

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/14/2021  
Agenda Item: 3**

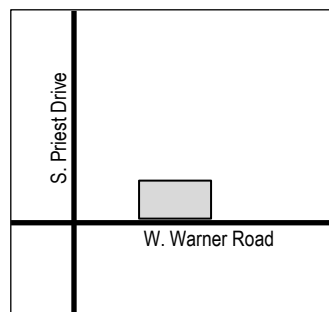
**ACTION:** Request a Development Plan Review for two new building totaling 197,00 square feet for WARNER COMMERCE CENTER, located at 1300 West Warner Road. The applicant is Opus Development Company, LLC.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** WARNER COMMERCE CENTER (PL210250) is proposing two warehouse buildings with unspecified tenants, totaling 197,000 square feet. The request includes the following:

DPR210110 Development Plan Review including site plan, building elevations and landscape plan.



Property Owner	Honeywell International Inc.
Applicant	Matt Visnansky, Opus Development Company, LLC
Zoning District	General Industrial District (GID), within the Southwest Tempe Overlay District (SWOD)
Net site area	17.69 acres (770,576 SF)
Total Building Area	197,00 SF (each building is 98,500 SF)
Lot Coverage	25.6% (No Standard)
Building Height	44'-0" (60'-0" allowed; 35'-0" per GID with an additional allowance of 25'-0" per the SWOD)
Building Setbacks	92'-6" front, 24'-6" front parking, 46'-0" west side, 50'-0" east side, 205'-7" rear (25', 20', 0', 0', 0' minimums)
Landscape area	29.7% (10% minimum required)
Vehicle Parking	239 spaces (271 minimum spaces required; 339 maximum surface spaces allowed)
Bicycle Parking	20 spaces provided (20 minimum spaces required)

**ATTACHMENTS:** Development Project File

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

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

## COMMENTS

This site is located on the north side of Warner Road, approximately 465 feet east of Priest Drive and is within the Southwest Tempe Overlay district. Directly to the east of the site is commercial and industrial to the north, east and south across the street on of Warner Road. There is an existing building on site which will be demolished because of this project.

This request includes the following:

1. Development Plan Review including site plan, building elevations and landscape plan for two new warehouse buildings totaling 197,000 square feet (each building is 98,500 square feet).

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

## SITE PLAN REVIEW

This project went through the site plan review process a total of three (3) times; one preliminary review (06/23/21) and two formal reviews (08/25/21 and 10/27/21). Most 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 most significant comment was to provide four-sided architecture and additional materials/finishes to create more visual interest along the street frontage. The applicant/developer addressed staff's concerns by adding brick veneer, creating a color scheme pattern with accents that is consistent on each façade of building, increased height at the corner of buildings which assist in identifying main entrances and provided a staggered parking lot screen wall.

## PUBLIC INPUT

A neighborhood meeting was not required for this project. Staff did not receive any public input prior to completion of this report.

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

#### Site Plan

The site is approximately 17.69 acres. The proposed building is significantly setback from the street with parking in the front. The site can be accessed from four (4) driveways along Warner Road. All back of house items, such as transformers, SES cabinets and refuse enclosures are located within yard enclosures on the south side of buildings and will not be visible to the public from the street.

#### Building Elevations

The buildings are proposed at a maximum height of 44'-0". The building materials consists of painted tilt-up concrete panels, painted metal, brick veneer and glass. A decorative pattern is proposed on the insets of buildings creates a unique visual interest along with the color scheme and implementation of reveals.

#### Landscape Plan

The proposed landscape coverage for this project is 29.7%. On-site and along the street frontage, the applicant is maintaining some existing trees and vegetative ground cover but is adding significantly more landscape materials to improve the site, especially along Warner Road.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the buildings are designed with variation in materials, colors, and wall planes on all elevations. The design provides variety in the streetscapes.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; there are very few windows proposed on building which are at the building entrances and are equipped with solar control devices above them.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety for the streetscape.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; project is appropriately scaled relative to the site and 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; building masses are broken up by shifts in horizontal, vertical planes and color scheme, which assist in relieving monotony.*
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 detail has been provided along the street frontage which will provide an improved streetscape and visual interest for pedestrians.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; there are bus stops traveling in all directions within a quarter mile of this site, and the bus stop along the frontage of this site will be improved to provide a bus shelter.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; there are no residential uses in the near vicinity of the proposed development and the site is designed to minimize vehicular circulation with pedestrian access and circulation.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape appropriately delineates parking from parking, buildings, driveways, and pathways.*
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.

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 dated 12/07/2021, building elevations dated 11/23/2021, and landscape plan dated 11/24/2021. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. The developer must submit a final Traffic Impact Statement prior to any submittal for a building permit.
3. The developer must receive approval of the final Traffic Impact Statement from the Traffic Division prior to issuance of a building permit or as otherwise determined by the Engineering and Transportation Department, Traffic Division.
4. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.
5. **Bus stop located along the Warner Road frontage must meet City of Tempe Detail T-654 for Bus Stop Passenger Shelter Type B. This shelter shall be installed by the developer/property owner. Compliance of this requirement must be verified by the Engineering and Transportation Department.**
6. **Project must provide the minimum required vehicular parking stalls (271 per project data on site plan dated 12/07/2021). Compliance of this requirement must be demonstrated on the construction documents provided for building permits.**

### **Site Plan**

7. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
9. Provide upgraded paving at each driveway consisting of integral colored unit paving or integral colored and stamped concrete. 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.
10. 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.
11. 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.

### **Building Elevations**

12. The materials and colors are approved as presented:

Primary Building – Tilt-up Concrete Panels (smooth), painted Sherwin Williams "Natural Tan" (7567)

Secondary Building – Tilt-up Concrete Panels (smooth), painted Sherwin Williams "Gray Area" (7052)

Building Accent 1 – Tilt-up Concrete Panels (with decorative form liner), painted Sherwin Williams “Blustery Sky” (9140)  
Building Accent 2 – Tilt-up Concrete Panels (smooth), painted Sherwin Williams “Adventure Orange” (6655)  
Steel Canopies (with wire mesh soffit) and Solar Shade Devices – painted Sherwin Williams “Adventure Orange” (6655)  
Brick Wainscot (at entrances) – Summit Brick Company, Color “Light Bluff”, size 8”x4”  
Overhead Dock Doors – factory painted white  
Windows – Solargray (SB 60) glass equipped with anodized (clear) aluminum frame

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

13. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building.
15. 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.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### **Lighting**

17. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

18. Arterial street trees shall be a minimum of 36” box specimens and a minimum of 1 ½” caliper trunk.
19. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system on site or in the adjacent public rights-of-way where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
20. 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.
21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### **Building Address**

22. Verify property address and submit a PDF copy of the site plan for permanent addressing to [permitcenter@tempe.gov](mailto:permitcenter@tempe.gov) prior to submittal of construction documents.
23. 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.
  - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
    - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
    - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
    - 3) Do not illuminate roof address.

### **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.

**PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

**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:**

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

**TRAFFIC ENGINEERING:**

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](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.
- 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.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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:

- Enclosures indicated on site plan are 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.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

#### PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

#### ZONING AND DEVELOPMENT CODE:

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](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).

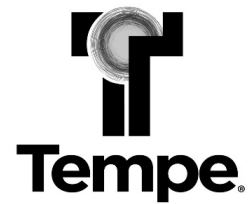
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

**HISTORY & FACTS:**

There is no pertinent history or facts relevant to this project.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



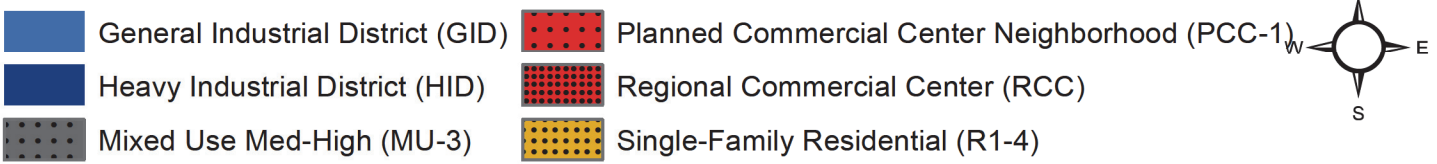
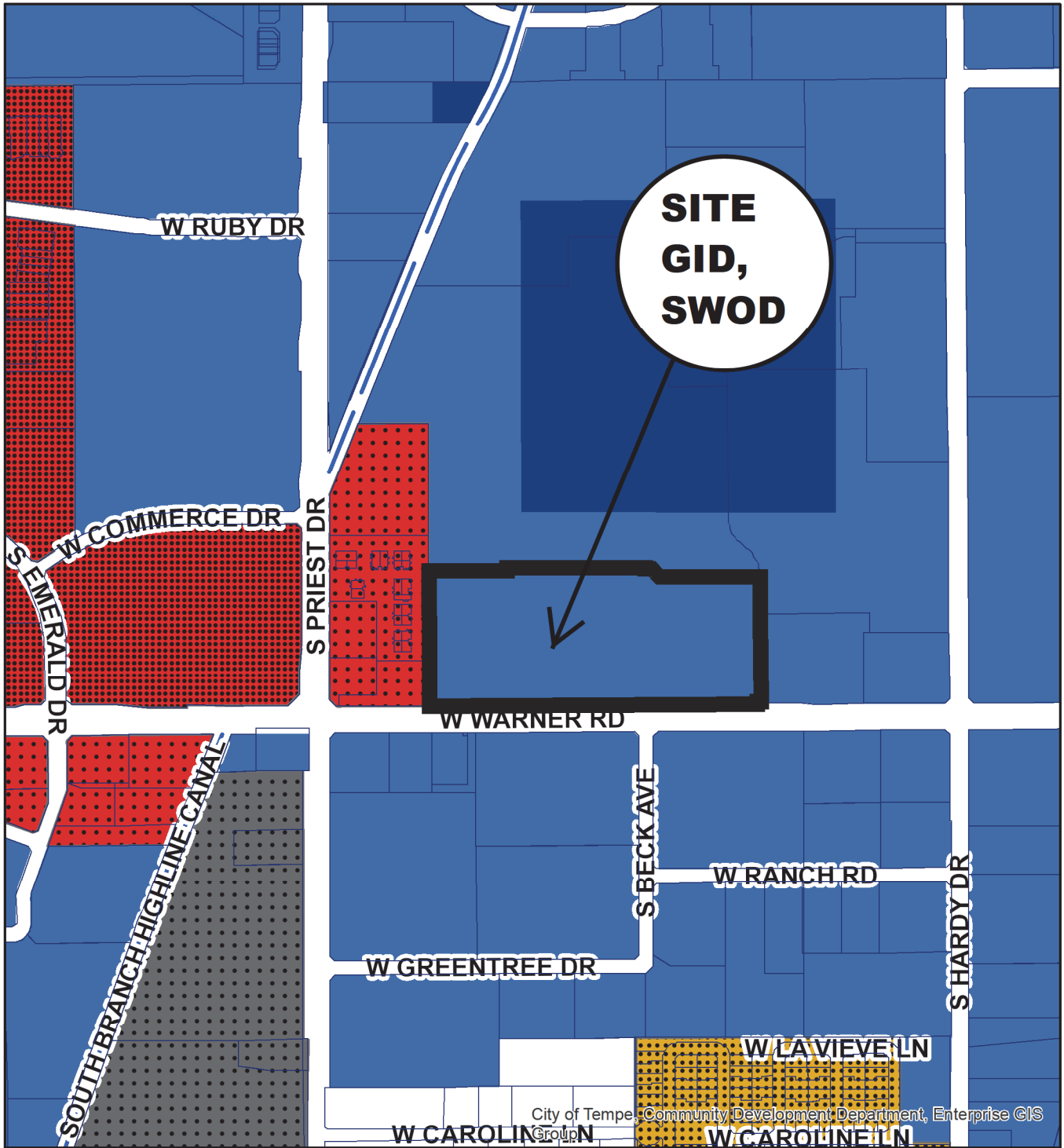
**DEVELOPMENT PROJECT FILE**  
for  
**WARNER COMMERCE CENTER**  
**(PL210250)**

**ATTACHMENTS:**

- 1-10. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 11-13. Applicant's Letter of Explanation
- 14-21. Site Design (Site Plan, Landscape Plan, Underground Utility and Lighting Plan)
- 22-32. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Renderings, Material Samples, Floor Plans)
- 33-35. Supplemental Information
  - Refuse Plan
  - Traffic Impact Statement

