Shops Building – 550 West Elliott Road, Project PL180308**

Dear Karen,

Attached you will find our development plan review submittal for a proposed commercial retail development located at the northwest corner of Elliott Road and Kyrene Road in Tempe, Arizona. Included in this submittal is our resubmittal application, a revised site plan showing proposed building placement, parking and circulation on the parcel, the proposed black & white and colored elevations (4-sides) of the building and the 2 street view renderings. The site is zoned PCC – Planned Commercial Center and is within the Southwest Tempe Overlay District.

Our intent is to tear down the existing convenience store & gas canopy and remove the underground storage tanks to develop a new ground-up building and drive-thru with a contemporary design. This commercial retail development will be approximately 6,580 SF building size on a parcel that is approximately 1.76 acres. The placement of the building follows the placement of the previous structure to allow sufficient parking along the frontage. The lush landscaping along the street frontage will provide shading for the parking spaces along the streets from the eastern and southern exposures and the new shade trees along the western property line will shade the drive-thru lane and pick-up window.

The proposal illustrates a multi-tenant shops building with a drive-thru limited service restaurant tenant on one end and a limited service restaurant tenant on the east end as well. The development meets the parking requirements for both the zoning and use districts and bicycle parking has been allotted on site as well based on the Shared Parking Model Study performed by the Traffic Engineer, Kimley-Horn (Application filed with this resubmittal for review or Shared Parking Model Study). The existing transit stop along Elliott Road in front of the site is maintained and pedestrian access into the site comes off from the public sidewalks on Elliott and Kyrene to crosswalks that continue up to the building at designated locations.

Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation by utilizing the existing drive entrances that exist on the site currently. At the south side of the site, there is a shared access drive entrance from Elliott Road that provides circulation for this existing site and the adjacent Sonic Drive-Thru to the west. There is also an existing drive entrance at Kyrene Road at the north side of the site that is off-site (on adjacent property) that will also remain and be reused. The development proposes to re-purpose the existing monument signs along Kyrene and Elliott that are integrated with the existing screen walls that will remain. Height of the signs aligns with screen-walls so the signs do not become overbearing or out of scale.

The landscape design does provide the requested accenting and proper delineation between outdoor uses. We are showing plants of various heights, colors, and forms that complement each other and help to highlight other aspects of the site. We have chosen to differ the planting material found in the parking areas from what can be found along the street frontage to help give each area its own feel while still maintaining a cohesive landscape design for the site.



**VERTICAL**  
DESIGN STUDIOS

Architecture • Planning • Interior Design

4650 E Cotton Center Boulevard Phoenix, AZ 85040  
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Site lighting is located and arranged so that it focuses on the parking field, drive aisles and drive-thru lane without disturbing neighboring properties or adjacent streets. Decorative wall sconces are used to functionally illuminate the pedestrian areas as well as aesthetically accent the façade of the building. The building and site design follow the CPTED principles by placing patron parking between the streets and the building (visible to the public way) and having only the drive-thru component at the rear of the site in a well lite approach.

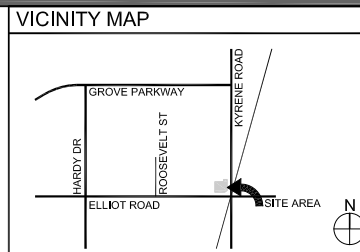
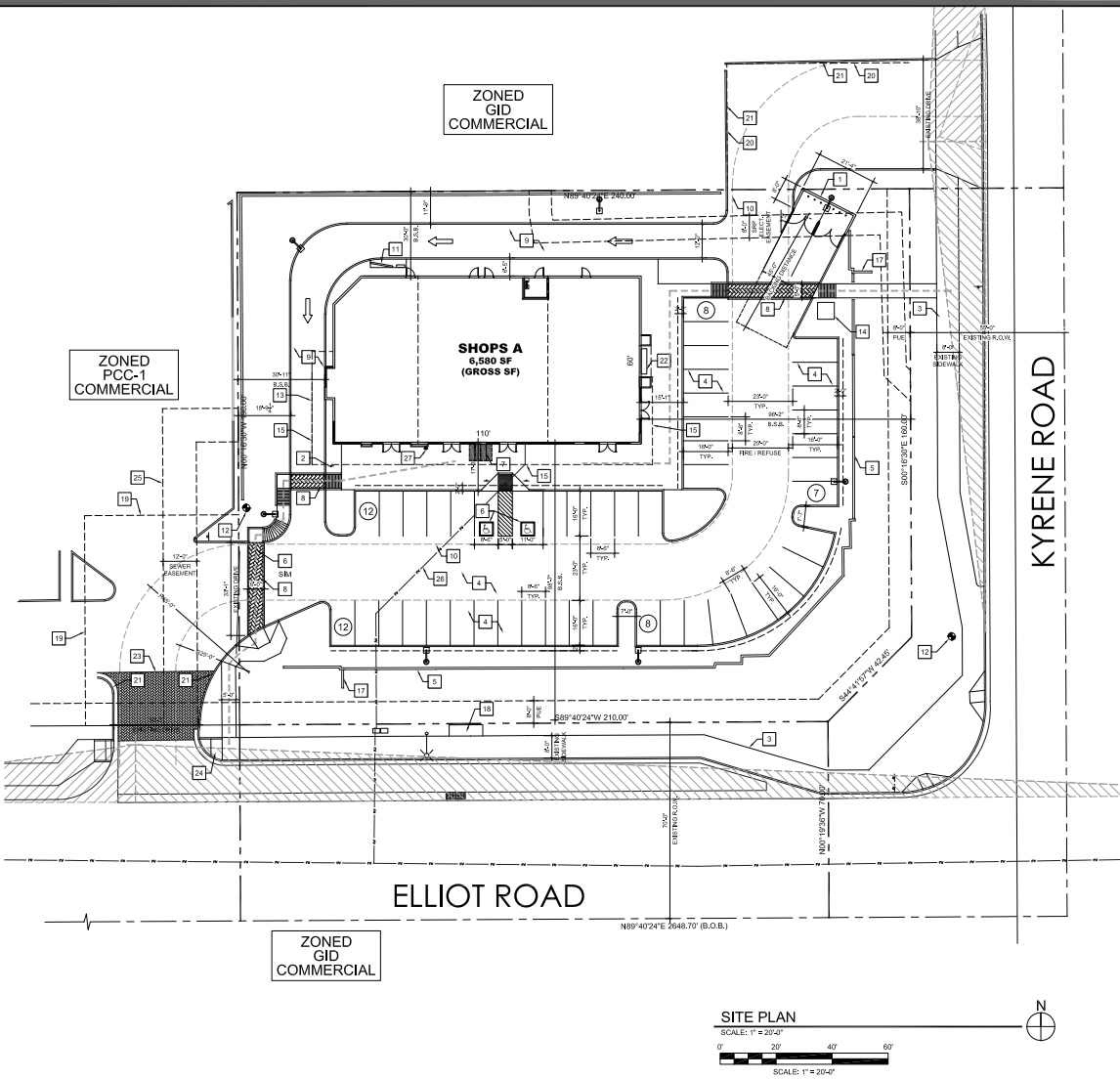
The proposed typical building parapet elevations are 24'-0" and 25'-10" high with raised parapets occurring at certain design element locations along main facades at heights of 28'-8". The variation in parapet heights provides variety of materials and design features that provide articulation of the structure. The structure is more of a pedestrian level scale so it doesn't tower over patrons. Materials will be complimentary to the adjacent existing developments by using EIFS/Stucco, Integral colored masonry and Nichiha-Fiber Cement Cladding accents. These materials provide enhanced design interest for the structure and fits the scale of the building to the site. Suspended awnings will provide shade and shelter from the weather above storefront windows and the drive-thru window. The awnings will also mitigate the solar heat gain of the south façade by providing shade over the storefront entries that face the adjacent street.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Trish Flower  
Project Architect

