

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/11/2013  
Agenda Item: 2**

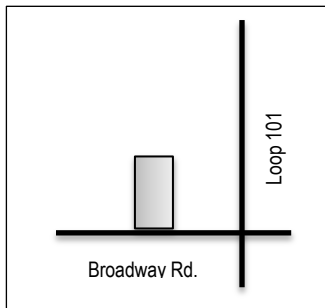
**ACTION:** Request for a Development Plan Review consisting of a two-story, 50,000 sf. building and two Use Permits to allow a private school expansion and more than 15% commercial in the General Industrial District for BROADWAY ACADEMIC BUILDING, located at 2152 East Broadway Road. The applicant is LGE Design Build.

**FISCAL IMPACT:** While this development does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** BROADWAY ACADEMIC BUILDING (PL130006) consists of demolishing the existing one-story building and constructing a new school and retail building for the Southwest College of Naturopathic Medicine. The request includes the following:

- ZUP13040 Use Permit to allow a private school expansion in the General Industrial District.
- ZUP13041 Use Permit to allow more than 15% commercial in the General Industrial District.
- DPR13104 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	Southwest College of Naturopathic Medicine
Applicant	David Sellers, LGE Design Build
Current Zoning District	GID, General Industrial District
Gross/Net site area	2.46 acres
Total Building area	(Existing 6,949 sf. building to be demolished) Proposed 50,250 sf.
Lot Coverage	27.8 % (NS Max. lot coverage)
Building Height	35ft (35 ft. max. allowed)
Building Setbacks	+25' front, 0' side, 0' rear, +25' street (25' min. front)
Landscape area	21.5% (10% min. required)
Vehicle Parking	272 spaces per Shared Parking (379 min. required)
Bicycle Parking	44 spaces (44 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Ryan Levesque, Senior Planner



## COMMENTS:

This site is located on the north side of Broadway Road, east of the Loop 101 freeway. The area consists of the Southwest College of Naturopathic Medicine campus, with an existing 3-story building with parking structure and an existing building at the rear of the property. An existing 1-story, 6,949 sf. building at the southwest corner of the campus is the building proposed for demolition as a result of the new proposed building.

The applicant is requesting the Development Review Commission take action on the two use permits and a development plan review. For further processing, the applicant will need approval for a Subdivision Plat, to combine existing lots in conflict with the proposed building into one.

## PUBLIC INPUT

A neighborhood meeting is not required for the use permits or development plan review requests. Staff received one public inquiry call from a commercial property owner on the south side of Broadway Road. Once he was provided an explanation of the request the gentleman was in support of the proposal and is encouraged to see the potential of the additional college facility and students that would bring to the site. At the completion of this report, staff has not received any further input.

## PROJECT ANALYSIS

### USE PERMIT

In the GID, General Industrial District, general retail and restaurant uses are allowed as an ancillary use to the primary allowed use, not to exceed 15% of the tenant space. Private Schools in the GID zoning require approval of a use permit, including expansions of existing uses. Because the applicant intends provide space for approximately 17% dedicated to retail, restaurant cafe and natural medicinary supplies such as may be found in a pharmacy, including vitamins and other supplements. The proposed Use Permits are compatible with the proposed development and existing college.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. *There are no detrimental impacts as a result of the retail and private school expansion. The development conforms to the standard requirements of the Zoning and Development Code.*
2. Any significant increase in vehicular or pedestrian traffic. *The uses will not generate any additional traffic than what is already allowed in this district. The uses and site circulation provides vehicle access options for both students and visitors.*
3. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. *There is no known nuisances that would result in excess ambient conditions.*
4. Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. *This portion of redevelopment will in fact increase the property value, which may have an indirect positive result for the surrounding neighborhood. The development and uses proposed help support the goals and objectives of the General Plan.*
5. Compatibility with existing surrounding structures and uses. *This development is compatible with the surrounding SCNM campus located to the east and north of the project site.*
6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public. *There are no apparent nuisances that may be generated inside or outside of the premises. A condition is proposed that would address any future complaints, verified by the City Attorney's Office.*

## DEVELOPMENT PLAN REVIEW

The new proposed 50,250 sf. two-story multi-purpose building will expand the existing SCNM education facility, providing classrooms, training labs, support services, and an extension of the existing medicinary and clinic open to the public.

### Site Plan

The proposed site plan will expand the existing footprint extending further west, consisting of surface parking and provide a consistent alignment with the east-west parking row connecting to the adjacent site. The eastern access drive will be utilized with this project. Other parking lot improvements will also be provided as a result of this development, including realigning parking aisles, pedestrian pathway connections and new locations for the refuse enclosures.

### Building Elevations

The building design provides colors and materials consistent with natural colors and materials, integrated with glazing, corrugated metal, weathered metal and perforated metal panel. The building design is responsive to the proposed solar orientation and will have facades with solar control and use of sunscreens positioned to reduce the interior heat gain. The building primarily consists of vertical elements and larger horizontal banding elements.

### Landscape Plan

The proposed landscape plan will provide an improved streetscape and instead of high-water use turf, the project area will introduce a low-water use landscape motif, consisting of Blue Palo Verde trees at the street front and Desert Museum species within the parking lot.