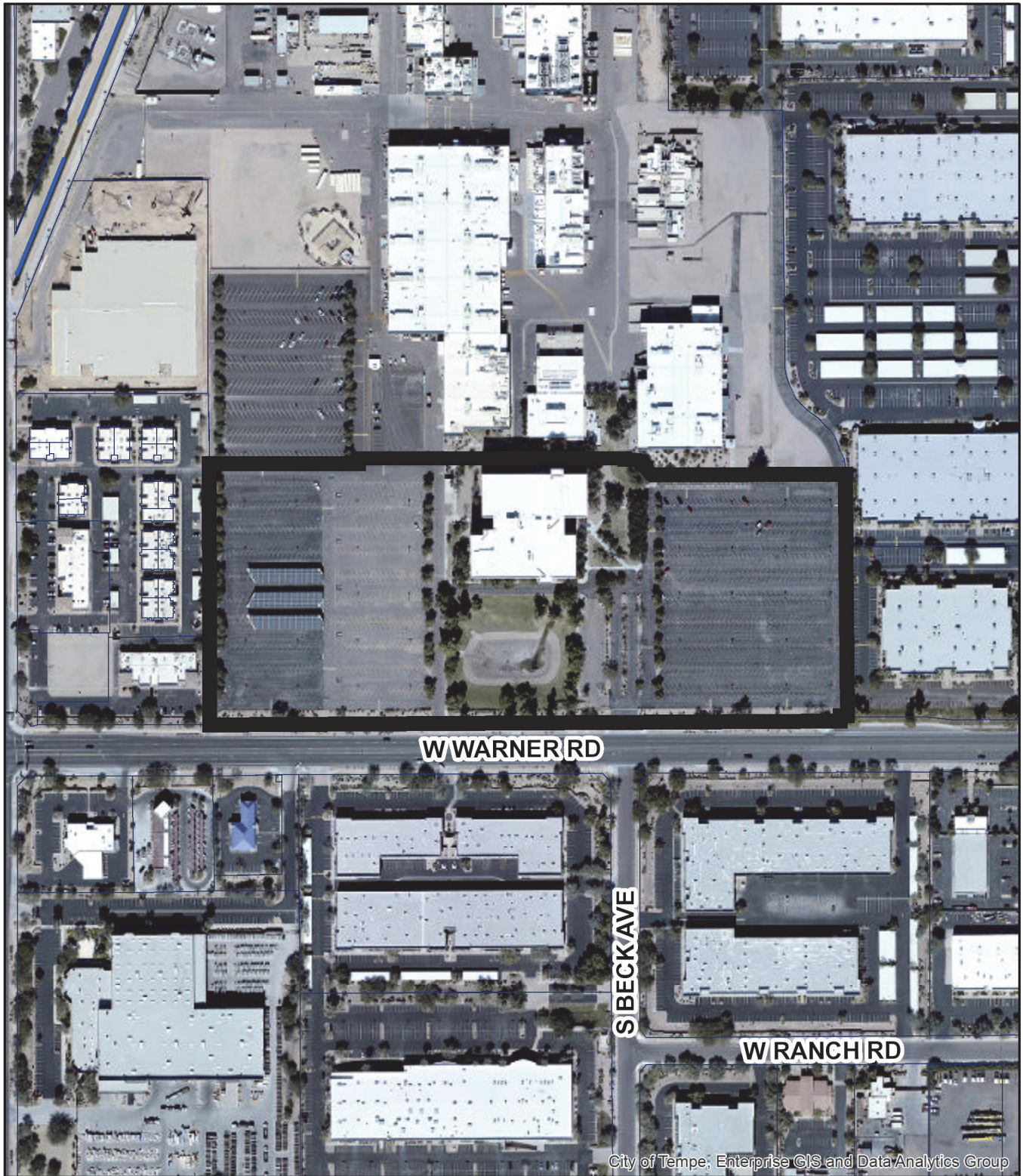
# WARNER COMMERCE CENTER

PL210250

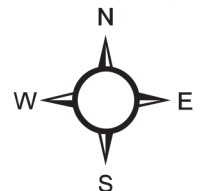


# WARNER COMMERCE CENTER

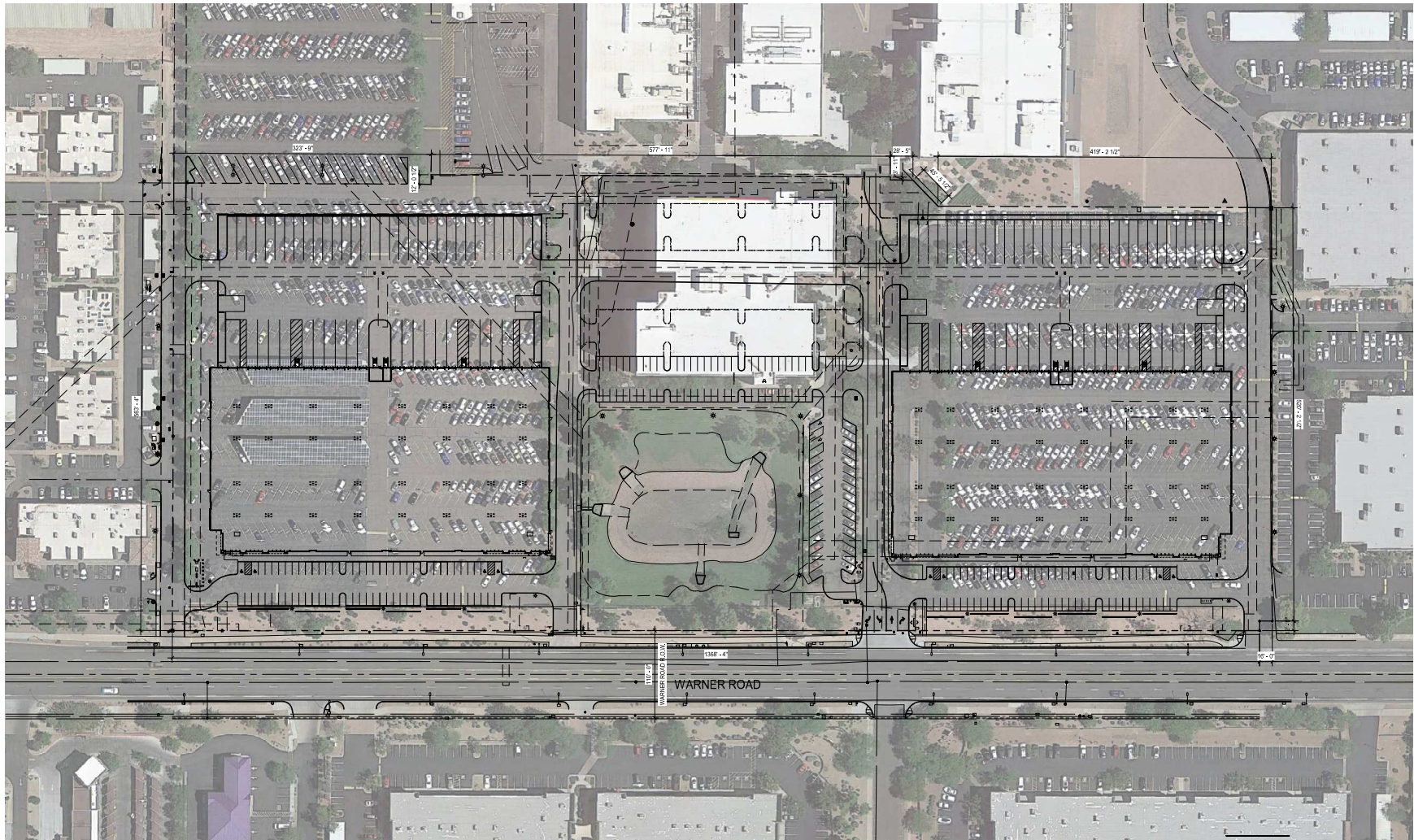
PL210250



Aerial Map



PLOT DATE: 1/23/2021 4:31:25 PM



1 CONTEXTUAL AERIAL MAP  
 1" = 667'-0"  
 0' 30' 60' 120'



Opus AE Group, L.L.C.  
 1330 West Warner Road  
 Mesa, AZ 85204-1113  
 3545544444

Opus Design Build, L.L.C.  
 1330 West Warner Road  
 Mesa, AZ 85204-1113  
 3545544444

CONSULTANT

PROJECT  
**Warner Commerce Center**

PROJECT ADDRESS  
 Bldg A - 1330 West Warner Road  
 Bldg B - 1320 West Warner Road  
 Tempe, AZ

PROJECT NUMBER  
 31941

ISSUE RECORD

- 06/12/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION
- 10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION
- 11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

NOT FOR CONSTRUCTION

DATE  
 11/23/21

PROJECT MANAGER  
 NM

DRAWN BY  
 SO

CHECKED BY  
 JW

REGISTRATION



SHEET TITLE  
**CONTEXTUAL AERIAL MAP**

SHEET NUMBER

**A1.02**











9



10



11



12









20



21



22



23



**Opus Development Company, L.L.C.**

Matthew Visnansky

Director – Real Estate Development

2555 E. Camelback Road, Suite 100

Phoenix, AZ 85016

**11/23/2021**

City of Tempe

Community Development Department

31 E. 5<sup>th</sup> Street, Garden Level

Tempe, AZ 85281

**RE: Letter of Explanation – Warner Commerce Center**

**INTRODUCTION**

Opus Development Company is pleased to present the proposed 197,000 SF industrial redevelopment. The proposed project name is Warner Commerce Center and the site has an existing address of 1300 W. Warner Road, Tempe, AZ 85284. The following address has been assigned to this project: 1320 & 1330 W. Warner Road, Tempe, AZ 85284. The proposed project adheres to the existing Zoning district (GID) and General Plan Land Use of industrial.

**SITE BACKGROUND**

Opus Development Company is acquiring the subject 17.69-acre lot from Honeywell International, Inc., which includes an existing 6-story office building, two surface parking lots, existing underground utility infrastructure and a large detention basin on the site. Honeywell no longer needs the existing 1980's vintage office building and it is currently vacant. Honeywell will continue their operations in the facilities on the lots to the north of the subject site and as such, Opus is required to keep existing underground infrastructure and the existing detention basis in place. The proposed project respects all existing infrastructure and the detention basis, with the intent to re-route the existing underground storm drains outside of any building footprints.

PROJECT OVERVIEW

Opus is proposing to demolish the existing office building and construct two, single-loaded industrial buildings totaling 197,000 square feet (98,500 square feet each). The buildings will be state-of-the-art facilities that institutional capital and corporate users are seeking today.

The development will conform to the standards of Zoning and Development Code and the below is an overview of the design concepts.

Thank You,

A handwritten signature in black ink, appearing to read "Matt Visnansky", with a long horizontal flourish extending to the right.

Matt Visnansky

Director, Opus Development Company, L.L.C.

**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;**

All sides of the building include horizontal and vertical reveals cast into the concrete panels. The reveals help establish datum lines and architectural rhythm. At select locations, formliner patterns are cast into the concrete panels. As daylight changes throughout the day, shadows cast by the formliner will create a dynamic façade. By night, up lights will illuminate and accentuate the formliner panels. Along the pedestrian level, the placement of glass will both highlight the main entrances and create views into the building and out to the site. The main entrances are also highlighted by the metal solar shade, canopy, and accent painted reveals.

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

Sidewalks are placed along the south elevation, connecting the main entrances, and also providing direct access to Warner Road. Bike parking is located near the main entrances.

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

There are four existing vehicular access points along Warner Road that will be maintained. No new access points are proposed. A combination of both existing and new sidewalks will minimize conflicts with pedestrian access and circulation. There are no residential uses in the immediate vicinity.

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

The southwest and southeast corners of the buildings face each of the four access points onto the site, providing natural surveillance through the vision glass at these corners. The truck courts, at the rear of the buildings, will have perimeter walls and gates to create a secured environment.

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

Landscape design is integrated throughout the site. Along Warner Road, existing and new trees will soften the appearance of the buildings. The sidewalk adjacent to the south building elevations will be further defined by foundation plantings and landscaping in the parking islands.

**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 shown on drawings are for reference only and will be submitted with a separate application.

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

Lights shown on drawings are for reference only. See light fixture cut sheets.

CONSULTANT

**PROJECT**  
**Warner Commerce Center**

PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
PROJECT NUMBER  
31941

**ISSUE RECORD**

06/14/21 PRELIMINARY SITE PLAN REVIEW APPLICATION  
08/12/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

**NOT FOR CONSTRUCTION**

DATE

12/07/21

PROJECT MANAGER

NM

DRAWN BY

JW

CHECKED BY

JW

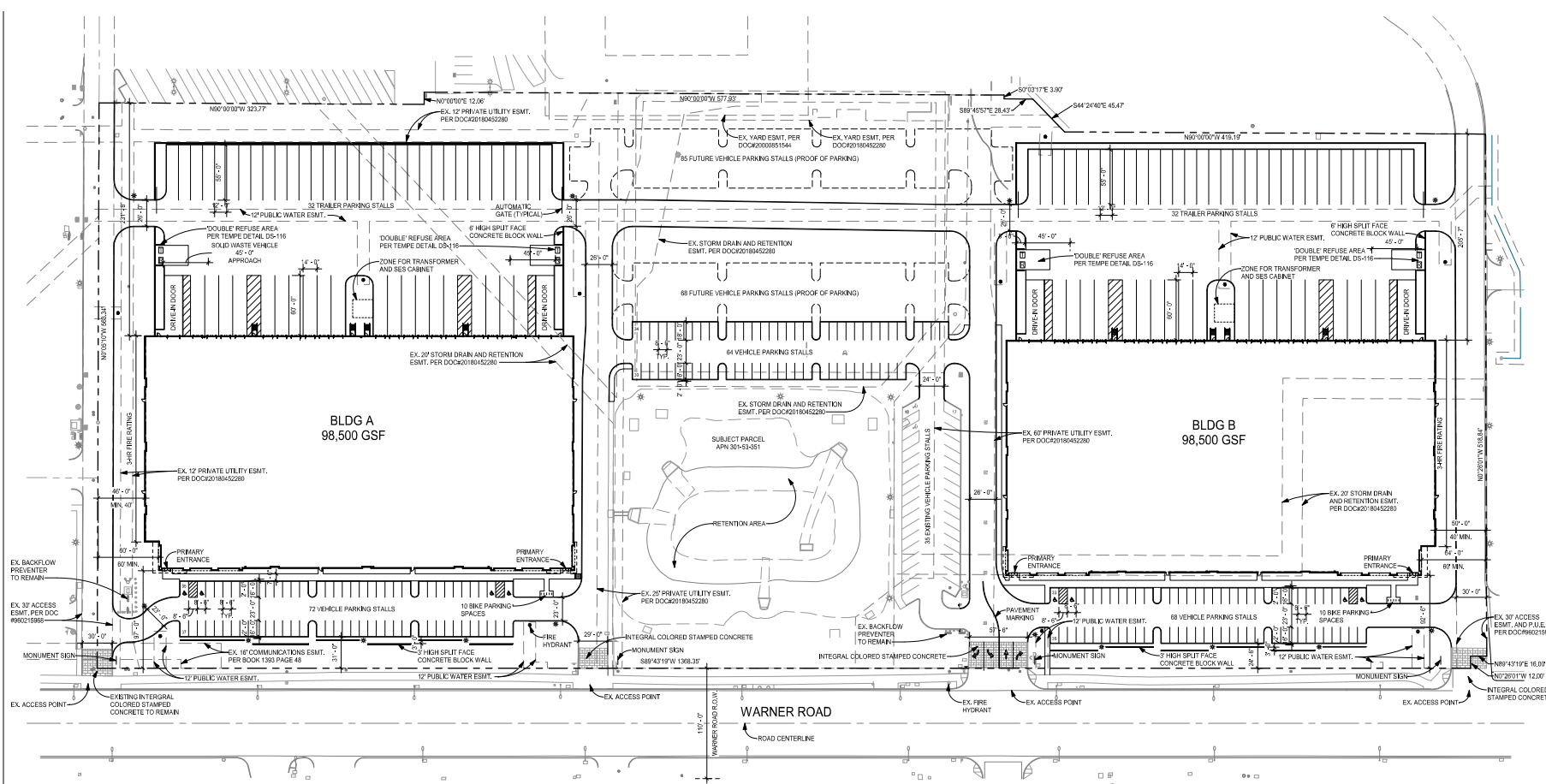
REVISIONS



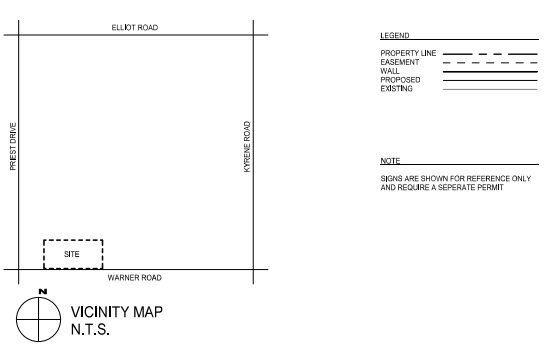
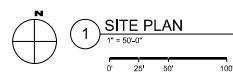
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**SITE PLAN**

SHEET NUMBER

**A1.01**

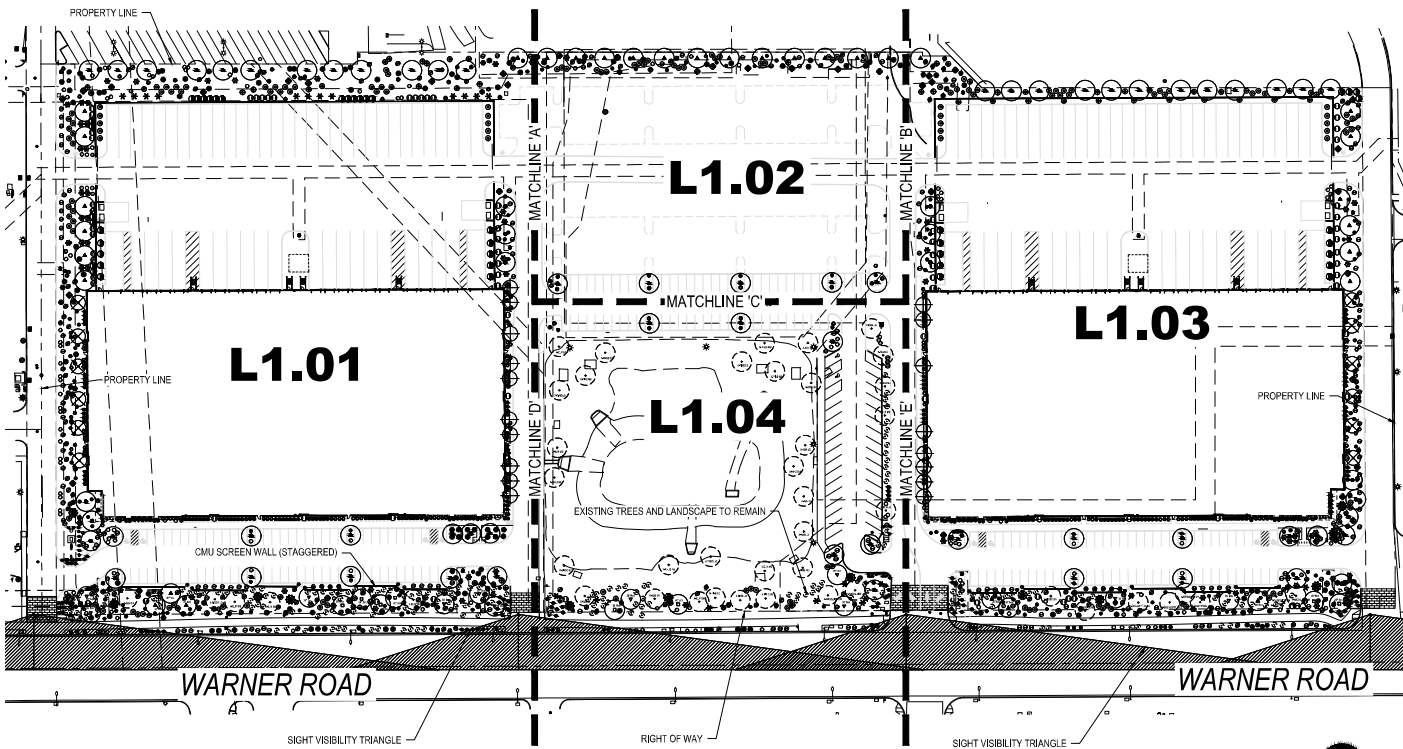


PROJECT DATA		PARKING	
SITE DATA		ZONING & DEVELOPMENT CODE SECTION 4-603 (D) (3) (b) (i)	
ZONING DISTRICT:	GENERAL INDUSTRIAL DISTRICT (GID)	ZONING OVERLAY:	SOUTHWEST TEMPE OVERLAY DISTRICT (SWOD)
PROPOSED USE:	UNSPECIFIED TENANT(S) IN INDUSTRIAL BUILDINGS	PROPOSED:	UNSPECIFIED TENANT 1: 32,833 SF OFFICE, 6,567 SF WAREHOUSE, 26,266 SF OF OFFICE, 10,000 SF OF WAREHOUSE
SITE AREA:	17.89 ACRES (770,516 SF)	PROPOSED:	UNSPECIFIED TENANT 2: 32,833 SF OFFICE, 6,567 SF WAREHOUSE, 26,266 SF OF OFFICE, 10,000 SF OF WAREHOUSE
MAX. LOT COVERAGE:	NO STANDARD	PROPOSED:	UNSPECIFIED TENANT 3: 32,834 SF OFFICE, 6,567 SF WAREHOUSE, 26,267 SF OF OFFICE, 10,000 SF OF WAREHOUSE
LANDSCAPE COVERAGE:	10%	PROPOSED:	UNSPECIFIED TENANT 4: 32,833 SF OFFICE, 6,567 SF WAREHOUSE, 26,266 SF OF OFFICE, 10,000 SF OF WAREHOUSE
SETBACKS:	REQUIRED	PROPOSED:	UNSPECIFIED TENANT 5: 32,833 SF OFFICE, 6,567 SF WAREHOUSE, 26,266 SF OF OFFICE, 10,000 SF OF WAREHOUSE
FRONT:	25'	PROPOSED:	UNSPECIFIED TENANT 6: 32,834 SF OFFICE, 6,567 SF WAREHOUSE, 26,267 SF OF OFFICE, 10,000 SF OF WAREHOUSE
PARKING:	20'	PROPOSED:	UNSPECIFIED TENANT 7: 32,834 SF OFFICE, 6,567 SF WAREHOUSE, 26,267 SF OF OFFICE, 10,000 SF OF WAREHOUSE
SIDE (EAST):	0	PROPOSED:	UNSPECIFIED TENANT 8: 32,834 SF OFFICE, 6,567 SF WAREHOUSE, 26,267 SF OF OFFICE, 10,000 SF OF WAREHOUSE
SIDE (WEST):	0	PROPOSED:	UNSPECIFIED TENANT 9: 32,834 SF OFFICE, 6,567 SF WAREHOUSE, 26,267 SF OF OFFICE, 10,000 SF OF WAREHOUSE
REAR:	0	PROPOSED:	UNSPECIFIED TENANT 10: 32,834 SF OFFICE, 6,567 SF WAREHOUSE, 26,267 SF OF OFFICE, 10,000 SF OF WAREHOUSE
BUILDING DATA		TOTAL AREA: 197,000 SF	
TOTAL BUILDING AREA:	197,000 SF	TOTAL STALLS REQUIRED: 271	
TYPE OF CONSTRUCTION:	TYPE VB	TOTAL STALLS PROVIDED: 239	
SPRINKLERS / FIRE ALARMS:	PROVIDED	PROOF OF PARKING: 153	
BUILDING HEIGHT MAXIMUM:	35' + 25' (SWCD) = 60'	TOTAL POSSIBLE PARKING STALLS: 392	
	PROPOSED	REQUIRED	PROVIDED
		1 SPACE	
		PER 10,000 SF	
		BIKE PARKING	20