Cc: Charlie Pelletier – Avalon Development



- SITE PLAN KEY NOTE TAGS**
- 1 - KEY NOTE TAG
  - 2 7'-4" HIGH TRASH ENCLOSURE PER CITY OF TEMPE DETAIL D5-116 (TRASH & RECYCLING)
  - 3 NEW PEDESTRIAN CROSSING SIGN
  - 4 EXISTING CONCRETE SIDEWALK
  - 5 8'-6" X 10'-6" PARKING STALL W/ OVERHANG, TYP.
  - 6 EXISTING MASONRY SCREEN WALL W/ STUCCO FINISH TO REMAIN - HEIGHT VARIES FROM 3'-6" TO 4'-8"
  - 7 ACCESSIBLE ROUTE PER ADA SECTION 4.3
  - 8 BICYCLE PARKING PER CITY OF TEMPE STANDARD DETAIL T-78
  - 9 ENHANCED PAVING
  - 10 DRIVE THRU LANE 12'-6" WIDE
  - 11 20' WIDE FIRE / TRASH VEHICLE MANEUVERING LANE PER CITY OF TEMPE STANDARD
  - 12 MENU SIGN LOCATION
  - 13 EXISTING FIRE HYDRANT LOCATION
  - 14 CANOPY OVER DRIVE-THRU WINDOW
  - 15 SRP TO RELOCATE TRANSFORMER TO THIS LOCATION
  - 16 AWNING ABOVE SHOWN DASHED
  - 17 NOT USED
  - 18 EXISTING SIGNAGE TO BE RE-PURPOSED
  - 19 EXISTING BUS STOP AND SHELTER TO REMAIN AS IS
  - 20 DASHED LINE INDICATES (NON-EXCLUSIVE INGRESS EGRESS EASEMENT) #95-807487
  - 21 DASHED LINE INDICATES (NON-EXCLUSIVE INGRESS EGRESS EASEMENT) #95-807487
  - 22 EXISTING CURB AT DRIVE
  - 23 SES IN ENCLOSURE
  - 24 EXISTING PAVERS (DECORATIVE PAVING) TO REMAIN AS IS
  - 25 NEW ADA RAMP PER DETAIL T-348 - SEE CIVIL DRAWINGS
  - 26 NEW SEWER VIA EASEMENT - SET UTILITY PLAN
  - 27 NEW WATER LINE - SEE CIVIL DRAWINGS
  - 28 PROPOSED FDC LOCATION

**NOTES**

- UNDERGROUND FUEL TANKS SHALL BE REMOVED.
- FDC TO BE WITHIN 100' OF SUPPORTING FIRE HYDRANT AND HAVE CLEAR ACCESS TO THE CONNECTION FROM FIRE APPARATUS ACCESS ROAD.
- FIRE DEPARTMENT CONNECTIONS (FDC) FOR BUILDING FIRE SPRINKLER SYSTEMS SHALL BE WITHIN 100 FEET OF A SUPPORTING FIRE HYDRANT AND SHALL HAVE CLEAR ACCESS TO THE CONNECTION FROM FIRE APPARATUS ACCESS ROAD. (REMOTE FDCS ARE DISCOURAGED.)
- FIRE APPARATUS ROADS SHALL EXTEND TO WITHIN 150'-FEET OF ALL PORTIONS OF A FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING.
- FIRE APPARATUS ROADS SHALL HAVE A CLEAR HEIGHT OF 14'-FEET, BE AN ALLWEATHER SURFACE THAT CAN SUPPORT 80,000 LBS. THE WIDTH OF THE ROAD DEPENDS ON BUILDING HEIGHT.
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. (RFC-0014.17)

**PROJECT DESCRIPTION**

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW SHOPS BUILDING WITH A DRIVE-THRU TOTALING 146,580 SF WITH RETAIL AND RESTAURANT USES AND ASSOCIATED SITE WORK ON AN EXISTING COMMERCIAL 1.04 AC SITE LOCATED ON THE NORTHWEST CORNER OF ELLIOT ROAD AND KYRENE ROAD.

**SITE DATA**

PROJECT DATA		
STANDARD	PROJECT SPECIFIC REQUIREMENTS	PROPOSED
GENERAL PLAN LAND USE & ZONING	COMMERCIAL	RETAIL & RESTAURANT COMMERCIAL CENTER
APN & SITE ADDRESS	30-040-013 550 W ELLIOT RD	
NET SITE AREA	45,248 SF (1.04 ACRES)	
SUBDIVISION PLAT ON RECORD		
RESIDENTIAL DENSITY (DU/ACRE)	NA	
CONSTRUCTION TYPE		V-48
SPRINKLERED BUILDING		YES
TOTAL GROSS BUILDING AREA		6,580 SF
TOTAL NET BUILDING AREA		6,380 SF
BUILDING HEIGHT (MEASURED FROM GRADE, NOT FINISHED FLOOR)		
	MAXIMUM	60 FT 28 FT (4-STORY)
MINIMUM LOT COVERAGE (SF AND % OF NET SITE AREA)		50% 14.5%
MINIMUM LANDSCAPE AREA (SF AND % OF NET SITE AREA)		15% 35.5% (16,069 SF)
OFFSITE LANDSCAPE AREA	NA	45,600
RETENUES		
FRONT (EAST)	0 FT	96'-2"
PARKING	20 FT	265'-1"
SIDE (NORTH)	30 FT	30'
REAR (WEST)	30 FT	30 FT
STREET SIDE (SOUTH)	0 FT	99 FT
PARKING	20 FT	204'
RESTAURANT VEHICLE PARKING REQUIRED (3.82 SF)	175	48.38 SPACES
RETAIL VEHICLE PARKING REQUIRED (2.718 SF)	1000	9.08 SPACES
TOTAL VEHICLE PARKING PROVIDED*		48.26 + 9.08 = 57.34 SPACES
RESTAURANT BICYCLE PARKING REQUIRED (0.642 SF)		3.8 SPACES
RETAIL BICYCLE PARKING REQUIRED (2.718 SF)	1700	2 SPACES
TOTAL BICYCLE PARKING PROVIDED		3.8 + 2 = 5.8 SPACES