Section 6-306 D Approval criteria for Development Plan Review :

1. Placement, form, and articulation of buildings and structures 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;
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
4. Buildings, structures, and landscape elements are 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;
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;
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;
10. *Landscape* accents and provides delineation 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; and

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

### **Conclusion**

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

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan 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.

### **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

#### **General**

1. A Subdivision Plat is required for any property lines in conflict with the development, which shall be recorded prior to issuance of building permits. Street dedication required for public right-of-way consisting of 5'-0" southern property, to be dedicated on plat.

#### **ZUP13040 / ZUP13041**

##### **CONDITIONS OF APPROVAL:**

2. The retail/commercial use component shall allow pharmacy/retail supplements, restaurant /café service, and public demonstrations as a part of the retail.
3. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Any intensification or expansion of use shall require a new Use Permit.

#### **DPR13104**

##### **CONDITIONS OF APPROVAL:**

#### **Site Plan**

5. Provide/Maintain an 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
6. 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.
7. 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.

8. 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**

9. Exit Security:
  - a. Provide visual surveillance from stairwell into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

### **Building Elevations**

10. The materials and colors are approved as presented:
  - CMU – Integral Color 'Gray'
  - CMU – Integral Colored 'Cocoa Brown'
  - Metal – Corrugated – SW027 'Well-Bred Brown'
  - Metal – Flat Panel System – Natural Weathered Finish
  - Metal – Perforated on Metal Frame – SW7025 'Backdrop'
  - Metal – Corrugated – SW7025 'Backdrop'
  - Metal – Fascia – Factory Finish – SW7025 'Backdrop'
  - Glass – Insulated Mullion System – Bronze Glass Color – Silversmith Mullion Color
  - Wood - Accent

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building, or alternatively, minimize visible external features, such as overflows, and where needed design these to enhance the architecture of the building.
13. 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.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### **Lighting**

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

### **Landscape**

16. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
17. Irrigation notes:
  - a. 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.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
20. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
21. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### **Signage**

22. Provide address sign(s) on the north and south building elevations.
  - 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) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter 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.

- 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.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the 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.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact 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.
- **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.
- **ENGINEERING:**
  - 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.
  
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
  
- DRIVEWAYS:
  - 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.
  
- 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.
  
- 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:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
  
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.



**HISTORY & FACTS:**

January 10, 1975          Certificate of Occupancy received for existing building located at 2152 East Broadway Road.

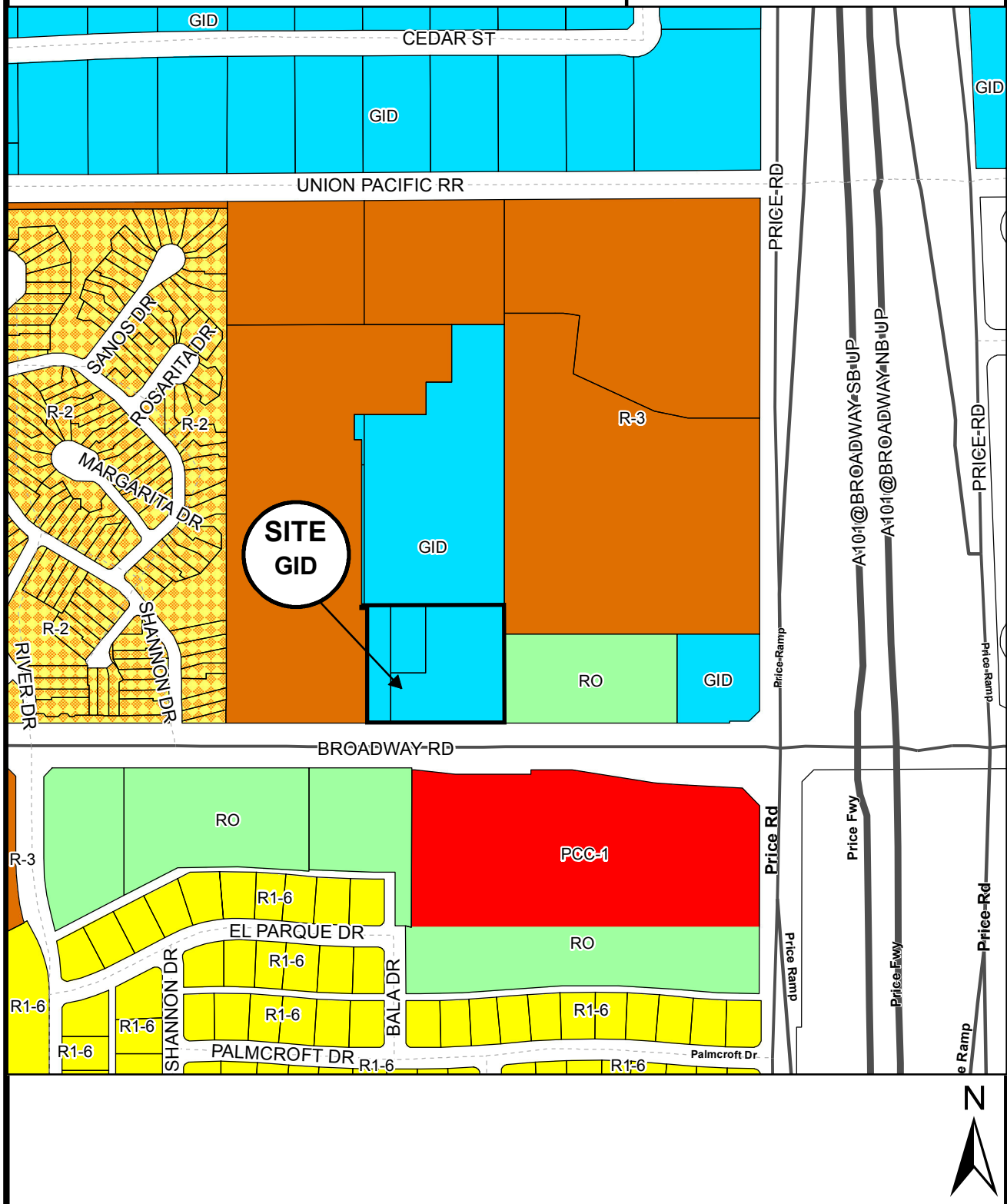
**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