PLOT DATE: 12/7/2021 10:52:33 AM





**PLANT MATERIAL SCHEDULE**

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
<b>TREES:</b>				
+	Existing Tree to Remain	N/A	per plan	SU < 12' / MD 12'-20' / LG 20'+
⊕	Existing Shrub/Groundcover to Remain	N/A	per plan	
●	<i>Pistacia chinensis</i> 'Red Plant'	24" box	12	Standard Trunk
⊙	Red Poinciana	24" box	58	Standard Trunk
⊗	<i>Quercus virginiana</i>	36" box	8	M.B. Trunk 1.2' cal. min.
⊕	Southern Live Oak	24" box	26	M.B. Trunk 1.2' cal. min.
⊗	<i>Chrysopsis</i> 'Desert Museum'	36" box	11	M.B. Trunk 1.2' cal. min.
⊕	Desert Willow	36" box	6	
⊗	<i>Purshiana</i> x 'Desert Museum'	15 gallon	18	Standard Trunk
⊕	Desert Museum Palo Verde	24" box	12	M.B. Trunk
⊗	<i>Prosopis glandulosa</i>	24" box	12	M.B. Trunk
⊕	Texas Honey Mesquite	15 gallon	18	Standard Trunk
⊗	<i>Cercocarpus</i> 'mesquero'	24" box	12	M.B. Trunk
⊕	Mexican Bird of Paradise	24" box	12	M.B. Trunk
⊗	<i>Cercis canadensis</i> x 'mexicana'	24" box	12	M.B. Trunk
⊕	Mexican Redbud			
<b>SHRUBS:</b>				
⊗	<i>Agave murphyi</i>	5 gallon	86	
⊕	Murhey Agave	5 gallon	110	
⊗	<i>Aloe vera</i>	5 gallon	110	
⊕	Aloe vera "Yellow Ribbon"	5 gallon	51	
⊗	<i>Bouteloua gracilis</i>	5 gallon	51	
⊕	Blue Grama	5 gallon	46	
⊗	<i>Dasyatis</i> 'waxleaf'	5 gallon	42	
⊕	Desert Spoon	5 gallon	100	
⊗	<i>Dodonaea viscosa</i>	5 gallon	149	
⊕	Hop Bush	5 gallon	177	
⊗	<i>Eriocaulon</i>	5 gallon	161	
⊕	Bridle Bush	5 gallon	161	
⊗	<i>Asclepias tuberosa</i>	5 gallon	155	
⊕	Desert Milkweed	5 gallon	161	
⊗	<i>Hesperaloe parviflora</i>	5 gallon	161	
⊕	Red Yucca	5 gallon	51	
⊗	<i>Myrica carolinensis</i> 'Compact'	5 gallon	51	
⊕	Compact Ramon Myrtle	5 gallon	155	
⊗	<i>Coccoloba purpurea</i>	5 gallon	161	
⊕	Red Bird of Paradise	5 gallon	82	
⊗	<i>Leucophyllum leucopetalum</i>	5 gallon	82	
⊕	Chihuahuan Sage	5 gallon	36	
⊗	<i>Muhlenbergia rigens</i>	5 gallon	36	
⊕	Deer Grass	5 gallon	21	
⊗	<i>Trocaera hybrid</i> 'Orange Jubilee'	10 Gall (mm)	12	
⊕	Orange Bell	5 gallon	21	
⊗	<i>Justicia caribaea</i>	5 gallon	21	
⊕	Chaparral	5 gallon	21	
⊗	<i>Fouquieria splendens</i>	5 gallon	21	
⊕	Ocotillo	5 gallon	21	
⊗	<i>Hesperaloe parviflora</i>	5 gallon	21	
⊕	Giant Hesperaloe	5 gallon	21	
<b>GROUNDCOVERS:</b>				
⊕	<i>Lamiana montevideoensis</i>	1 gallon	148	
⊗	Purple Lamiana	1 gallon	51	
⊕	<i>Callisander americana</i> 'Little John'	1 gallon	75	
⊗	Little John Bird's Bush	1 gallon	51	
⊕	Wickia Microbea	1 gallon	75	
⊗	'Yellow Dots'	1 gallon	38	
⊕	Baccharis x 'Siam'	1 gallon	38	
⊗	Slam Baccharis	1 gallon	38	
<b>ROCK MULCH:</b>				
DG	3/4" Minus, "Think Grass"			
	2" Deep layer in all landscape areas			
⊕	Surface Select Granite Boulders			
	L=3'x3', M=2'x2', S=1'x1'	3.4.2		

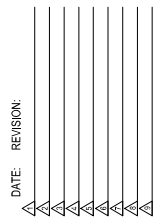


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11.24.21

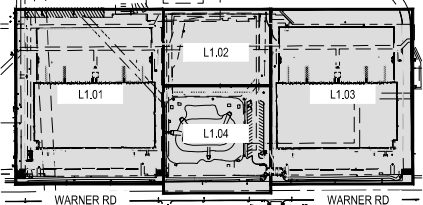
LANDSCAPE PLAN  
**Warner Commerce Center**  
Tempe, AZ  
PREPARED FOR: Opus Group



**LANDSCAPE PLAN**  
SHEET 01 OF 05  
L1.00

Call at least two full working days before you begin construction.  
**ARIZONA 811**  
Arizona One-Call System  
Hot 8-1-1 or 1-800-STANLEY (782-8246)  
In Maricopa County: (602) 263-1100

**KEY MAP**



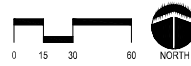
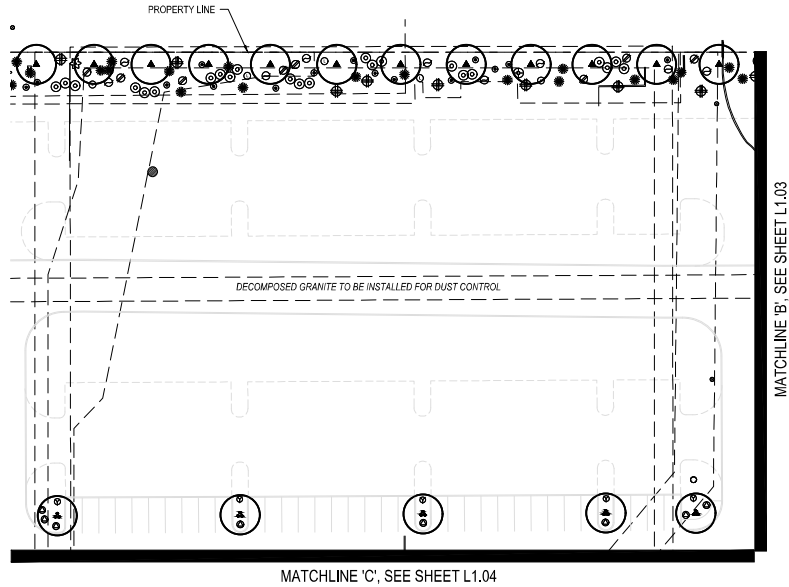
**PROJECT TEAM**

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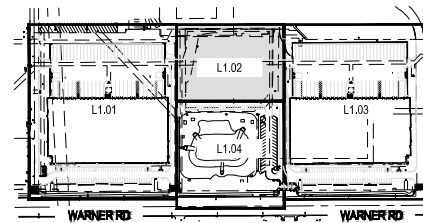




**PLANT MATERIAL SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES:</b>		
(Circle with +)	Existing Tree to Remain	Existing Tree to Remain
(Circle with X)	Existing Shrub/Groundcover to Remain	Existing Shrub/Groundcover to Remain
(Circle with ●)	<i>Pithecellobium dulce</i> 'Red Push'	Red Push Pitahay
(Circle with ○)	<i>Quercus virginiana</i>	Southern Live Oak
(Circle with □)	<i>Chaparral shrub</i>	Desert Willow
(Circle with ▲)	<i>Parsonsia v. Desert Museum</i>	Desert Museum Palo Verde
(Circle with ▼)	<i>Prosopis glandulosa</i>	Texas Honey Mesquite
(Circle with △)	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
(Circle with ⊗)	<i>Cercis canadensis v. mexicana</i>	Mexican Redbud
<b>SHRUBS:</b>		
(Circle with ⚙)	<i>Agave murphyi</i>	Murphy Agave
(Circle with ○)	<i>Alca zinn</i>	Alca vera "Yellow Bicorn"
(Circle with ⊕)	<i>Bouteloua gracilis</i>	Blue Grams
(Circle with ⊕)	<i>Dasylirion wheeleri</i>	Desert Spoon
(Circle with ⊕)	<i>Dodonaea viscosa</i>	Iron Chalk
(Circle with ⊕)	<i>Eriotha lanosa</i>	Bottle Bush
(Circle with ⊕)	<i>Asplenium adnigrum</i>	Desert Milkweed
(Circle with ⊕)	<i>Hesperaloe parviflora</i>	Red Yucca
(Circle with ⊕)	<i>Myrica communis</i> 'Compacta'	Compact Roman Myrtle
(Circle with ⊕)	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
(Circle with ⊕)	<i>Leucophyllum leucogalum</i>	Chihuahuan Sage
(Circle with ⊕)	<i>Muhlenbergia agilis</i>	Deer Grass
(Circle with ⊕)	<i>Tecoma hybrid</i> 'Orange Jubilee'	Orange Bell
(Circle with ⊕)	<i>Justicia californica</i>	Chuparosa
(Circle with ⊕)	<i>Fouquieria splendens</i>	Occotillo
(Circle with ⊕)	<i>Hesperaloe parviflora</i>	Giant Hesperaloe
<b>GROUNDCOVERS:</b>		
(Circle with ●)	<i>Lantana montevidensis</i>	Purple Lantana
(Circle with ●)	<i>Callistemon viminalis</i> 'Little John'	Little John Bottle Bush
(Circle with ●)	<i>Wedelia trilobata</i>	Yellow Dot
(Circle with ●)	<i>Baccharis v. Starb</i>	Star Baccharis
<b>ROCK MULCH:</b>		
(Square with DG)	3/4" Minus, "Pink Coral"	
(Circle with ●)	2" Deep layer in all landscape areas	
(Circle with ●)	Surface Select Granite Boulders	L-3'X3', MF-2'X2', S-1'X1'

**KEY MAP**



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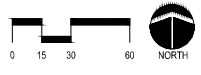
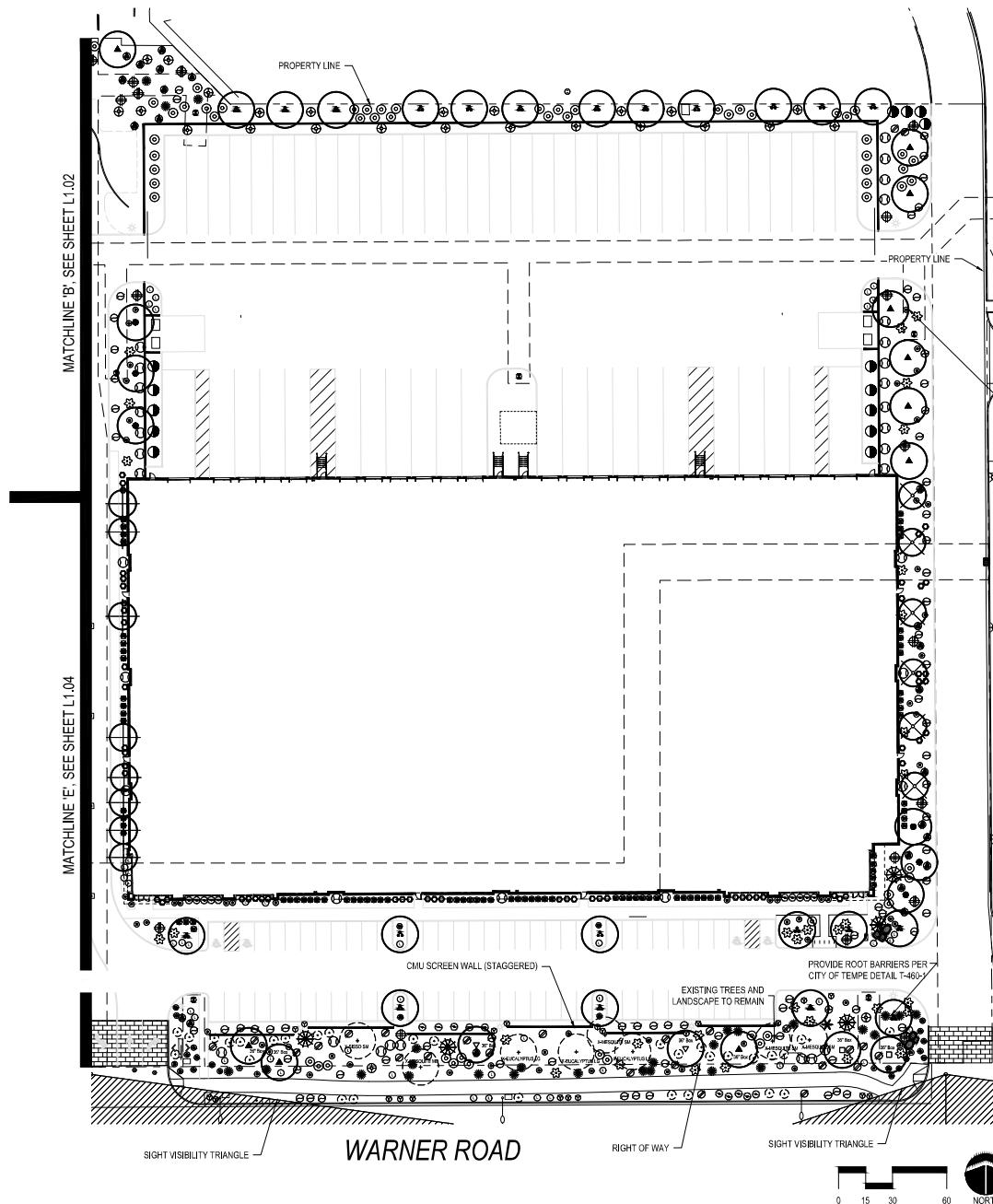


DATE:  
11.24.21

LANDSCAPE PLAN  
**Warner Commerce Center**  
 Tempe, AZ  
 PREPARED FOR: Opus Group

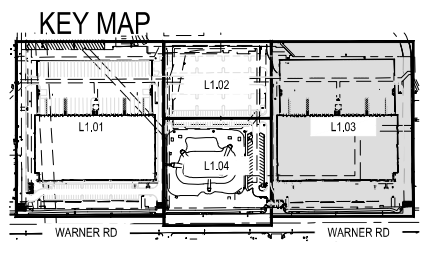
DATE:	REVISION:

**LANDSCAPE PLAN**  
 SHEET 03 OF 05  
**L1.02**



**PLANT MATERIAL SCHEDULE**

- | SYMBOL        | BOTANICAL NAME                              | COMMON NAME                                 |
|---------------|---|---|
| +             | <i>Existing Tree to Remain</i>              | <i>Existing Tree to Remain</i>              |
| ⊕             | <i>Existing Shrub Groundcover to Remain</i> | <i>Existing Shrub Groundcover to Remain</i> |
| ●             | <i>Puttickia chinensis 'Red Push'</i>       | <i>Red Push Puttickia</i>                   |
| ⊙             | <i>Quercus virginiana</i>                   | <i>Southern Live Oak</i>                    |
| ⊘             | <i>Ononis linearis</i>                      | <i>Desert Willow</i>                        |
| ▲             | <i>Parksodia 'Desert Museum'</i>            | <i>Desert Museum Palo Verde</i>             |
| △             | <i>Prosopis glandulosa</i>                  | <i>Texas Honey Mesquite</i>                 |
| ▽             | <i>Cassia bicolor</i>                       | <i>Mexican Bird of Paradise</i>             |
| ⊗             | <i>Cercis canadensis 'Mexicana'</i>         | <i>Mexican Redbud</i>                       |
| SHRUBS:       |   |   |
| ⊙             | <i>Agave murphyi</i>                        | <i>Murphy Agave</i>                         |
| ⊙             | <i>Aloe vera</i>                            | <i>Aloe vera "Yellow Bloom"</i>             |
| ⊙             | <i>Bouteloua gracilis</i>                   | <i>Blue Grama</i>                           |
| ⊙             | <i>Dasylirion wheeleri</i>                  | <i>Desert Spoon</i>                         |
| ⊙             | <i>Dodonaea viscosa</i>                     | <i>Red Bush</i>                             |
| ⊙             | <i>Eriocaulon temesnoense</i>               | <i>Brittle Bush</i>                         |
| ⊙             | <i>Acacia salicifolia</i>                   | <i>Desert Willow</i>                        |
| ⊙             | <i>Heperaloe parviflora</i>                 | <i>Red Yucca</i>                            |
| ⊙             | <i>Myrica carolinensis 'Compacta'</i>       | <i>Compact Roman Myrtle</i>                 |
| ⊙             | <i>Casahuate pulcherrima</i>                | <i>Red Bird of Paradise</i>                 |
| ⊙             | <i>Leucostylum las-vigatum</i>              | <i>Chihuahuan Sage</i>                      |
| ⊙             | <i>Muhlenbergia capensis</i>                | <i>Deer Grass</i>                           |
| ⊙             | <i>Tecoma hybrid 'Orange Jubilee'</i>       | <i>Orange Bell</i>                          |
| ⊙             | <i>Justice californica</i>                  | <i>Chuparosa</i>                            |
| ⊙             | <i>Fouquieria splendens</i>                 | <i>Occult</i>                               |
| ⊙             | <i>Heperaloe funifera</i>                   | <i>Star Heperaloe</i>                       |
| GROUNDCOVERS: |   |   |
| ⊙             | <i>Lantana montevidensis</i>                | <i>Purple Lantana</i>                       |
| ⊙             | <i>Callisander americana 'Little John'</i>  | <i>Little John Brittle Bush</i>             |
| ⊙             | <i>Wedelia trilobata</i>                    | <i>Yellow Daisy</i>                         |
| ⊙             | <i>Baccharis 'Slam'</i>                     | <i>Slam Baccharis</i>                       |
| ROCK MULCH:   |   |   |
| DG            | 3/4" Miuus, "Pink Coral"                    | 2" Deep layer in all landscape area         |
| ⬤             | Surface Sekt Granite Boulders               | L=3'X3', M=2'X2', S=1'X1'                   |



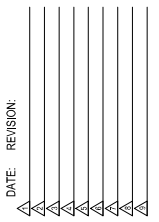
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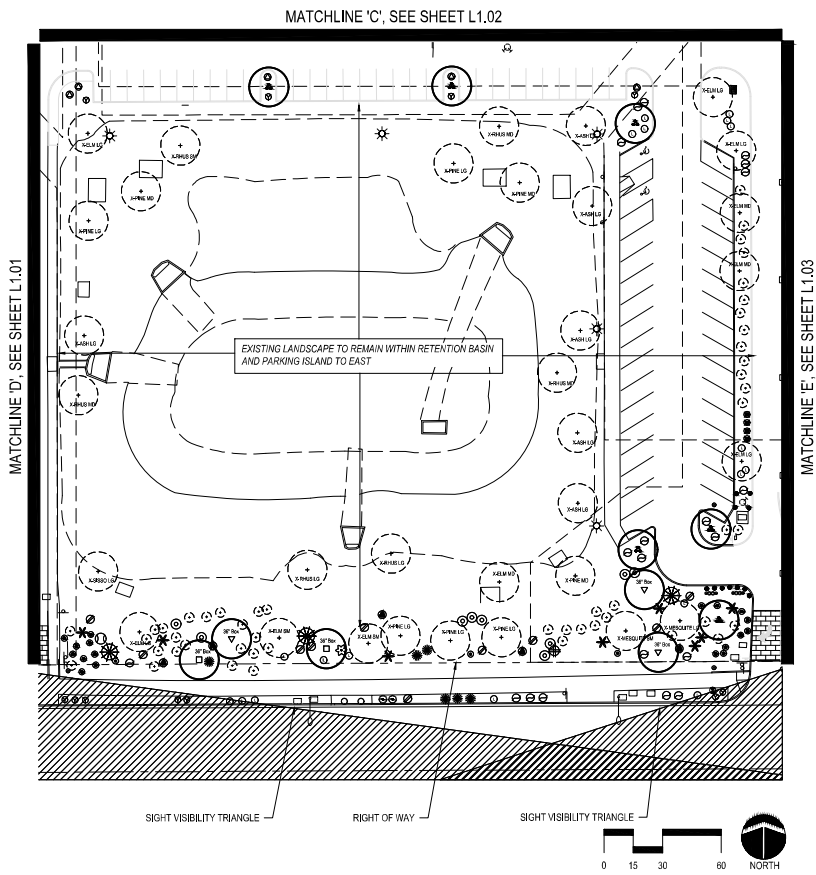
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LANDSCAPE PLAN  
**Warner Commerce Center**  
Tempe, AZ  
PREPARED FOR: Opus Group

DATE: REVISION:



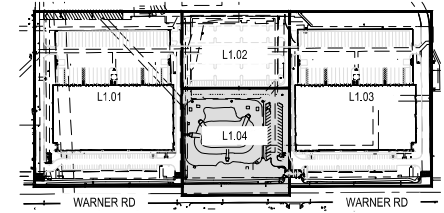
LANDSCAPE PLAN  
SHEET 04 OF 05  
L1.03



### PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES:</b>		
	<i>Existing Tree to Remain</i>	Existing Tree to Remain
	<i>Existing Shrub-Groundcover to Remain</i>	Existing Shrub-Groundcover to Remain
	<i>Quercus emoryi</i>	Red Push Pincate
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Chrysothamnus nauseosus</i>	Desert Willow
	<i>Parkinsonia aculeata</i>	'Desert Museum' Desert Museum Palo Verde
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite
	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
	<i>Cercis canadensis mexicana</i>	Mexican Redbud
<b>SHRUBS:</b>		
	<i>Agave murphyi</i>	Murphy Agave
	<i>Aloe vera</i>	True Aloe
	<i>Atriplex confertifolia</i>	'Yellow Elbow'
	<i>Balastris gracilis</i>	Blue Cholla
	<i>Echinocarpa viridis</i>	Desert Spoon
	<i>Dodonaea viscosa</i>	Hop Bush
	<i>Encelia farinosa</i>	Cholla
	<i>Eriogonum fasciculatum</i>	Desert Sage
	<i>Ficus microcarpa</i>	Desert Fig
	<i>Grewia occidentalis</i>	Desert Rose
	<i>Myrica communis</i>	'Compact'
	<i>Myrica communis</i>	'Compact Roman Myrtle'
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
	<i>Leucosiphon leucostemum</i>	Cholla Sage
	<i>Muhlenbergia rigens</i>	Deer Grass
	<i>Tacoma hybrid</i>	'Orange Jubilee'
	<i>Citrus aurantium</i>	Orange Peel
	<i>Justicia californica</i>	Chuparosa
	<i>Fouquieria splendens</i>	Cholla
	<i>Hesperaloe parviflora</i>	Cholla
	<i>Lantana montevidensis</i>	Purple Lantana
	<i>Callispermum umbricola</i>	'Little John'
	<i>Winkleria filifolia</i>	Yellow Dots
	<i>Baccharis x Starrii</i>	Star Baccharis
<b>ROCK MULCH:</b>		
	3/4" Minus, "Pink Coral"	
	2" Deep layer in all landscape areas	
	Surface Saker Granite Boulders	
	L3x3x3, M2x2x2, S1x1x1	

### KEY MAP



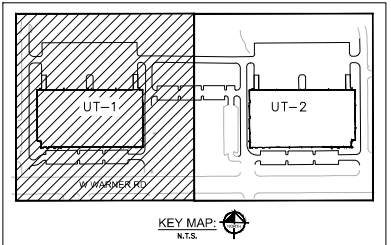
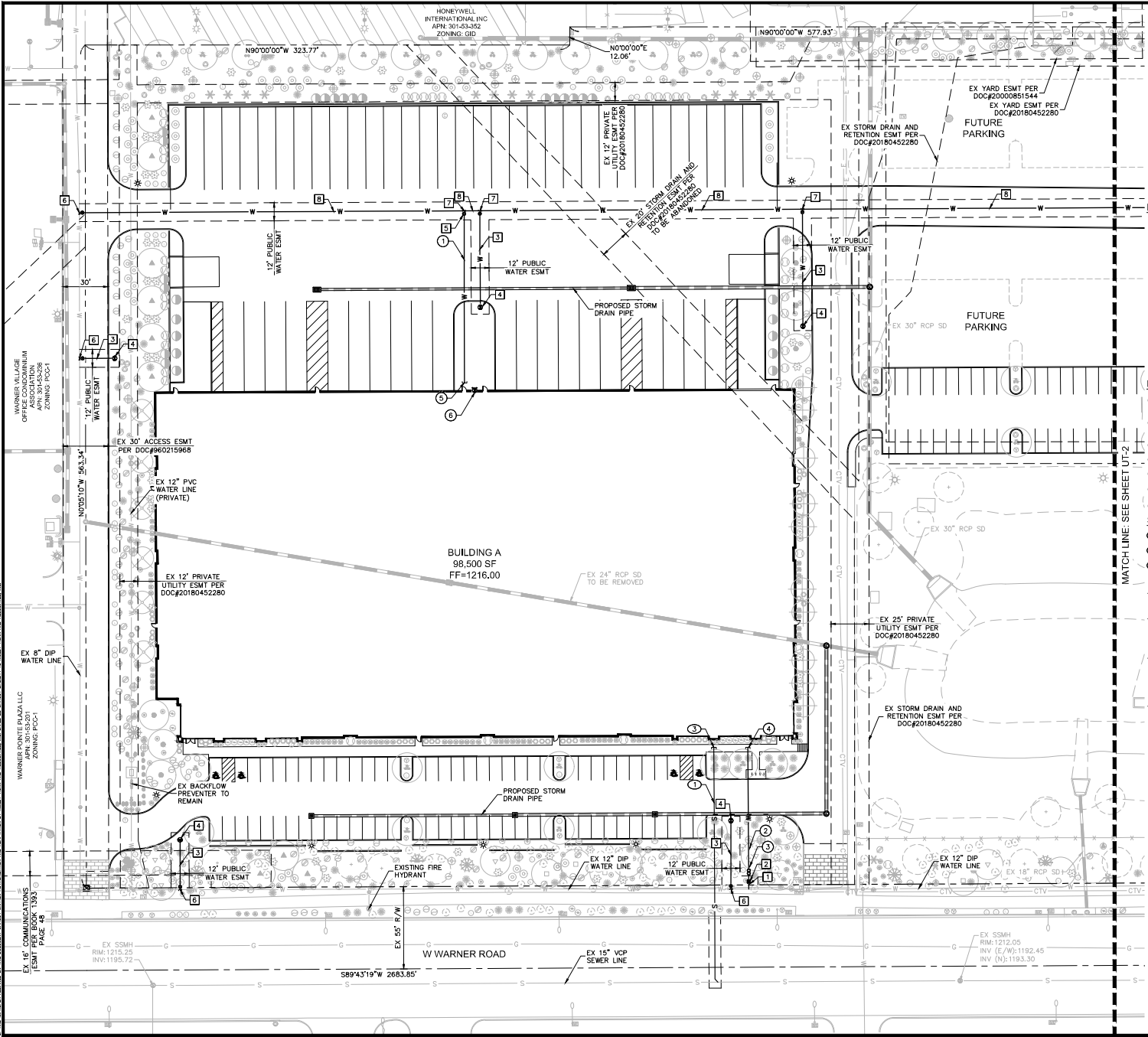
DATE:  
11.24.21

LANDSCAPE PLAN  
**Warner Commerce Center**  
 Tempe, AZ  
 PREPARED FOR: Opus Group

DATE	REVISION

LANDSCAPE  
 PLAN  
 SHEET 05 OF 05  
 L1.04

K:\Info\_dwg\2018\1000 - Honeywell\_1307\1307\Utility\_Plan\13070000-11.dwg Nov 22, 2021 Chuck Wul  
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- #### PUBLIC WATER CONSTRUCTION NOTES
1. INSTALL 2" COPPER WATER LINE. 3' MINIMUM COVER.
  2. INSTALL 2" DOMESTIC WATER METER TO BE INSTALLED BY CITY FORCES.
  3. INSTALL 6" PRESSURE CLASS 350 DIP WATER MAIN, WITH TRACER WIRE. 3' MINIMUM COVER.
  4. INSTALL FIRE HYDRANT ASSEMBLY PER MAG STD DETAIL 360-1.
  5. INSTALL WATER VALVE.
  6. INSTALL TAPPING SLEEVE AND VALVE PER MAG STD DETAIL 340. (SIZE TO MATCH ADJOINING PIPES).
  7. INSTALL TEE (SIZE TO MATCH ADJOINING PIPES).
  8. INSTALL 8" PRESSURE CLASS 350 DIP WATER MAIN, WITH TRACER WIRE. 3' MINIMUM COVER.
  9. INSTALL BEND (SIZE PER PLAN).

- #### PRIVATE WATER CONSTRUCTION NOTES
1. INSTALL 8" PVC C900 WATER LINE, PRESSURE CLASS 150 MINIMUM, WITH TRACER WIRE. 3' MINIMUM COVER.
  2. INSTALL 2" PVC C900 WATER LINE, PRESSURE CLASS 150 MINIMUM, WITH TRACER WIRE. 3' MINIMUM COVER.
  3. INSTALL 2" BACKFLOW PREVENTER.
  4. DOMESTIC WATER BUILDING CONNECTION, REF MEP PLANS FOR CONTINUATION.
  5. CONNECT TO BUILDING FIRELINE, REF MEP AND FIRE SPRINKLER PLANS.
  6. PROPOSED BUILDING FDC LOCATION, REF FIRE SPRINKLER PLANS.
  7. INSTALL 8" BACKFLOW PREVENTER.
- #### SEWER CONSTRUCTION NOTES
1. INSTALL 6" SDR 35 PVC SEWER PIPE.
  2. INSTALL SEWER CLEANOUT PER MAG STD DET 441.
  3. CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT. REF MEP PLANS FOR CONTINUATION.

**NOTES**  
 1. REFER TO SHEET UT-2 FOR LEGEND AND ABBREVIATIONS.

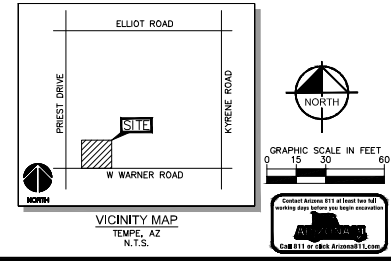
**BASIS OF BEARING**  
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16 AS SHOWN IN BOOK 1393, PAGE 48 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 43 MINUTES 19 SECONDS WEST.

**BENCHMARK**  
 FOUND 3" CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF WARNER ROAD AND HARDY DRIVE.  
 ELEVATION = 1202.39

**DEVELOPER/OWNER**  
 OPUS DEVELOPMENT COMPANY, LLC  
 2555 E CAMELBACK RD, SUITE 100  
 PHOENIX, AZ 85016  
 PH: (602) 648-5077  
 CONTACT: MATTHEW VSNASKY

**CIVIL ENGINEER**  
 KIMLEY-HORN AND ASSOCIATES, INC  
 7740 N. 16TH STREET, SUITE 300  
 PHOENIX, AZ 85020  
 PH: (602) 216-1231  
 CONTACT: CHUCK WURL, P.E.