\*SHARED PARKING CALCULATIONS PEAK DEMAND IS 47 VEHICLE SPACES. PARKING IS SUFFICIENT 47 ± 47 BASED ON SHARED PARKING MODEL STUDY PROVIDED WITH THIS SUBMITTAL. WRITTEN BY KIMLEY-HORN AND ASSOCIATES.

**PROJECT TEAM**

ARCHITECT	OWNER
VERTICAL DESIGN STUDIOS, LLC 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.395.1005 FAX: 602.395.1005 EMAIL: info@verticaldesignstudios.com CONTACT: Brian Howe	AVALON INVESTMENTS, INC. 10011 N HAYDEN ROAD, STE D103 SCOTTSDALE, ARIZONA 85260 PHONE: 480.376.9700 FAX: EMAIL: charlie@avaloninvestments.com CONTACT: Charles Pellicani

**APPLICABLE CODES**

CITY OF TEMPE:  
 2012 INTERNATIONAL BUILDING CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL MECHANICAL CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL PLUMBING CODE W/ C.O.T. AMENDMENTS  
 2011 NATIONAL ELECTRICAL CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL FIRE CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE W/ C.O.T. AMENDMENTS  
 2012 INTERNATIONAL FUEL GAS CODE W/ C.O.T. AMENDMENTS  
 2012 ACCESSIBILITY - IBC CHAPTER 11 AMENDMENT

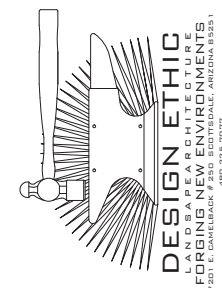


# Kyrene & Elliott Shops Building

550 W. Elliot Rd  
Tempe, AZ  
05/24/19  
PROJECT NO.: 18015.00





**VERTICAL**  
DESIGN STUDIOS  
4650 E. Cotton Center Blvd., Ste. 130  
Phoenix, Arizona 85040  
Ph 602.395.1000 • Fax 602.395.1005

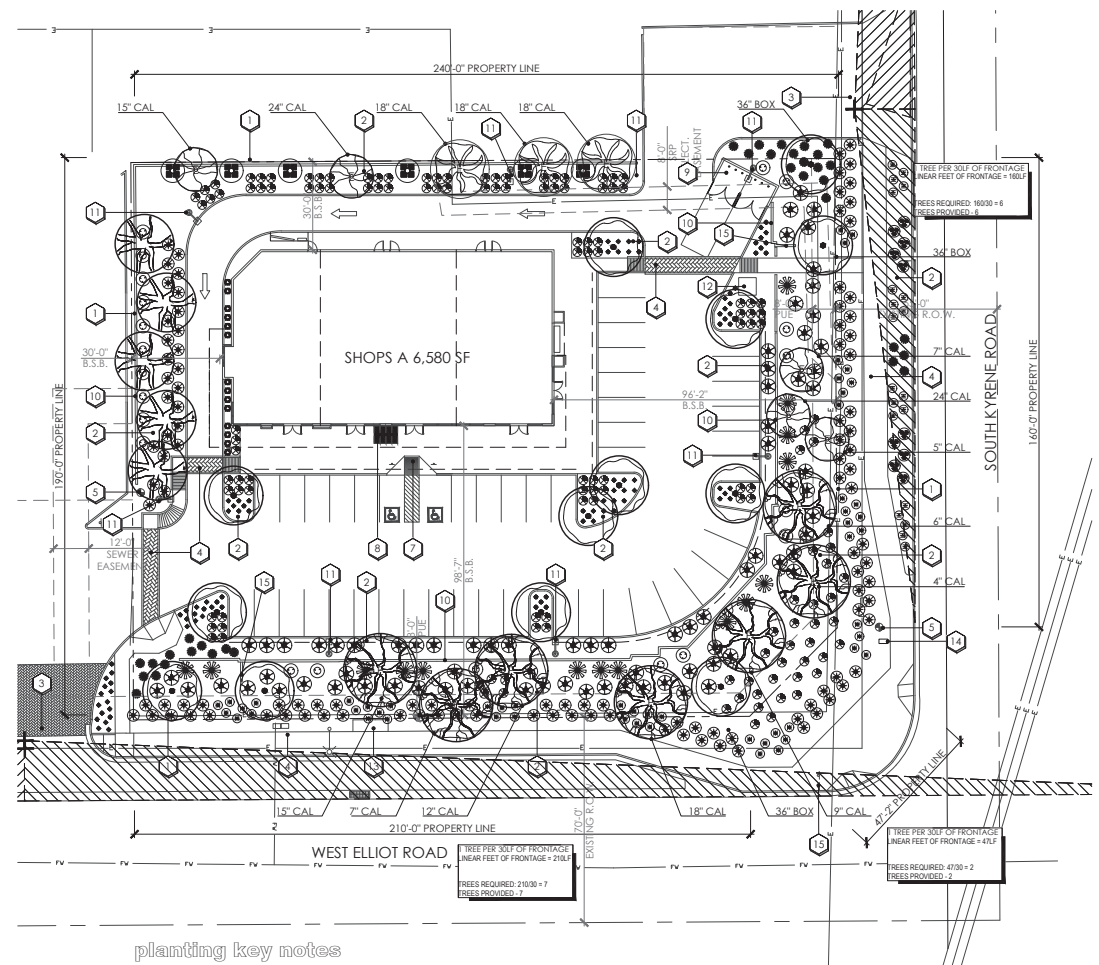
**KYRENE AND ELLIOT SHOPS BUILDING**  
**550 WEST ELLIOT ROAD**  
**TEMPE, ARIZONA 85284**

PROJECT:  
JOB NO: 18-040  
DATE:  
DRAWN BY: B. PAUL  
SUBMITTED: 05.31.2019  
REVISED:  
SHEET TITLE:  
PLANTING PLAN

**plant legend**

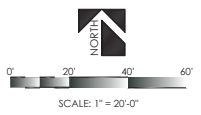
botanical name common name	emitters	size	qty	comments
<b>existing trees</b>				
ACACIA SALICINA WILLOW ACACIA		VARIABLES SEE PLAN	5	MINIMUM CALIPER SIZE @ 1.5"
PARKINSONIA FLORIDUM BLUE PALO VERDE		VARIABLES SEE PLAN	3	MINIMUM CALIPER SIZE @ 1.5"
PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE		VARIABLES SEE PLAN	7	MINIMUM CALIPER SIZE @ 1.5"
<b>trees</b>				
PARKINSONIA X. 'DESERT MUSEUM' 'DESERT MUSEUM'	[5 @ 1.0 GPH]	24" BOX 36" BOX	10 3	MINIMUM CALIPER SIZE @ 1.5"
PISTACIA X. RED PUSH RED PUSH PISTACHE	[5 @ 1.0 GPH]	24" BOX	5	MINIMUM CALIPER SIZE @ 1.5"
<b>shrubs</b>				
NERIUM OLEANDER PETITE PINK OLEANDER		5 GAL	22	PLANT AT 5' O.C.
TECOMA ALATA ORANGE JUBILEE		5 GAL	6	PLANT AT 8' O.C.
<b>accents</b>				
AGAVE AMERICANA CENTURY PLANT		5 GAL	15	PLANT AT 1.5' O.C.
ALOEX. BLUE ELF BLUE ELF ALOE		1 GAL	90	PLANT AT 1.5' O.C.
DASYLIRION WHEELERI DESERT SPOON		5 GAL	79	PLANT AT 5' O.C.
EUPHORBIA ANTISYPHILITICA CANDELLILLA		5 GAL	14	PLANT AT 6' O.C.
HESPERALOE PARVIFLORA RED YUCCA		5 GAL	34	PLANT AT 3' O.C.
MUHLENBERGIA CAPILLARIS DWARF REGAL MIST		5 GAL	134	PLANT AT 3' O.C.
<b>groundcover</b>				
EREMOPHILA GLABRA OUTBACK SUNRISE EMU		1 GAL	10	PLANT AT 4' O.C.
SPHAGNETICOLA TRILOBATA YELLOW DOT		1 GAL	114	PLANT AT 6' O.C.
LANTANA MONTEVIDENSIS PURPLE LANTANA		1 GAL	20	PLANT AT 4' O.C.
LANTANA 'NEW GOLD' NEW GOLD LANTANA		1 GAL	53	PLANT AT 4' O.C.
<b>inerts</b>				
DECOMPOSED GRANITE - 3/8 MINUS EXPRESS BROWN		3/8 MINUS	21,308 S.F.	2" MINIMUM IN ALL PLANTERS

NOTE:  
GROUNDCOVERS AND SHRUBS WITHIN SIX (6) FEET OF PATHWAYS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT AT MATURITY. BETWEEN SIX (6) FEET AND TWELVE (12) FEET OF THE EDGE OF PATHWAYS. GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AT MATURITY.



**planting key notes**

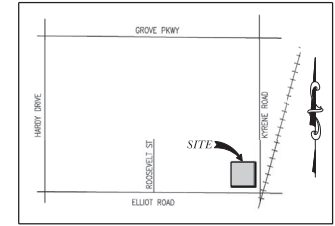
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SITE VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 SIDEWALK.
- 5 FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL
- 6 CURB. SEE CIVIL ENG. PLANS.
- 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8 BIKE RACK PER CITY OF TEMPE STANDARD DETAIL T-578
- 9 TRASH ENCLOSURE
- 10 SCREEN WALL. SEE ARCHITECT'S SITE PLAN
- 11 SITE LIGHTING. SEE ARCHITECT'S SITE PLAN
- 12 SRP TO RELOCATE TRANSFORMER TO THIS LOCATION.
- 13 EXISTING BUS STOP AND SHELTER TO REMAIN AS IS
- 14 EXISTING TRAFFIC SIGNAL
- 15 EXISTING FREESTANDING SIGN TO REMAIN.



CALL TWO WORKING DAYS BEFORE 10:00AM  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