**ARCHITECT**  
 OPUS AE GROUP, LLC  
 10250 BREN ROAD WEST  
 MINNETONKA, MN 55343  
 PH: (952) 856-4563  
 CONTACT: JOHN WADE

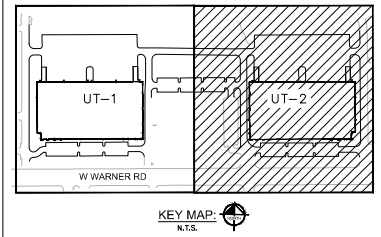
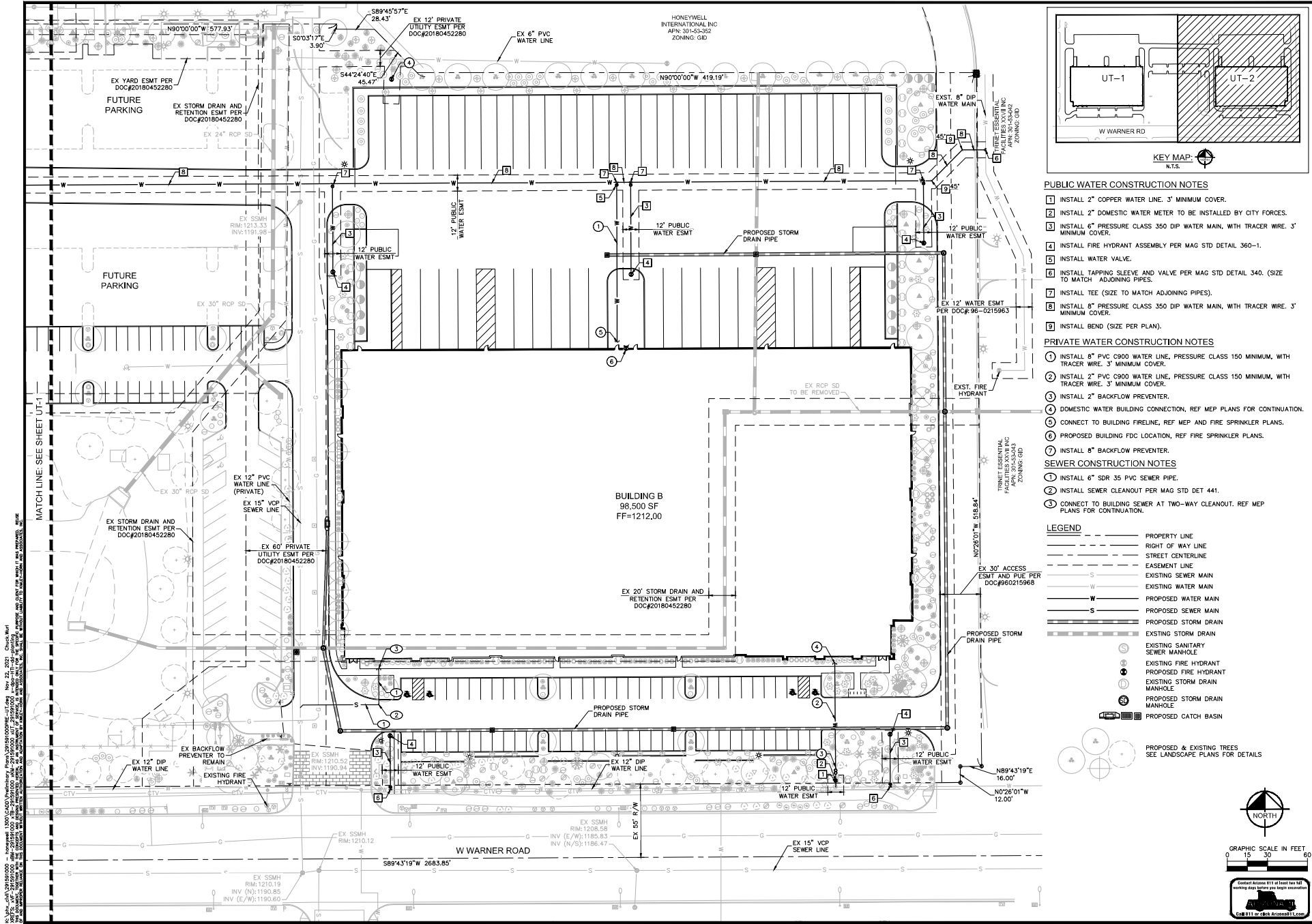


BY DATE APPR.  
 REVISION  
 NO

**Kimley-Horn**  
 DESIGNED BY: CW  
 DRAWN BY: JHT  
 CHECKED BY: CW  
 DATE: 11/22/2021  
 SCALE (H): 1"=30'  
 SCALE (V): NONE  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 PHOENIX, ARIZONA 85020 (602) 944-4500

WARNER COMMERCE CENTER  
 PRELIMINARY UNDERGROUND UTILITY  
 & LIGHTING PLAN  
 TEMPE, ARIZONA

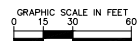
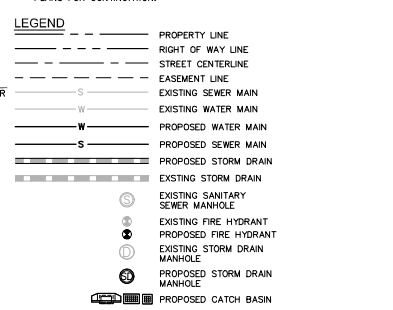
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 DRAWING NAME  
 UT-1  
 1 OF 2



- PUBLIC WATER CONSTRUCTION NOTES**
- INSTALL 2" COPPER WATER LINE. 3" MINIMUM COVER.
  - INSTALL 2" DOMESTIC WATER METER TO BE INSTALLED BY CITY FORCES.
  - INSTALL 8" PRESSURE CLASS 350 DIP WATER MAIN, WITH TRACER WIRE. 3" MINIMUM COVER.
  - INSTALL FIRE HYDRANT ASSEMBLY PER MAG STD DETAIL 360-1.
  - INSTALL WATER VALVE.
  - INSTALL TAPPING SLEEVE AND VALVE PER MAG STD DETAIL 340. (SIZE TO MATCH ADJOINING PIPES).
  - INSTALL TEE (SIZE TO MATCH ADJOINING PIPES).
  - INSTALL 8" PRESSURE CLASS 350 DIP WATER MAIN, WITH TRACER WIRE. 3" MINIMUM COVER.
  - INSTALL BEND (SIZE PER PLAN).

- PRIVATE WATER CONSTRUCTION NOTES**
- INSTALL 8" PVC C900 WATER LINE, PRESSURE CLASS 150 MINIMUM, WITH TRACER WIRE. 3" MINIMUM COVER.
  - INSTALL 3" PVC C900 WATER LINE, PRESSURE CLASS 150 MINIMUM, WITH TRACER WIRE. 3" MINIMUM COVER.
  - INSTALL 2" BACKFLOW PREVENTER.
  - DOMESTIC WATER BUILDING CONNECTION, REF MEP PLANS FOR CONTINUATION.
  - CONNECT TO BUILDING FIRELINE, REF MEP AND FIRE SPRINKLER PLANS.
  - PROPOSED BUILDING FDC LOCATION, REF FIRE SPRINKLER PLANS.
  - INSTALL 8" BACKFLOW PREVENTER.

- SEWER CONSTRUCTION NOTES**
- INSTALL 6" SDR 35 PVC SEWER PIPE.
  - INSTALL SEWER CLEANOUT PER MAG STD DET 441.
  - CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT. REF MEP PLANS FOR CONTINUATION.



NO.	BY DATE	APPR.

**Kimley-Horn**  
 PRELIMINARY UNDERGROUND UTILITY & LIGHTING PLAN  
 TEMPE, ARIZONA

SCALE: (H): 1"=30'  
 SCALE: (V): NONE  
 DESIGNED BY: JHT  
 DRAWN BY: JHT  
 CHECKED BY: CW  
 DATE: 11/22/2021

**Warner Commerce Center**  
 PRELIMINARY UNDERGROUND UTILITY & LIGHTING PLAN  
 TEMPE, ARIZONA

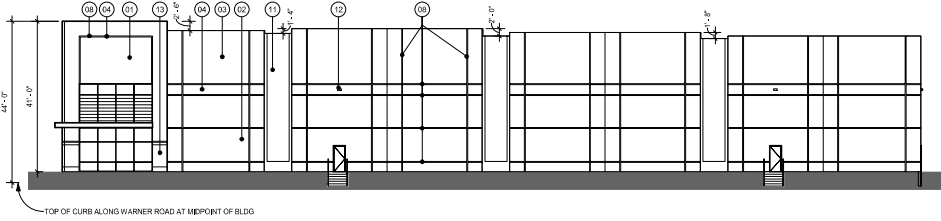
FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

ENGINEER: C.B.H.  
 PE NO. 62322, DATE 11/21

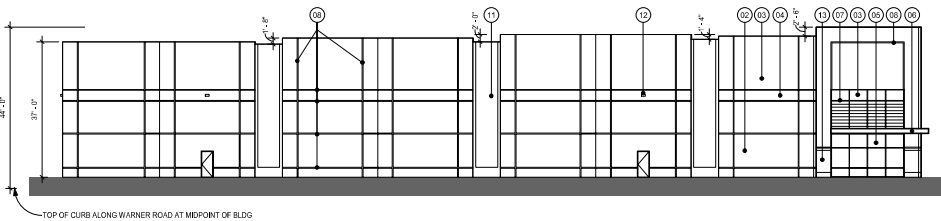
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 DRAWING NAME UT-2

2 OF 2

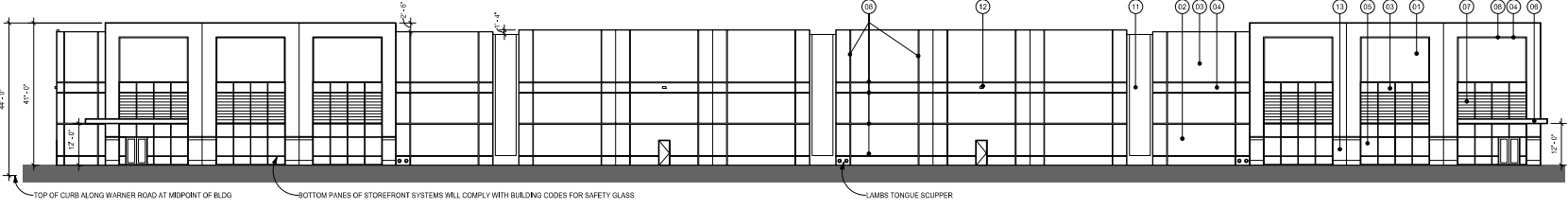
CBH 811 or CBH Arizona11.com



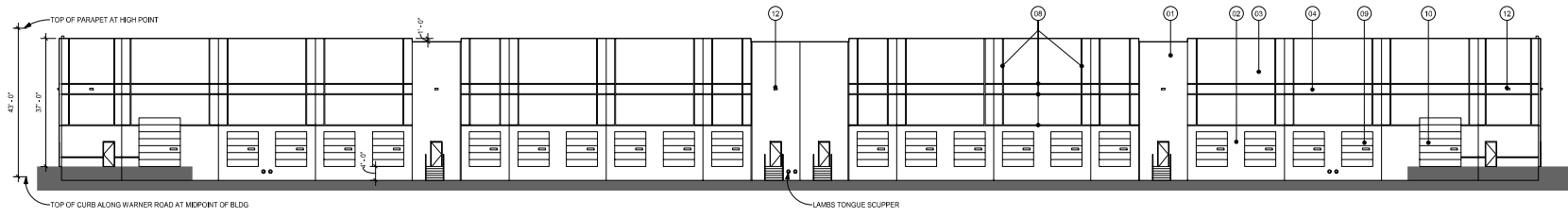
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1/16" = 1/4"



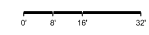
4 WEST ELEVATION BLK - BLDG A  
1/16" = 1/4"



1 SOUTH ELEVATION BLK - BLDG A  
1/16" = 1'-0"



2 NORTH ELEVATION BLK - BLDG A  
1/16" = 1'-0"



MATERIALS / FINISHES LEGEND	
MANUFACTURER AND FINISH SUBJECT TO CHANGE ANY CHANGE WILL BE OF EQUAL QUALITY TO THE FOLLOWING LIST.	
01	SMOOTH CONCRETE PANEL - PAINTED COLOR #1 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 9540 - BLUESTEY SKY SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
02	SMOOTH CONCRETE PANEL - PAINTED COLOR #2 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7022 - GRAY AREA SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
03	SMOOTH CONCRETE PANEL - PAINTED COLOR #3 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7507 - NATURAL TAN SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
04	SMOOTH CONCRETE PANEL - PAINTED COLOR #4 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
05	VISION GLASS WITH ANODIZED ALUMINUM FRAME MATERIAL: GLASS AND ALUMINUM MANUFACTURER: QID EXC II FINISH: GLASS - SOLARGRAY 538 CLEAR, ALUMINUM - CLEAR ANODIZED SIZE: 1" THICK, ALUMINUM - 2" X 6" PROFILE
06	STEEL CANOPY WITH WIRE MESH SCREEN - COLOR #4 MATERIAL: STEEL MANUFACTURER: CANOPY - STEEL SUBCONTRACTOR, WIRE MESH - MAINWORKS FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
07	METAL SOLAR SHADE - COLOR #4 MATERIAL: STEEL MANUFACTURER: STEEL SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
08	REVEAL CAST-IN CONCRETE PANELS MATERIAL: CONCRETE MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: PAINTED COLOR AS SHOWN ON ELEVATIONS SIZE: 3" WIDE X 1/4" DEEP
09	OVERHEAD DOOR DOOR MATERIAL: STEEL MANUFACTURER: CLOAY CORPORATION FINISH: PBE PAINTED WHITE SIZE: 8' X 8' ROUGH OPENING
10	OVERHEAD DOOR IN DOOR MATERIAL: STEEL MANUFACTURER: CLOAY CORPORATION FINISH: PBE PAINTED WHITE SIZE: 12' X 14' ROUGH OPENING
11	FORMLINER PATTERN CAST IN CONCRETE PANEL MATERIAL: CONCRETE MANUFACTURER: HYDROFORM CONCRETE FINISH: SHERWIN WILLIAMS 9540 - BLUESTEY SKY SIZE: PER DRAWINGS
12	WALL MOUNTED LIGHT FIXTURE MATERIAL: HESLING ALUMINUM MANUFACTURER: UTHORNA LIGHTING FINISH: DARK BRONZE SIZE: 13" X 7 1/2"
13	THIN BRICK MATERIAL: THIN BRICK MANUFACTURER: SUMMIT BRICK COMPANY FINISH: LIGHT BUFF SIZE: MODULAR 8" X 4"



Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1910  
352454444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1910  
352454444

CONSULTANT

PROJECT  
**Warner Commerce Center**  
PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
PROJECT NUMBER  
31941

ISSUE RECORD  
06/12/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

NOT FOR CONSTRUCTION

DATE  
11/23/21  
PROJECT MANAGER  
NM  
DRAWN BY  
JW  
CHECKED BY  
JW

REGISTERED



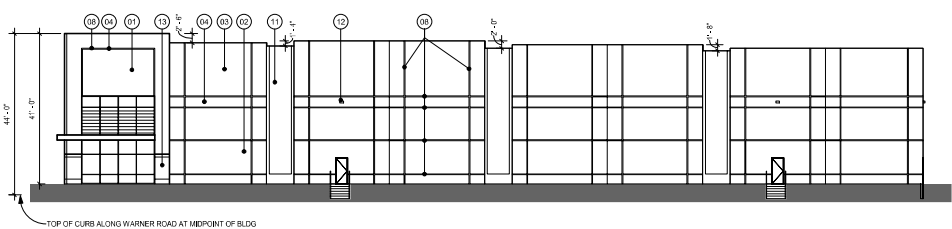
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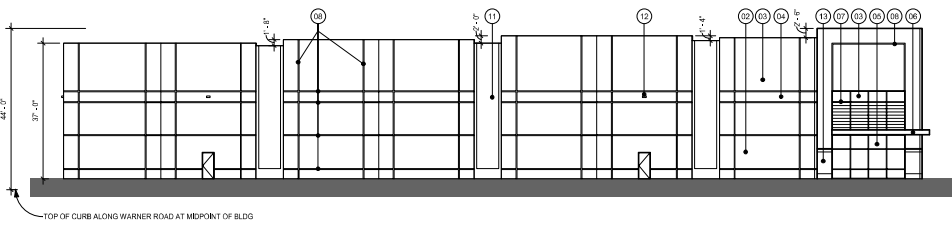
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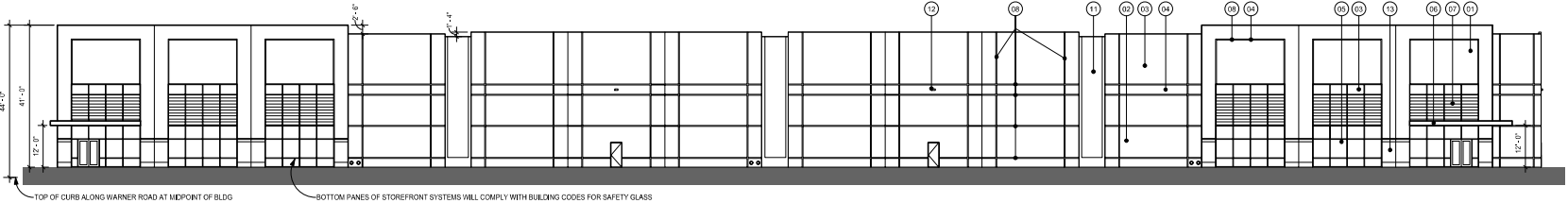