# PRELIMINARY UTILITY PLAN WITH TREES FOR KYRENE & ELLIOT SHOPS BUILDING

550 W. ELLIOT ROAD, TEMPE, ARIZONA 85284  
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

APN NUMBER:  
301-90-013

ADDRESS:  
550 W. ELLIOT ROAD  
TEMPE, ARIZONA 85284

NET AREA:  
45,150 S.F. OR 1.037 ACRES

CLIENT/OWNER:  
AVALON INVESTMENTS  
7333 E. DOUBLETREE RANCH ROAD, SUITE 140  
SCOTTSDALE, ARIZONA 85258

CONTACT: CHARLIE PELLETIER  
PHONE: (480) 376-8750  
EMAIL: CHARLIE@AVALONINVESTMENTSINC.COM

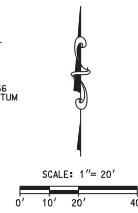
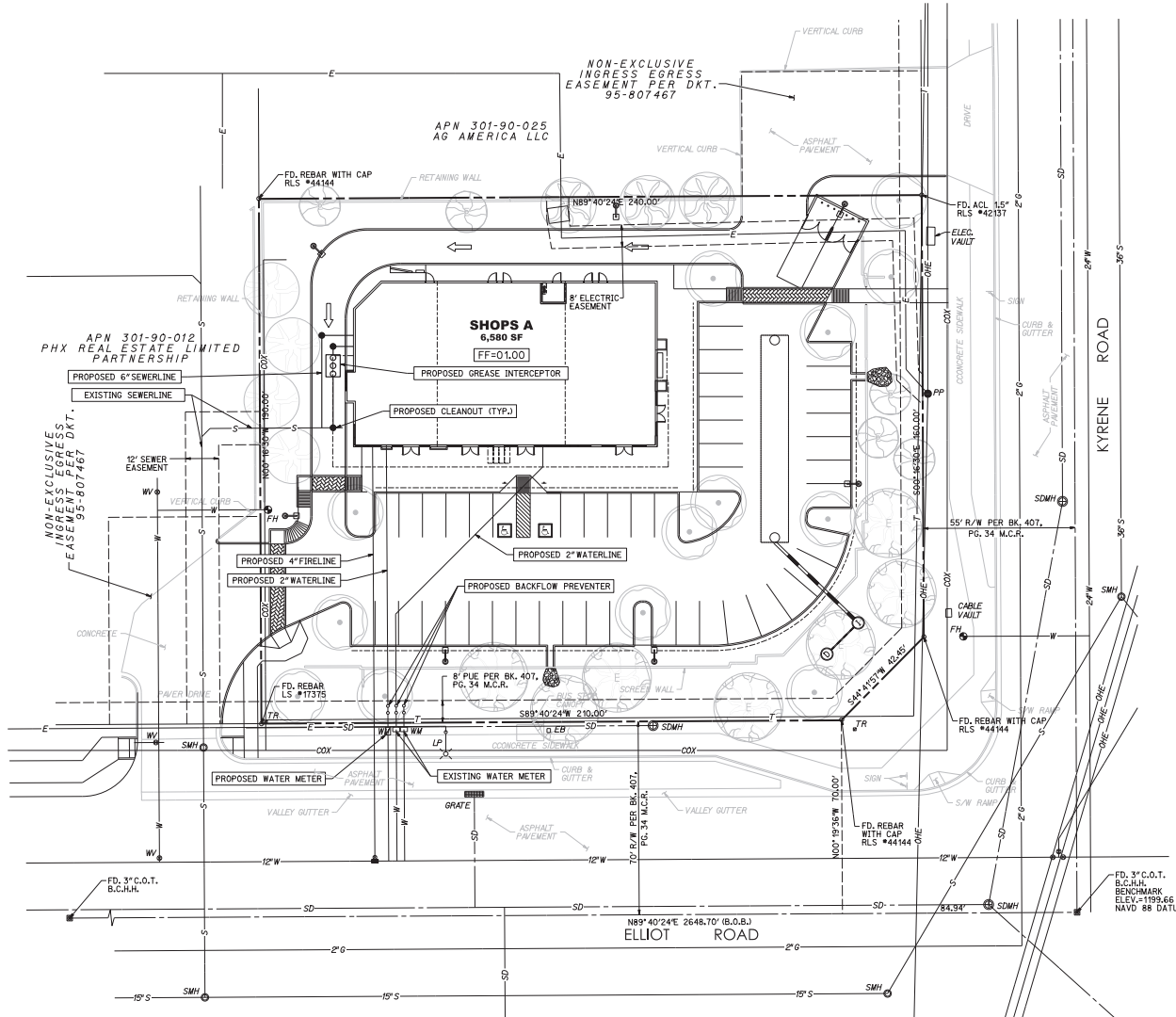
ENGINEER:  
3 ENGINEERING  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.  
PHONE: (602) 334-4387  
EMAIL: DAN@3ENGINEERING.COM

ARCHITECT:  
VERTICAL DESIGN STUDIOS  
4650 E. COTTON CENTER BLVD., SUITE 140  
PHOENIX, AZ 85040  
CONTACT: TRISH FLOWER  
PHONE: (602) 393-3353  
EMAIL: TFLOWER@VERTICALDESIGNSTUDIOS.COM

BENCHMARK:  
3<sup>rd</sup> CITY OF TEMPE BRASS CAP IN  
HANDHOLE AT THE INTERSECTION OF  
W ELLIOT ROAD AND SOUTH KYRENE  
ROAD  
ELEV.=1199.86 NAVD 88 DATUM

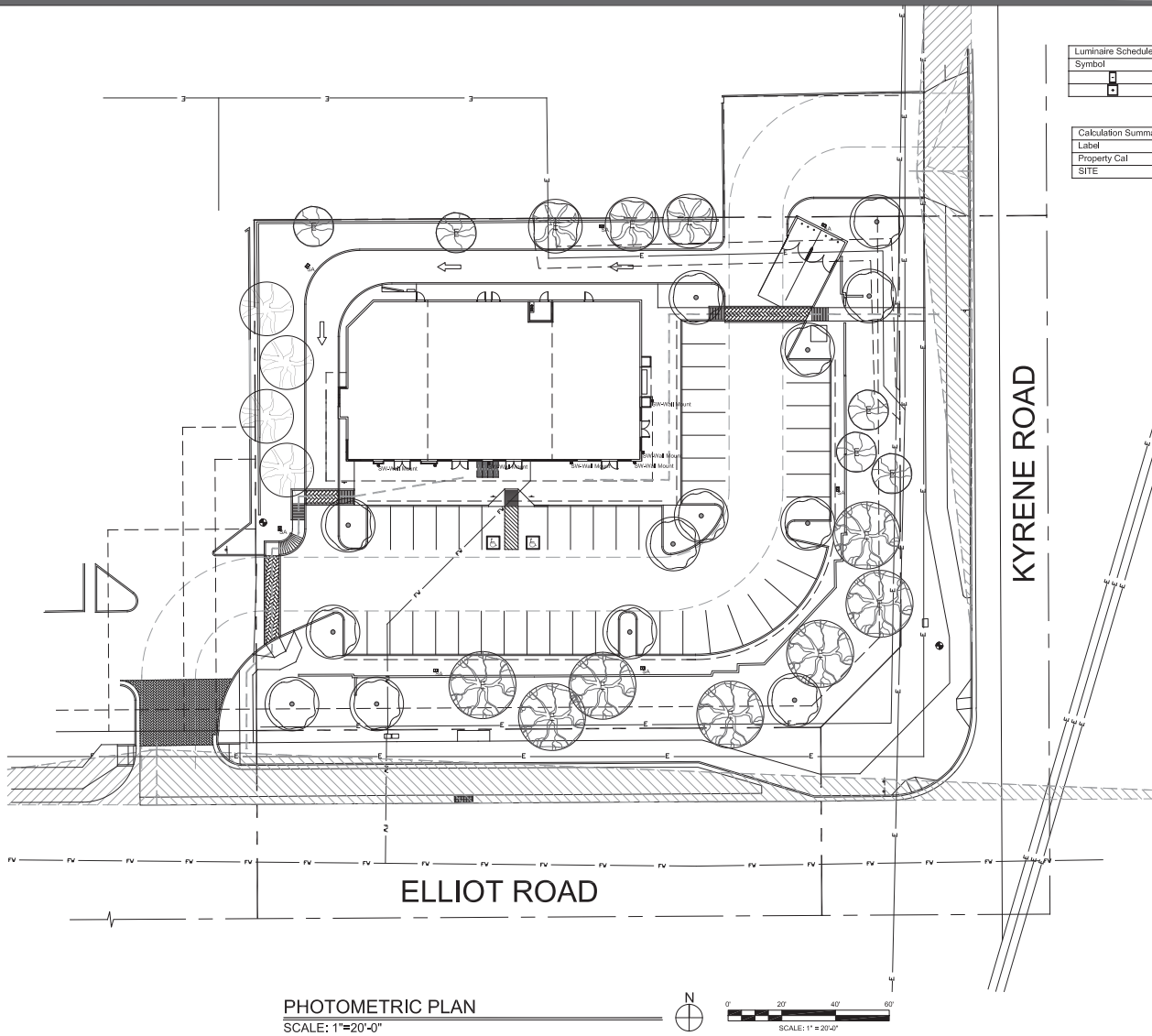
BASIS OF BEARING:  
THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH  
LINE OF SECTION 9, TOWNSHIP 1 SOUTH RANGE 4 EAST, GILA  
AND SALT RIVER MERIDIAN FROM THE SOUTHEAST CORNER,  
FOUND 3<sup>rd</sup> CITY OF TEMPE BRASSCAP IN HANDHOLE TO THE  
SOUTH QUARTER CORNER, FOUND 3<sup>rd</sup> CITY OF TEMPE BRASSCAP  
IN HANDHOLE, OF SAID SECTION 9, OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS  
MEASURED AND AS SHOWN ON THE "RECORD OF SURVEY PLS  
SUBDIVISION" PLAT, RECORDED IN BOOK 673, PAGE 25,  
RECORDS OF MARICOPA COUNTY, ARIZONA, BEING  
SOUTH 89 DEGREES 40 MINUTES 51 SECONDS WEST



KYRENE & ELLIOT SHOPS BUILDING  
 550 W. ELLIOT ROAD, TEMPE, ARIZONA 85284  
 PRELIMINARY UTILITY PLAN WITH TREES

3eengineering  
 CIVIL ENGINEERING  
 1500 N. GILBERT ST. SUITE 100  
 PHOENIX, AZ 85008  
 PHONE: (602) 334-4387  
 FAX: (602) 334-4387  
 WWW.3EENGINEERING.COM

DATE: 06/19/19  
 PROJECT NO:  
1538  
 SHEET NO:  
PUL01  
1 of 1



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Tag	Lum. Lumens	Lum. Watts	[MANUFAC]
□	7	SA	SINGLE	0.900	VP-S-48NB-110-4K-T4-BLC	15'	7417	111	BEACON PRODUCTS
□	6	SW-Wa	SINGLE	0.900	VP-S-22NB-50-4K-T4	15'	6774	63.65	BEACON PRODUCTS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Cal	Illuminance	Fc	0.25	1.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.49	7.4	0.0	N.A.	N.A.

PHOTOMETRIC PLAN  
SCALE: 1"=20'-0"



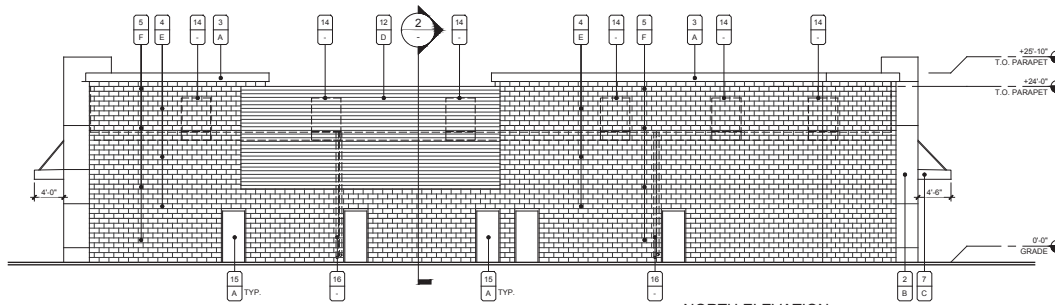
# Kyrene & Elliott Shops Building

550 W. Elliot Rd  
Tempe, AZ

05/24/19  
PROJECT NO.: 18015.00

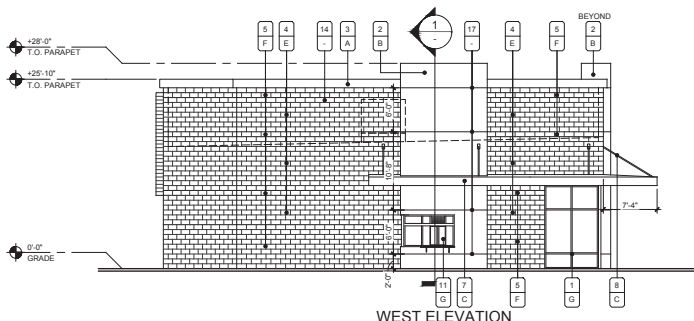


4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



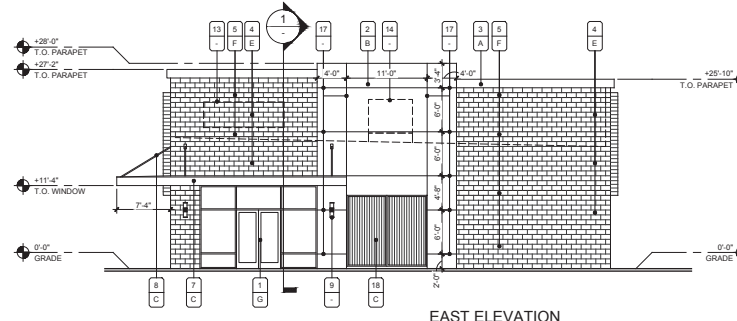
NORTH ELEVATION

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



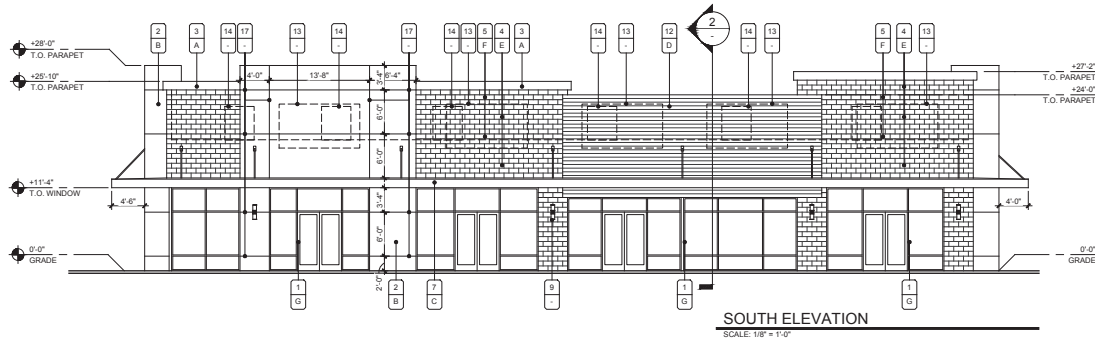
WEST ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