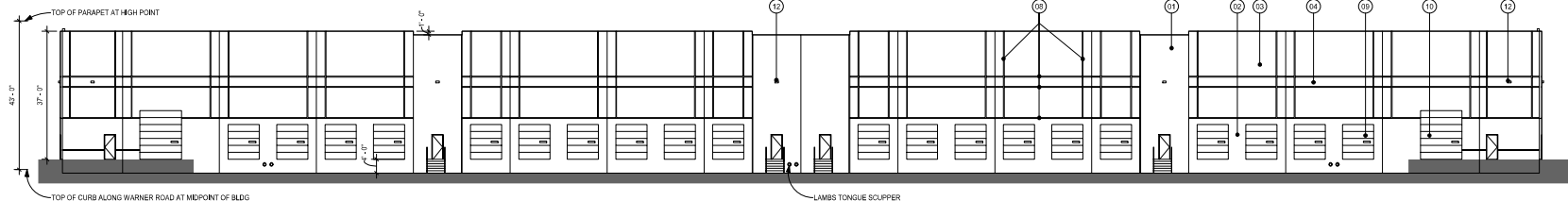
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1/16" = 1'-0"



4 WEST ELEVATION BLK - BLDG B  
1/16" = 1'-0"



1 SOUTH ELEVATION BLK - BLDG B  
1/16" = 1'-0"



2 NORTH ELEVATION BLK - BLDG B  
1/16" = 1'-0"

MATERIALS / FINISHES LEGEND	
MANUFACTURER AND FINISH SUBJECT TO CHANGE ANY CHANGE WILL BE OF EQUAL QUALITY TO THE FOLLOWING LIST.	
01	SMOOTH CONCRETE PANEL - PAINTED COLOR #1 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 9540 - BLUSTERY SKY SIZE: RANGE OF 5.0x5.26 - 28' WIDE TYPICAL
02	SMOOTH CONCRETE PANEL - PAINTED COLOR #2 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7022 - GRAY AREA SIZE: RANGE OF 5.0x5.26 - 28' WIDE TYPICAL
03	SMOOTH CONCRETE PANEL - PAINTED COLOR #3 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7507 - NATURAL TAN SIZE: RANGE OF 5.0x5.26 - 28' WIDE TYPICAL
04	SMOOTH CONCRETE PANEL - PAINTED COLOR #4 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: RANGE OF 5.0x5.26 - 28' WIDE TYPICAL
05	VISION GLASS WITH ANODIZED ALUMINUM FRAME MATERIAL: GLASS AND ALUMINUM MANUFACTURER: QID EXCIE FINISH: GLASS - SOLARGRAY 538 SOL CLEAR, ALUMINUM - CLEAR ANODIZED SIZE: GLASS - 1" THICK, ALUMINUM - 2" X 6" PROFILE
06	STEEL CANYON WITH WIRE MESH SCREEN - COLOR #4 MATERIAL: STEEL MANUFACTURER: CANYON - STEEL SUBCONTRACTOR, WIRE MESH - MAINLINE FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
07	METAL SOLAR SHADE - COLOR #4 MATERIAL: STEEL MANUFACTURER: STEEL SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
08	REVEAL CAST-IN CONCRETE PANELS MATERIAL: CONCRETE MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: PAINTED COLOR AS SHOWN ON ELEVATIONS SIZE: 3" WIDE X 3/4" DEEP
09	OVERHEAD DOOR DOOR MATERIAL: STEEL MANUFACTURER: CLOYD CORPORATION FINISH: PBE PAINTED WHITE SIZE: 8' X 8' ROUGH OPENING
10	OVERHEAD DRIVE-IN DOOR MATERIAL: STEEL MANUFACTURER: CLOYD CORPORATION FINISH: PBE PAINTED WHITE SIZE: 12' X 14' ROUGH OPENING
11	FORMLINER PATTERN CAST IN CONCRETE PANEL MATERIAL: CONCRETE MANUFACTURER: HYDROFORM KROMMERS FINISH: SHERWIN WILLIAMS 9540 - BLUSTERY SKY SIZE: PER DRAWINGS
12	WALL MOUNTED LIGHT FIXTURE MATERIAL: HOUSING - ALUMINUM MANUFACTURER: ULTRONAL LIGHTING FINISH: DARK BRONZE SIZE: 13" X 7.5"
13	THIN BRICK MATERIAL: THIN BRICK MANUFACTURER: SUMMIT BRICK COMPANY FINISH: LIGHT BRICK SIZE: MODULAR 8" X 4"



Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1113  
3254254444

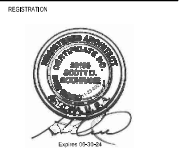
Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1113  
3254254444

CONSULTANT

PROJECT  
**Warner Commerce Center**  
PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
PROJECT NUMBER  
31941

ISSUE RECORD  
10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

DATE  
11/23/21  
PROJECT MANAGER  
NM  
DRAWN BY  
Designer  
CHECKED BY  
Checker

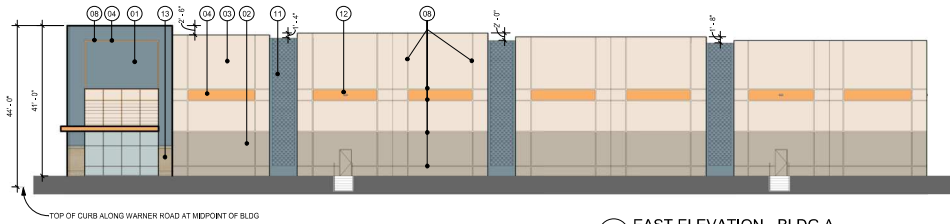


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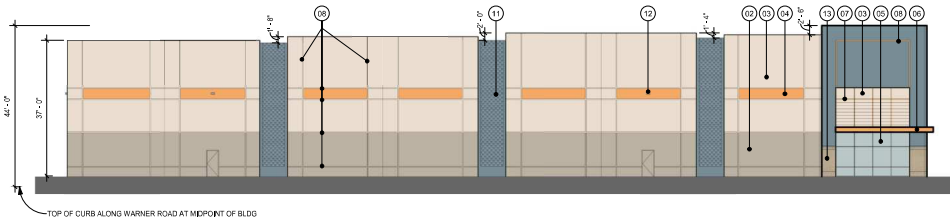
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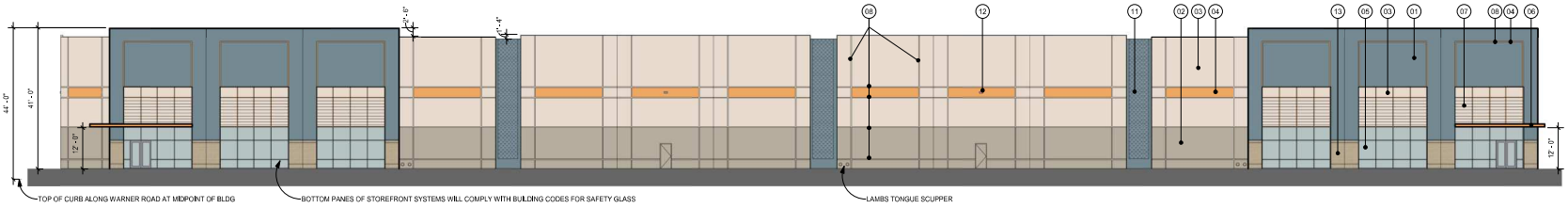
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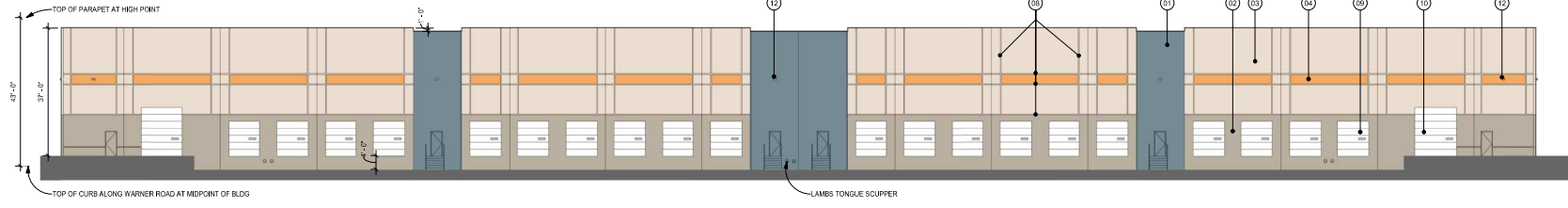
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1/16" = 1'-0"



3 WEST ELEVATION - BLDG A  
1/16" = 1'-0"

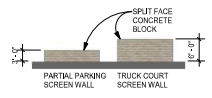


4 SOUTH ELEVATION - BLDG A  
1/16" = 1'-0"

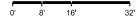


5 NORTH ELEVATION - BLDG A  
1/16" = 1'-0"

MATERIALS / FINISH LEGEND	
MANUFACTURE AND FINISH SUBJECT TO CHANGE ANY CHANGE WILL BE OF EQUAL QUALITY TO THE FOLLOWING LIST.	
01	SMOOTH CONCRETE PANEL - PAINTED COLOR #1 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 9540 - BLUSTERY SKY SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
02	SMOOTH CONCRETE PANEL - PAINTED COLOR #2 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7022 - GRAY AREA SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
03	SMOOTH CONCRETE PANEL - PAINTED COLOR #3 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7507 - NATURAL TAN SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
04	SMOOTH CONCRETE PANEL - PAINTED COLOR #4 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
05	VISION GLASS WITH ANODIZED ALUMINUM FRAME MATERIALS: GLASS AND ALUMINUM MANUFACTURER: QID EXC II FINISH: GLASS - SOLARGRAY 538 80 CLEAR, ALUMINUM - CLEAR ANODIZED SIZE: GLASS - 1" THICK, ALUMINUM - 2" X 6" PROFILE
06	STEEL CANYON WITH WIRE MESH SCREEN - COLOR #4 MATERIAL: STEEL MANUFACTURER: CANYON STEEL SUBCONTRACTOR FINISH: WIRE MESH - MANDIUM FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
07	METAL SOLAR SHADE - COLOR #4 MATERIAL: STEEL MANUFACTURER: STEEL SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
08	REVEAL CAST-IN CONCRETE PANELS MATERIAL: CONCRETE MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: PAINTED COLOR AS SHOWN ON ELEVATIONS SIZE: 3" WIDE X 1/4" DEEP
09	OVERHEAD DOOR DOOR MATERIAL: STEEL MANUFACTURER: CLOYAY CORPORATION FINISH: PBE PAINTED WHITE SIZE: 8' X 8' DOOR OPENING
10	OVERHEAD DRIVE-IN DOOR MATERIAL: STEEL MANUFACTURER: CLOYAY CORPORATION FINISH: PBE PAINTED WHITE SIZE: 12' X 14' ROUGH OPENING
11	FORMLINER PATTERN CAST IN CONCRETE PANEL MATERIAL: CONCRETE MANUFACTURER: HYDROFORM LINERS FINISH: SHERWIN WILLIAMS 9540 - BLUSTERY SKY SIZE: PER DRAWINGS
12	WALL MOUNTED LIGHT FIXTURE MATERIAL: HESLING ALUMINUM MANUFACTURER: UTHOMAS LIGHTING FINISH: DARK BRONZE SIZE: 13" X 7.5"
13	THIN BRICK MATERIAL: THIN BRICK MANUFACTURER: SUMMIT BRICK COMPANY FINISH: LIGHT BRICK SIZE: MODULAR 8" X 4"



2 SITE WALLS PARTIAL ELEVATION  
1/16" = 1'-0"



**OPUS**  
THE OPUS GROUP

Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1110  
314254444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1110  
314254444

CONSULTANT

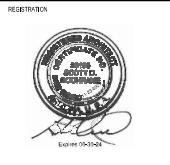
PROJECT  
**Warner Commerce Center**  
PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
PROJECT NUMBER  
31941

**ISSUE RECORD**

06/14/21 PRELIMINARY SITE PLAN REVIEW APPLICATION  
08/12/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

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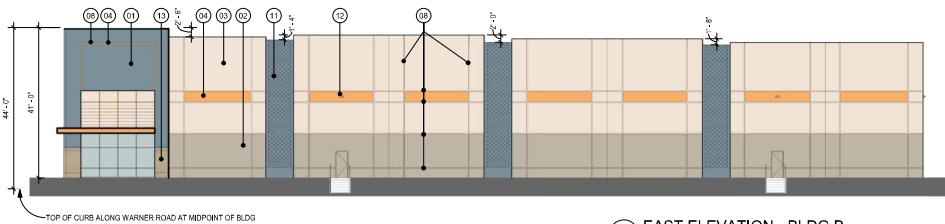
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PROJECT MANAGER: NM  
DRAWN BY: JW  
CHECKED BY: JW



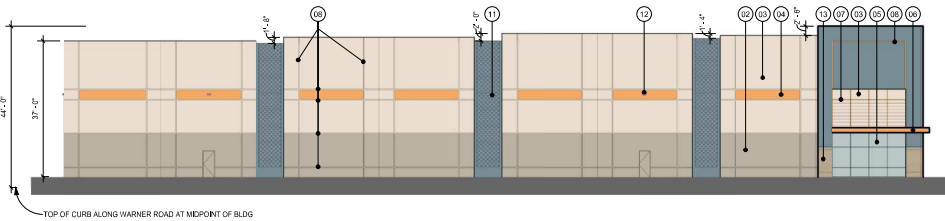
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**COLOR BLDG ELEVATIONS - BLDG A**

SHEET NUMBER  
**A3.02**

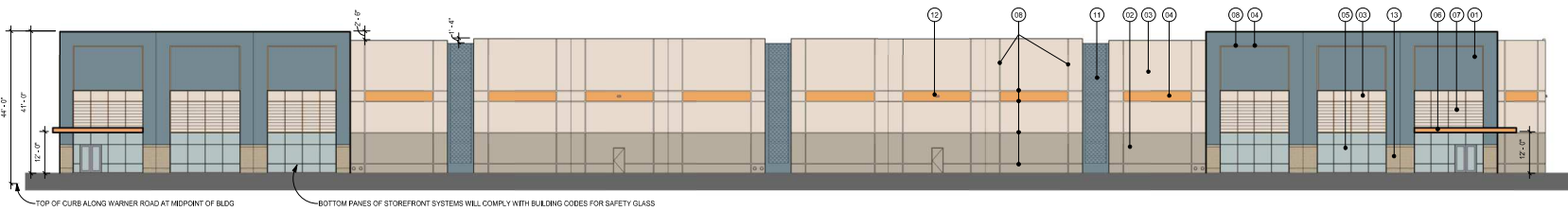
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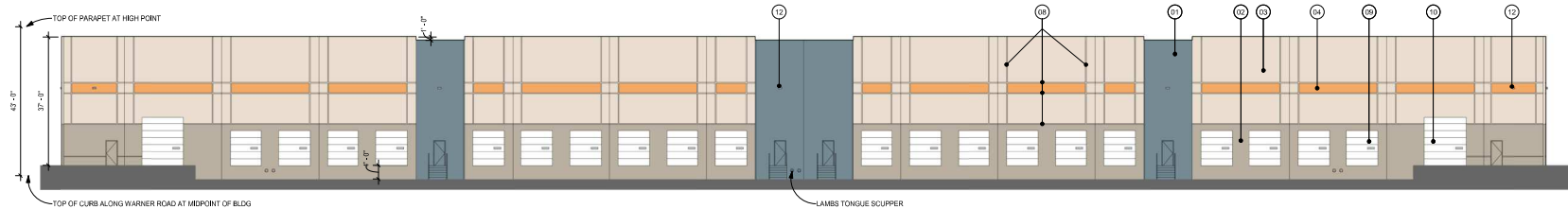
3 EAST ELEVATION - BLDG B  
1/16" = 1'-0"