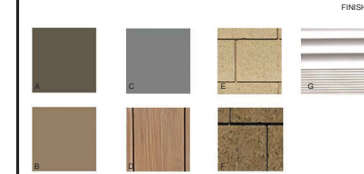
**MATERIAL/COLOR SCHEDULE**

**MATERIALS/COLORS**

1. CLEAR ANODIZED ALUMINUM FRAME WITH 1" INSULATED GLAZING - OLDCASTLE STOREFRONT 204 CLEAR CLASS II
2. WESTERN ONE-KOTE FINISH
3. WESTERN ONE-KOTE CORNICE
4. INTEGRAL COLOR CMU - FIELD
5. INTEGRAL COLOR CMU ACCENT BAND / WANSCOT
6. METAL DECK GATES - PAINTED AT SES
7. SUSPENDED METAL AWNING - PAINTED
8. 1" PIPE / ROD AWNING SUPPORT - PAINTED
9. LIGHT FIXTURE
10. MASONRY SCREEN WALL - SUPERLITE BLOCK - INTEGRAL COLORED BLOCK
11. DRIVE THRU WINDOW LOCATION
12. NICHIA PRE-FABRICATED PANEL SYSTEMS
13. FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
14. MECHANICAL UNITS BEYOND
15. HOLLOW METAL DOOR PAINTED
16. INTERIOR ROOF AND OVER FLOW DRAINS
17. STUCCO 1" REVEAL (1/2" WIDE x 1/2" DEEP)
18. METAL DECK GATES AT SES CLOSET

**COLORS**

- |                                    |  |
|------------------------------------|--|
| by Sherwin Williams (or Equal):    | by Superlite (or Equal):                   |
| A. SW 7054 SUITABLE BROWN          | E. INTEGRAL COLORED BLOCK (8"X8"X16")      |
| B. SW 6144 DARTER TAN              | F. INTEGRAL COLORED BLOCK (8"X8"X16")      |
| C. SW 7067 CITYSCAPE               | MONTEREY STONE                             |
| by Nichia Fiber Cement (Or Equal): | by Oldcastle Building Envelope (Or Equal): |
| D. VINTAGEWOOD                     | G. 204 CLEAR CLASS II                      |
| VEDAR EP0762                       |  |



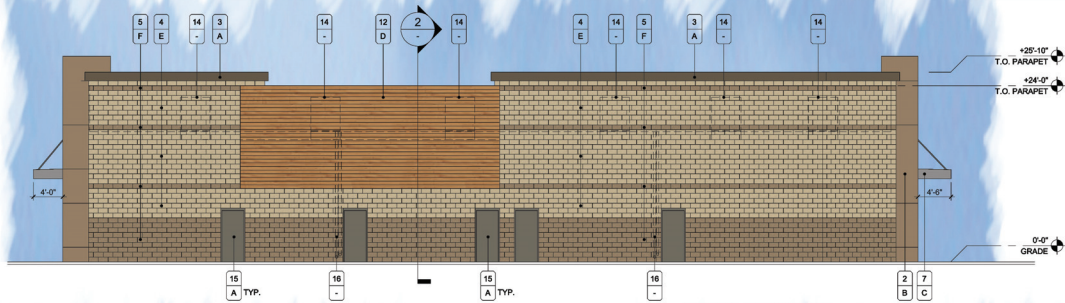
**Kyrene & Elliott Shops Building**

550 W. Elliot Rd  
Tempe, AZ

05/24/19  
PROJECT NO.: 18015.00

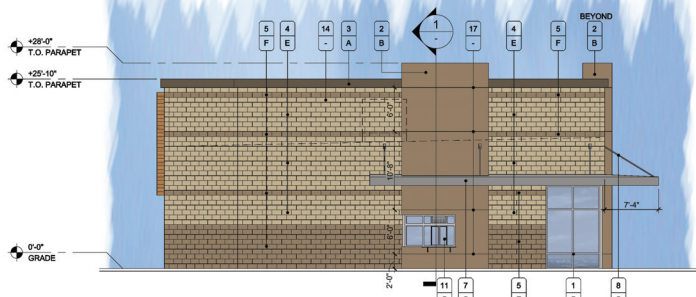


4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



**NORTH ELEVATION**

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



**WEST ELEVATION**

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



**EAST ELEVATION**

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



**SOUTH ELEVATION**

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

**MATERIAL/COLOR SCHEDULE**

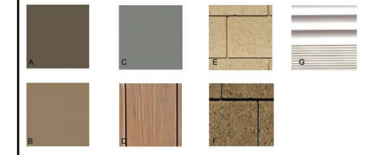
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3. WESTERN ONE-KOTE CORNICE
4. INTEGRAL COLOR CMU - FIELD
5. INTEGRAL COLOR CMU ACCENT BAND / WANSCOT
6. METAL DECK GATES - PAINTED AT SES
7. SUSPENDED METAL AWNING - PAINTED
8. 1" PIPE / ROD AWNING SUPPORT - PAINTED
9. LIGHT FIXTURE
10. MASONRY SCREEN WALL - SUPERLITE BLOCK - INTEGRAL COLORED BLOCK
11. DRIVE-THRU WINDOW LOCATION
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13. FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
14. MECHANICAL UNITS BEYOND
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18. METAL DECK GATES AT SES CLOSET

**COLORS**

- by Sherwin Williams (or Equal):
- A. SW 7054 SUITABLE BROWN
  - B. SW 6144 DAPPER TAN
  - C. SW 7087 CITYSCAPE
- by Supette (or Equal):
- E. INTEGRAL COLORED BLOCK (8'X8'X16')
  - F. INTEGRAL COLORED BLOCK (8'X8'X16') MONTEREY STONE
- by Nichia Fiber Cement (Or Equal):
- D. VINTAGEWOOD
  - G. 204 CLEAR CLASS II
- by Oldcastle Building Envelope (Or Equal):
- H. 204 CLEAR CLASS II

MATERIAL	FINISH
A	X
B	X
C	X
D	X
E	X
F	X
G	X
H	X



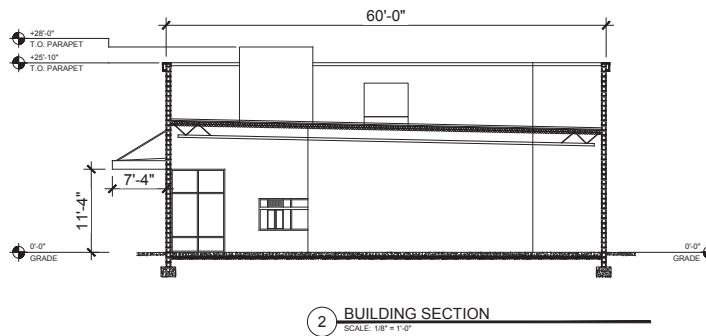
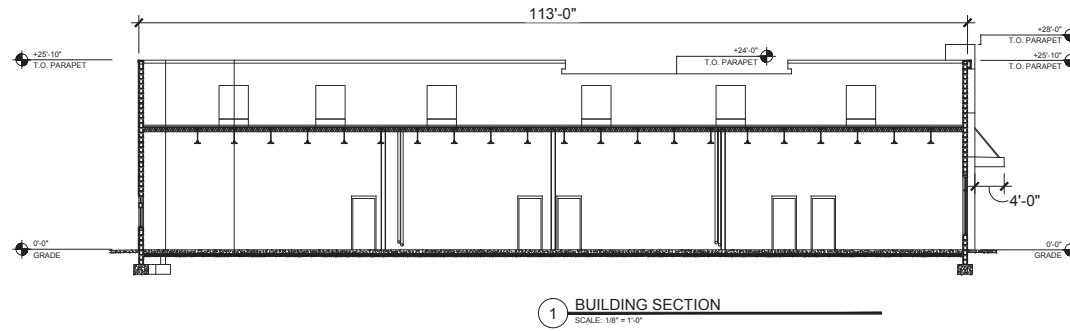
**Kyrene & Elliott Shops Building**

550 W. Elliot Rd  
Tempe, AZ

08/28/19  
PROJECT NO.: 18015.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



# Kyrene & Elliott Shops Building

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SOUTHWEST VIEW FROM ELLIOTT ROAD

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SOUTHEAST VIEW FROM ELLIOTT ROAD



## Kyrene & Elliott Shops Building

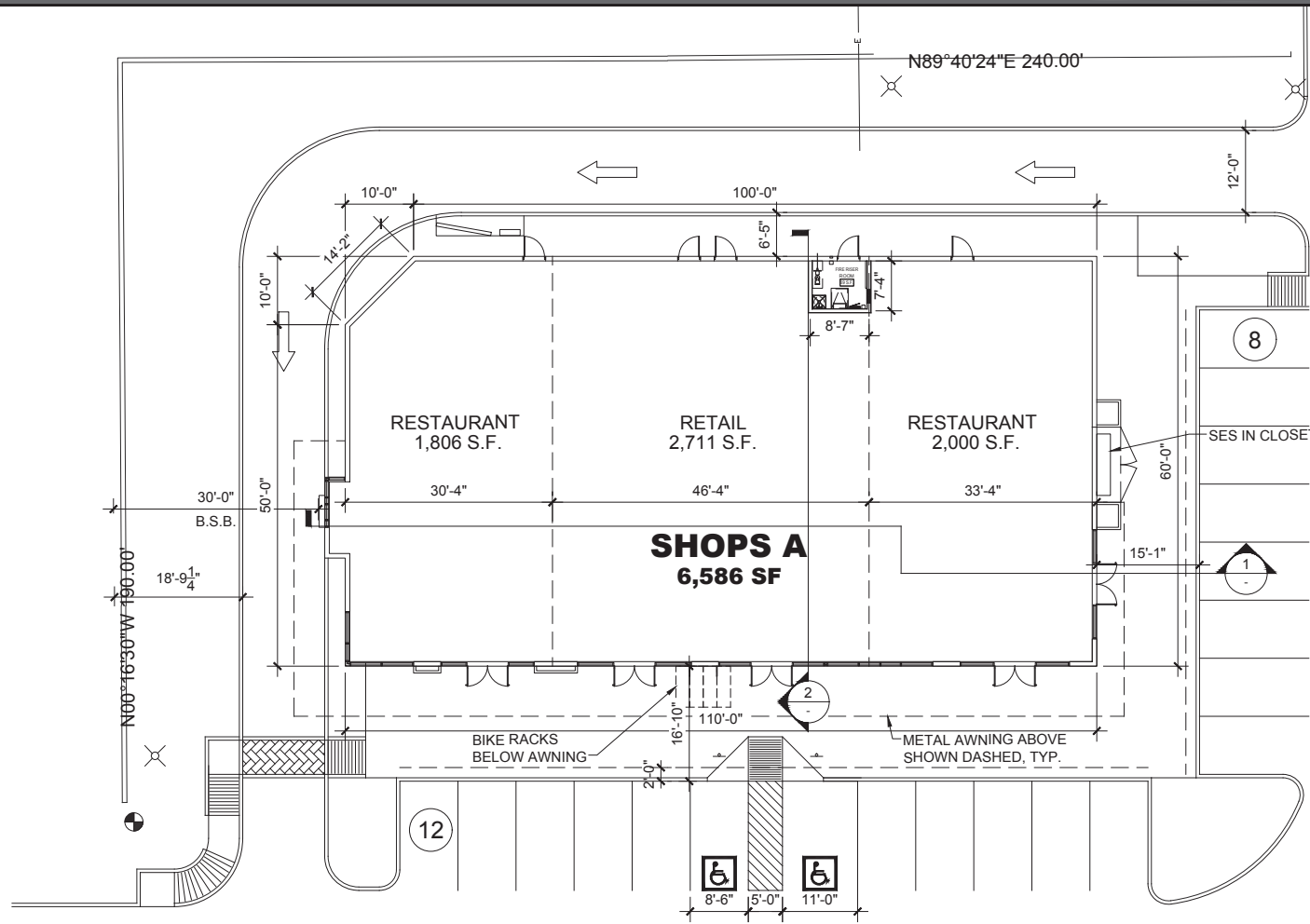
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FLOOR PLAN LAYOUT  
SCALE: 1/8" = 1'-0"

**VICINITY MAP**

**PROJECT TEAM**

ARCHITECT	OWNER
VERTICAL DESIGN STUDIOS, LLC 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.393.0553 FAX: 602.395.1005 E-MAIL: <a href="mailto:Bob@verticaldesignstudios.com">Bob@verticaldesignstudios.com</a> CONTACT: Trish Power	AVALON INVESTMENTS, INC. 10811 N HAYDEN ROAD, STE 0103 SCOTTSDALE, ARIZONA 85260 PHONE: 480.378.8750 FAX: E-MAIL: <a href="mailto:charlie@avaloninvestmentsinc.com">charlie@avaloninvestmentsinc.com</a> CONTACT: Charles Pelletier



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