4 WEST ELEVATION - BLDG B  
1/16" = 1'-0"



1 SOUTH ELEVATION - BLDG B  
1/16" = 1'-0"



2 NORTH ELEVATION - BLDG B  
1/16" = 1'-0"

MATERIALS / FINISHES LEGEND	
MANUFACTURER AND FINISH SUBJECT TO CHANGE ANY CHANGE WILL BE OF EQUAL QUALITY TO THE FOLLOWING LIST.	
01	SMOOTH CONCRETE PANEL - PAINTED COLOR #1 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 9440 - BLUESTERY SKY SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
02	SMOOTH CONCRETE PANEL - PAINTED COLOR #2 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7022 - GRAY AREA SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
03	SMOOTH CONCRETE PANEL - PAINTED COLOR #3 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 7507 - NATURAL TAN SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
04	SMOOTH CONCRETE PANEL - PAINTED COLOR #4 MATERIAL: TILT-UP CONCRETE PANELS MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: RANGE OF SIZES, 26'-28" WIDE TYPICAL
05	VISION GLASS WITH ANODIZED ALUMINUM FRAME MATERIAL: GLASS AND ALUMINUM MANUFACTURER: QID EXC II FINISH: GLASS: SOLARGRAY 538 65 CLEAR, ALUMINUM: CLEAR ANODIZED SIZE: GLASS: 1" THICK, ALUMINUM: 2" X 6" PROFILE
06	STEEL CANOPY WITH WIRE MESH SCREEN - COLOR #4 MATERIAL: STEEL MANUFACTURER: CANOPY - STEEL SUBCONTRACTOR, WIRE MESH - MANNING FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
07	METAL SOLAR SHADE - COLOR #4 MATERIAL: STEEL MANUFACTURER: STEEL SUBCONTRACTOR FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE SIZE: PER DRAWINGS
08	REVEAL CAST-IN CONCRETE PANELS MATERIAL: CONCRETE MANUFACTURER: CONCRETE SUBCONTRACTOR FINISH: PAINTED COLOR AS SHOWN ON ELEVATIONS SIZE: 3" WIDE X 1/4" DEEP
09	OVERHEAD DOOR DOOR MATERIAL: STEEL MANUFACTURER: CLOPAY CORPORATION FINISH: PBE PAINTED WHITE SIZE: 8' X 8' DOOR OPENING
10	OVERHEAD DRIVE-IN DOOR MATERIAL: STEEL MANUFACTURER: CLOPAY CORPORATION FINISH: PBE PAINTED WHITE SIZE: 12' X 14' ROUGH OPENING
11	FORMLINER PATTERN CAST IN CONCRETE PANEL MATERIAL: CONCRETE MANUFACTURER: HYDRONICH FORMLINES FINISH: SHERWIN WILLIAMS 9440 - BLUESTERY SKY SIZE: PER DRAWINGS
12	WALL MOUNTED LIGHT FIXTURE MATERIAL: HOUSING - ALUMINUM MANUFACTURER: UTHMANIA LIGHTING FINISH: DARK BRONZE SIZE: 13" X 7.5"
13	THIN BRICK MATERIAL: THIN BRICK MANUFACTURER: SUMMIT BRICK COMPANY FINISH: LIGHT BRICK SIZE: MODULAR 8" X 4"

PLOT DATE: 11/23/21 4:56:22 PM



Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1113  
324254444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1113  
324254444

CONSULTANT

PROJECT  
**Warner Commerce Center**  
PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
PROJECT NUMBER  
31941

ISSUE RECORD  
10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

DATE  
11/23/21  
PROJECT MANAGER  
NM  
DRAWN BY  
Designer  
CHECKED BY  
Checker

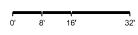
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SHEET TITLE  
**COLOR BLDG ELEVATIONS - BLDG B**

SHEET NUMBER

**A3.04**



PLOT DATE: 11/23/2021 4:37:00 PM



1 STREET ELEVATION



Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1910  
3242544444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1910  
3242544444

CONSULTANT

PROJECT

**Warner  
Commerce  
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PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ

PROJECT NUMBER  
31941

**ISSUE RECORD**

- 06/12/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION
- 10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION
- 11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

**NOT FOR  
CONSTRUCTION**

DATE  
11/23/21  
PROJECT MANAGER  
NM  
DRAWN BY  
TD  
CHECKED BY  
JW

REGISTRATION

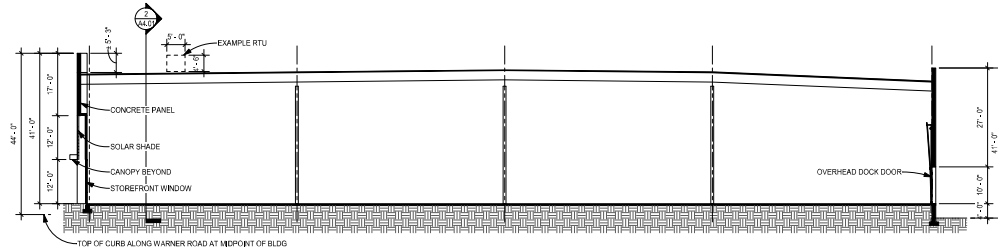


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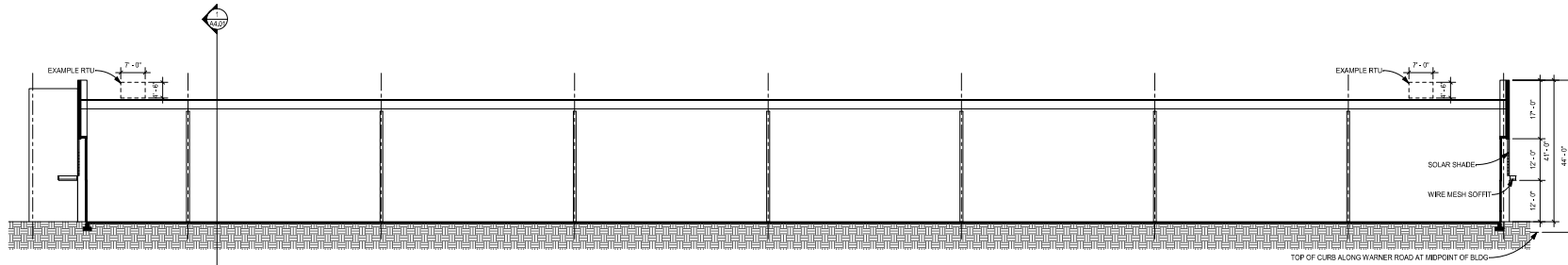
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ELEVATION**

SHEET NUMBER

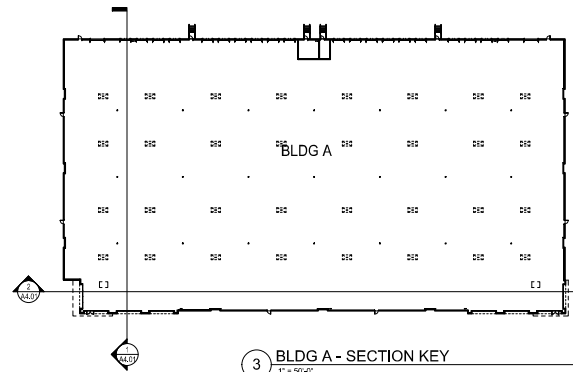
**A3.05**



1 Section 1  
1/8" = 1'-0"



2 Section 2  
1/8" = 1'-0"



3 BLDG A - SECTION KEY  
1" = 50'-0"

PLOT DATE: 11/23/21 4:33:34 PM



Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85281-1113  
3242544444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85281-1113  
3242544444

CONSULTANT

PROJECT

**Warner  
Commerce  
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PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
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Tempe, AZ

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**ISSUE RECORD**

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CONSTRUCTION

DATE

11/23/21

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JW

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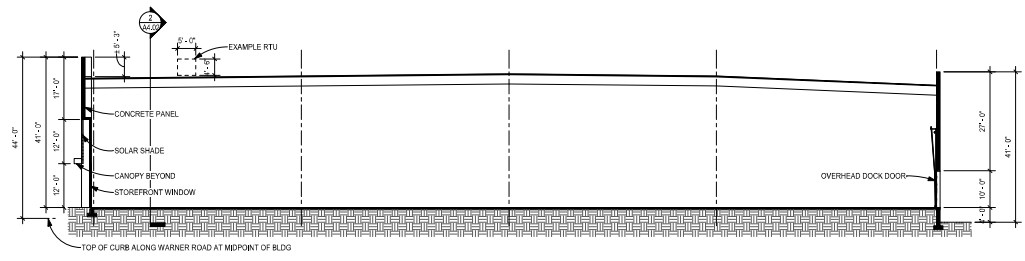


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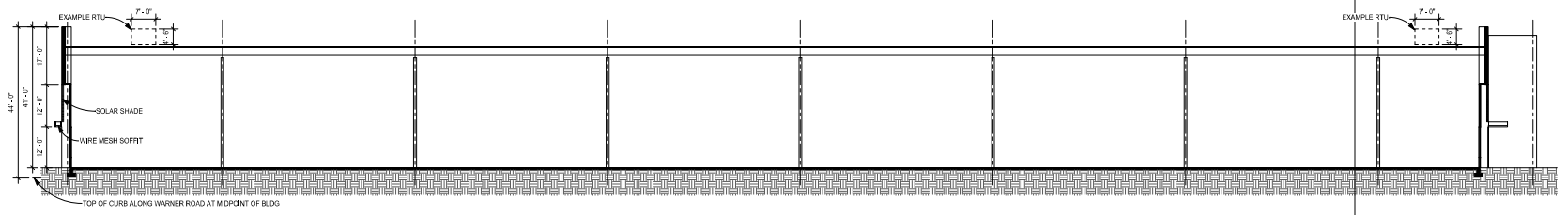
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SHEET NUMBER

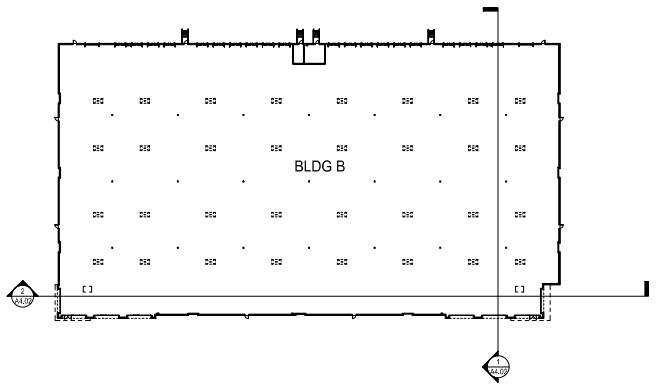
**A4.01**



1 Section 1  
3/16" = 1'-0"



2 Section 2  
3/16" = 1'-0"



3 BLDG B - SECTION KEY  
3/16" = 3/32"

PLOT DATE: 11/23/21 4:35:54 PM



Opus AE Group, L.L.C.  
1330 West Warner Road  
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324254444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1113  
324254444

CONSULTANT

PROJECT

**Warner  
Commerce  
Center**

PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
PROJECT NUMBER  
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**ISSUE RECORD**

- 10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION
- 11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

DATE  
11/23/21  
PROJECT MANAGER  
NM  
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JW

REGISTRATION



SHEET TITLE  
**BLDG B SECTIONS**

SHEET NUMBER

**A4.02**

PLOT DATE: 11/23/2021 4:37:51 PM



1 DAYTIME RENDERING



2 DUSK RENDERING

NOTE  
SIGNS ARE SHOWN FOR REFERENCE ONLY  
AND REQUIRE A SEPARATE PERMIT



Opus AE Group, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1910  
325454444

Opus Design Build, L.L.C.  
1330 West Warner Road  
Tempe, AZ 85284-1910  
325454444

CONSULTANT

PROJECT

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- 11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

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NM  
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JP  
CHECKED BY  
JW

REGISTRATION



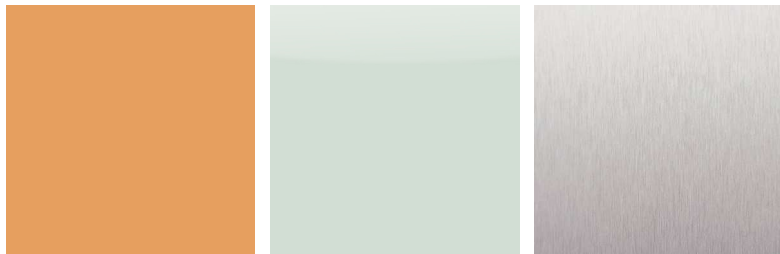
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SHEET NUMBER

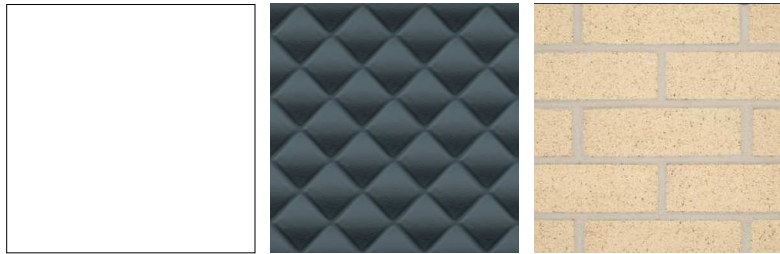
**A3.06**



01 02 03



04, 06, 07 05 05



09, 10 11 13

**MATERIALS / FINISHES LEGEND**

MANUFACTURER AND FINISH SUBJECT TO CHANGE.  
ANY CHANGE WILL BE OF EQUAL QUALITY TO THE FOLLOWING LIST.

- |  |   |
|--|---|
| <p>01 <b>SMOOTH CONCRETE PANEL - PAINTED COLOR #1</b><br/>MATERIAL: TILT-UP CONCRETE PANELS<br/>MANUFACTURER: CONCRETE SUBCONTRACTOR<br/>FINISH: SHERWIN WILLIAMS 9140 - BLUSTERY SKY<br/>SIZE: RANGE OF SIZES, 26'-28' WIDE TYPICAL</p> <p>02 <b>SMOOTH CONCRETE PANEL - PAINTED COLOR #2</b><br/>MATERIAL: TILT-UP CONCRETE PANELS<br/>MANUFACTURER: CONCRETE SUBCONTRACTOR<br/>FINISH: SHERWIN WILLIAMS 7052 - GRAY AREA<br/>SIZE: RANGE OF SIZES, 26'-28' WIDE TYPICAL</p> <p>03 <b>SMOOTH CONCRETE PANEL - PAINTED COLOR #3</b><br/>MATERIAL: TILT-UP CONCRETE PANELS<br/>MANUFACTURER: CONCRETE SUBCONTRACTOR<br/>FINISH: SHERWIN WILLIAMS 7567 - NATRUAL TAN<br/>SIZE: RANGE OF SIZES, 26'-28' WIDE TYPICAL</p> <p>04 <b>SMOOTH CONCRETE PANEL - PAINTED COLOR #4</b><br/>MATERIAL: TILT-UP CONCRETE PANELS<br/>MANUFACTURER: CONCRETE SUBCONTRACTOR<br/>FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE<br/>SIZE: RANGE OF SIZES, 26'-28' WIDE TYPICAL</p> <p>05 <b>VISION GLASS WITH ANODIZED ALUMINUM FRAME</b><br/>MATERIALS: GLASS AND ALUMINUM<br/>MANUFACTURER: OLD CASTLE<br/>FINISH: GLASS - SOLARGRAY (SB 60) CLEAR,<br/>ALUMINUM - CLEAR ANODIZED<br/>SIZE: GLASS - 1" THICK, ALUMINUM - 2" X 6" PROFILE</p> <p>06 <b>STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #4</b><br/>MATERIAL: STEEL<br/>MANUFACTURER: CANOPY - STEEL SUBCONTRACTOR,<br/>WIRE MESH - McNICHOLS<br/>FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE<br/>SIZE: PER DRAWINGS</p> | <p>07 <b>METAL SOLAR SHADE - COLOR #4</b><br/>MATERIAL: STEEL<br/>MANUFACTURER: STEEL SUBCONTRACTOR<br/>FINISH: SHERWIN WILLIAMS 6655 - ADVENTURE ORANGE<br/>SIZE: PER DRAWINGS</p> <p>08 <b>REVEAL CAST-IN CONCRETE PANELS</b><br/>MATERIAL: CONCRETE<br/>MANUFACTURER: CONCRETE SUBCONTRACTOR<br/>FINISH: PAINTED COLOR AS SHOWN ON ELEVATIONS<br/>SIZE: 3" WIDE X 3/4" DEEP</p> <p>09 <b>OVERHEAD DOCK DOOR</b><br/>MATERIAL: STEEL<br/>MANUFACTURER: CLOPAY CORPORATION<br/>FINISH: PRE-PAINTED WHITE<br/>SIZE: 9' X 10' ROUGH OPENING</p> <p>10 <b>OVERHEAD DRIVE-IN DOOR</b><br/>MATERIAL: STEEL<br/>MANUFACTURER: CLOPAY CORPORATION<br/>FINISH: PRE-PAINTED WHITE<br/>SIZE: 12' X 14' ROUGH OPENING</p> <p>11 <b>FORMLINER PATTERN CAST-IN CONCRETE PANEL</b><br/>MATERIAL: CONCRETE<br/>MANUFACTURER: FITZGERALD FORMLINERS<br/>FINISH: SHERWIN WILLIAMS 9140 - BLUSTERY SKY<br/>SIZE: PER DRAWINGS</p> <p>12 <b>WALL MOUNTED LIGHT FIXTURE</b><br/>MATERIAL: HOUSING - ALUMINUM<br/>MANUFACTURER: LITHONIA LIGHTING<br/>FINISH: DARK BRONZE<br/>SIZE: 13" X 7.5"</p> <p>13 <b>THIN BRICK</b><br/>MATERIAL: THIN BRICK<br/>MANUFACTURER: SUMMIT BRICK COMPANY<br/>FINISH: LIGHT BUFF<br/>SIZE: MODULAR 8" X 4"</p> |
|--|---|



CONSULTANT

PROJECT

**Warner  
Commerce  
Center**

PROJECT ADDRESS  
Bldg A - 1330 West Warner Road  
Bldg B - 1320 West Warner Road  
Tempe, AZ  
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31941

**ISSUE RECORD**

06/12/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

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CONSTRUCTION**

DATE  
11/23/21  
PROJECT MANAGER  
NM  
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JW  
CHECKED BY  
JW

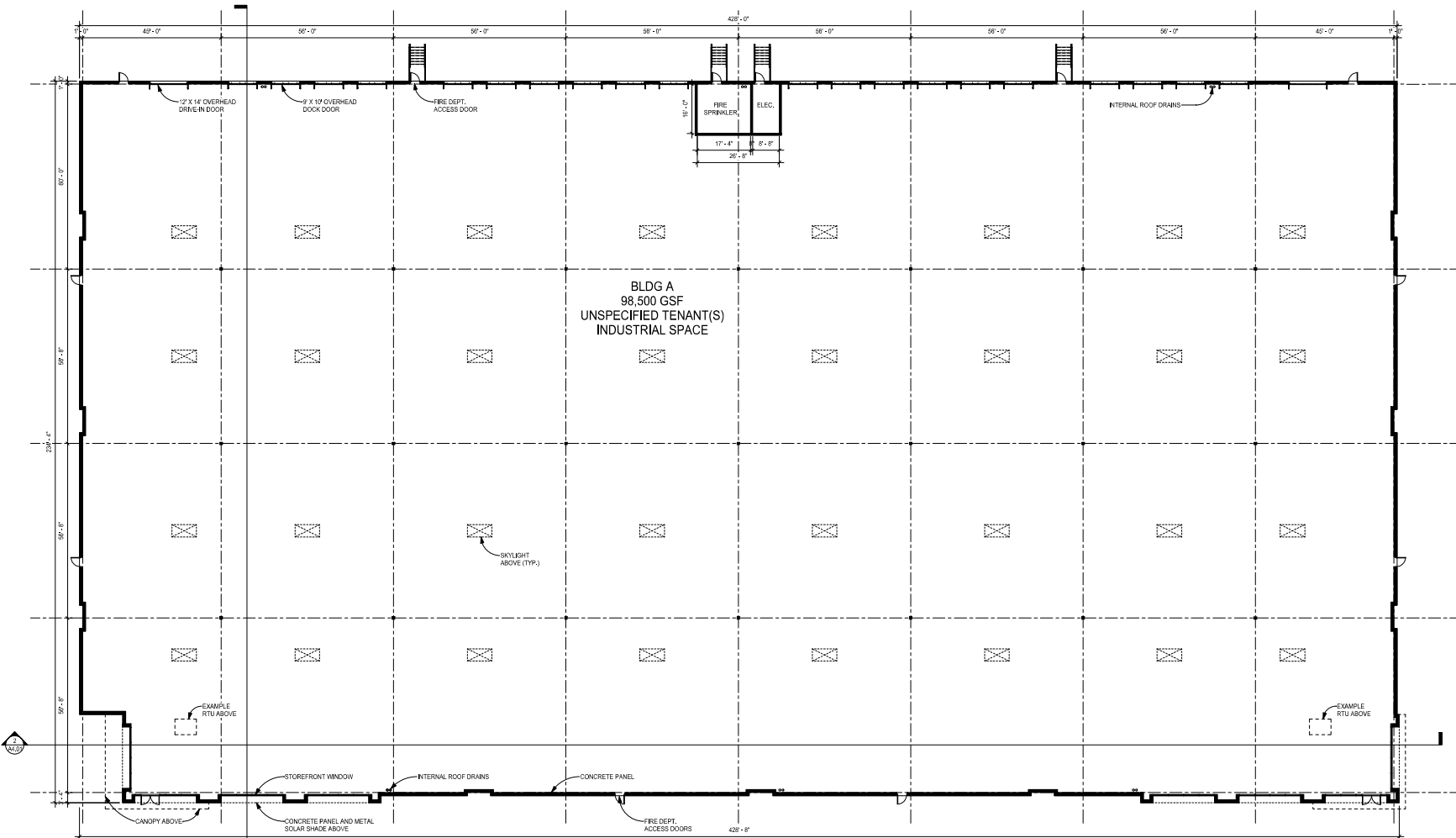
REVISIONS



SHEET TITLE  
**FLOOR PLAN -  
BLDG A**

SHEET NUMBER

**A2.01**



**1 BLDG A - FLOOR PLAN**  
1/16" = 1'-0"  
0' 5' 10' 32'

CONSULTANT

PROJECT  
**Warner  
Commerce  
Center**

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Bldg A - 1330 West Warner Road  
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ISSUE RECORD

10/18/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION  
11/23/21 MAJOR DEVELOPMENT PLAN REVIEW APPLICATION

DATE

11/23/21

PROJECT MANAGER

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JW

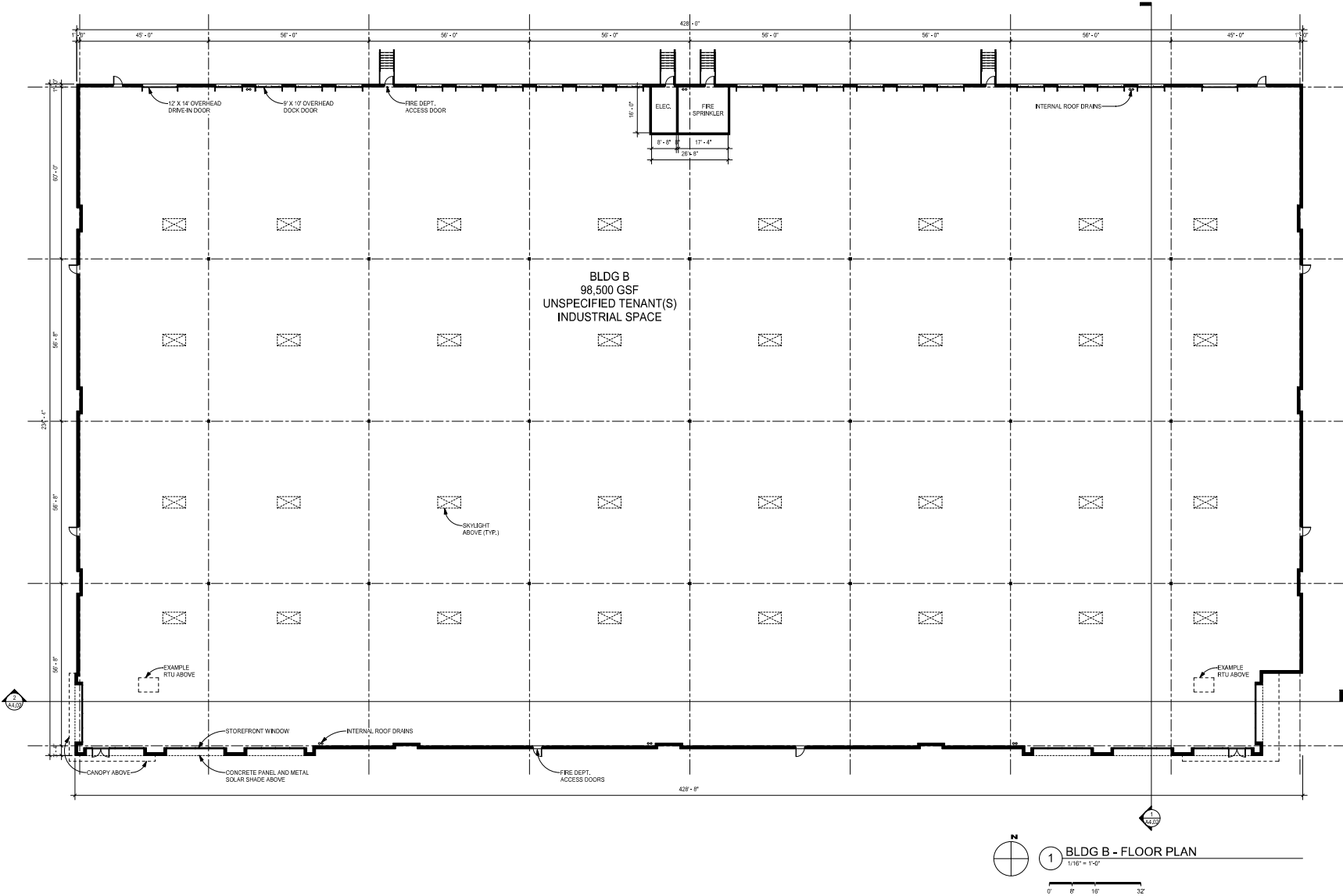
REVISIONS



SHEET TITLE  
**FLOOR PLAN -  
BLDG B**

SHEET NUMBER

**A2.02**



BLDG B  
98,500 GSF  
UNSPECIFIED TENANT(S)  
INDUSTRIAL SPACE

1 BLDG B - FLOOR PLAN

1/16" = 1'-0"

0' 5' 10' 32'

CONSULTANT

**PROJECT**  
**Warner Commerce Center**

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11/23/21

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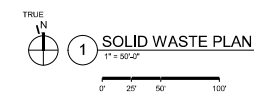
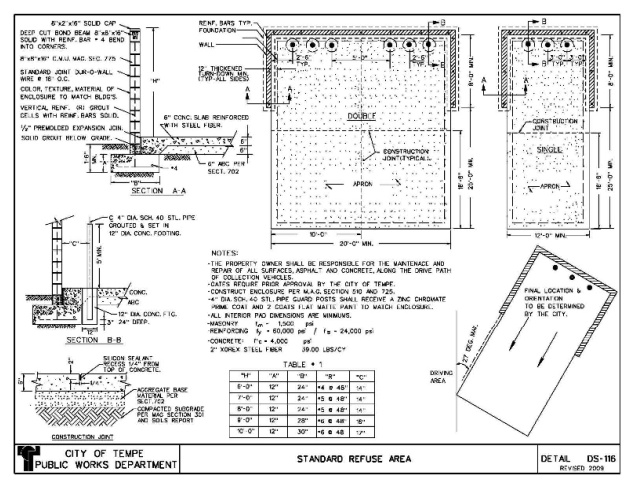
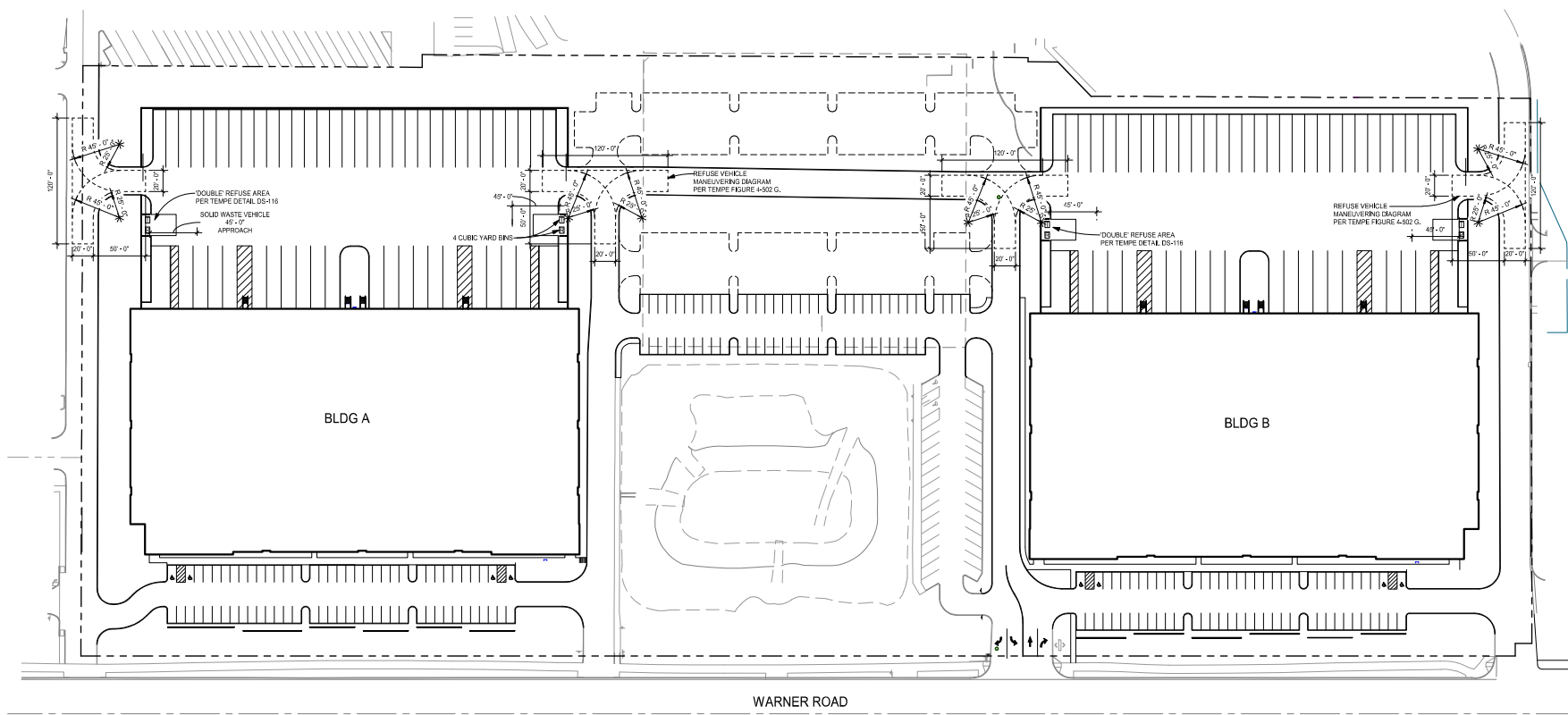


SHEET TITLE

**SOLID WASTE PLAN**

SHEET NUMBER

**A5.01**



PLOT DATE: 11/23/2021 4:31:45 PM



July 29, 2021

Mr. Scott Cochrane  
Director, Architecture  
Opus AE Group, LLC  
10350 Bren Road West  
Minnetonka, MN 55343

**RE: 1300 W Warner Road – Tempe, Arizona – Traffic Impact Statement**

Dear Mr. Cochrane:

This letter outlines our findings regarding the trip generation evaluation of the currently proposed plan for a warehouse development with two buildings totaling 197,000-square feet located on the north side of Warner Road approximately 1,100 feet east of Priest Road in Tempe, Arizona.

The development is proposed to consist of two new industrial warehouse buildings on the 17.69-acre parcel which is currently occupied by a 274,152 square foot office building. There are four existing full access driveways anticipated to be utilized by the proposed development located on the north side of Warner Road serving the existing building on the site. The existing driveways located from west to east in proximity to Priest Drive are approximately 470 feet, 970 feet, 1,370 feet, and 1,840 feet east of Priest Drive, respectively. The third driveway from the west aligns with Beck Avenue to the south. Cross access connectivity with the parcels to the east and west of the site provides additional access to Priest Drive, Warner Road and Hardy Drive. The location of the proposed site and layout of the proposed buildings is shown in the attached site plan.

Trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition* were used to determine the trip generation characteristics of the land use on the parcel. The trip generation potential for the project was determined using ITE Code 150 Warehousing, which most closely matches the characteristics of the proposed use. The land use was then compared to the trip generation potential under the previous office use. The trip generation calculations under the proposed land use assumptions are summarized in **Table 1**, and the detailed calculations are attached.

**Table 1. Proposed Land Use Trip Generation**

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Warehousing	150	197,000	SF	344	25	8	33	10	27	37

The trip generation calculations indicate that on an average weekday the proposed development would be expected to generate 344 daily trips with 33 trips occurring in the AM peak hour and 37 trips occurring in the PM peak hour.

The trip generating potential of the previous office development was also calculated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition*. The trip generation

was determined using ITE Code 710 for General Office Building. The trip generation calculations of the previous land use are summarized in **Table 2**, and the detailed calculations are attached.

**Table 2. Previous Land Use Trip Generation**

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
General Office Building	710	274,152	SF	2,672	273	45	318	50	265	315

The trip generation calculations indicate that on an average weekday the existing land use, when fully occupied, would be expected to generate 2,672 daily trips with 318 trips occurring during the AM peak hour and 315 trips occurring during the PM peak hour.

The trip generation calculations indicate that the trip generating potential of the proposed land use is significantly less than the trip generating potential of the previous land use. Even with the change in building size with the redevelopment of the site, the trip generation potential of the proposed Warehousing land use is approximately 10% to 15% of the daily trips, AM peak hour trips, and PM peak hour trips that may have been generated under the previous office land use.

The owner also anticipates implementing Traffic Demand Management strategies to help minimize traffic impacts from the development. Anticipated strategies include promoting flexible employee schedules to allow employees to offset work hours from typical peak period traffic demand and providing multimodal infrastructure beyond code minimum requirements. This could include bicycle/pedestrian paths, wayfinding signs and bicycle lockers/enclosures.

This review has determined that the proposed land use trip generation is expected to be lower than the trip generation potential of the previous land use. The potential traffic impacts of the proposed development are not expected to change from the conditions under the original development and the re-development is not expected to significantly impact traffic conditions in the vicinity.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Taylor Swanson, P.E.



Attachments: Site Plan, Trip Generation Calculations

K:\PHX\_Civil\291591000 - Honeywell 1300\Reports\Traffic\Priest Dr and Warner Rd\_Trip Generation Statement.doc