Section 6-308, Use Permit

# BROADWAY ACADEMIC BUILDING

PL130004



Location Map



**BROADWAY ACADEMIC BUILDING (PL130004)**



1 Building Site Photo

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE  
BROADWAY ACADEMIC BUILDING  
CITY OF TEMPE DEVELOPMENT PLAN REVIEW SUBMISSION  
EXISTING CONDITIONS SITE PHOTOS  
APRIL, 2013



1

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING NORTH, FROM SW CORNER OF SITE  
DATE: APRIL, 2013



2

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING EAST, FROM SW CORNER OF SITE  
DATE: APRIL, 2013



3

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING SOUTH, FROM SW CORNER OF SITE  
DATE: APRIL, 2013



4

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING WEST, FROM SW CORNER OF SITE  
DATE: APRIL, 2013



5  
SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING NORTH, FROM NW CORNER OF SITE  
DATE: APRIL, 2013



6  
SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING EAST, FROM NW CORNER OF SITE  
DATE: APRIL, 2013



7

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING SOUTH, FROM NW CORNER OF SITE  
DATE: APRIL, 2013



8

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING WEST, FROM NW CORNER OF SITE  
DATE: APRIL, 2013





9

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING NORTH, FROM NE CORNER OF SITE  
DATE: APRIL, 2013



10

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING EAST, FROM NE CORNER OF SITE  
DATE: APRIL, 2013



11

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING SOUTH, FROM NE CORNER OF SITE  
DATE: APRIL, 2013



12

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING WEST, FROM NE CORNER OF SITE  
DATE: APRIL, 2013



13

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING NORTH, FROM SE CORNER OF SITE  
DATE: APRIL, 2013



14

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING EAST, FROM SE CORNER OF SITE  
DATE: APRIL, 2013



15

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING SOUTH, FROM SE CORNER OF SITE  
DATE: APRIL, 2013



16

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING WEST, FROM SE CORNER OF SITE  
DATE: APRIL, 2013



17

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING NORTH, FROM S. EDGE OF SITE  
DATE: APRIL, 2013



18

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING EAST, FROM S. EDGE OF SITE  
DATE: APRIL, 2013



19 SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING SOUTH, FROM S. EDGE OF SITE  
DATE: APRIL, 2013



20 SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE, BROADWAY ACADEMIC BUILDING  
2156 E BROADWAY RD, TEMPE, AZ  
FACING WEST, FROM S. EDGE OF SITE  
DATE: APRIL, 2013



ARCHITECTS + PLANNERS

60 East Rio Salado Parkway, Suite 701  
Tempe, Arizona 85281  
www.asg-architects.com  
480.921.1515 phone, 480.921.1313 fax

Lisa Collins  
Community Development Director  
City of Tempe  
31 East 5<sup>th</sup> Street  
Tempe, Arizona 85281

RE: Request for a Development Plan Review and Use Permits  
Broadway Academic Building  
Southwest College of Naturopathic Medicine

Dear Ms. Collins:

We are pleased to submit these applications on behalf of Southwest College of Naturopathic Medicine (SCNM) to enable the development of a new academic building on the SCNM Campus at 2156 East Broadway Road in Tempe, Arizona.

Founded in 1993, Southwest College prepares students to become Naturopathic physicians, educated and trained in the principles and practices of health promotion, disease management and prevention.

Located in Tempe, Ariz., the College's mission is to educate tomorrow's medical innovators in the art and science of integrative wellness through its accredited four-year program in Naturopathic medicine. The College also serves the public by providing quality education, research and natural medical care.

This submittal introduces a new proposed building that will serve multiple uses by allowing the expansion of its education facility while also expanding its outreach to the community. Besides providing classrooms, training labs and facilities, and support services for their students, the building will also provide an extension of their existing medicinal and clinic that are open to the public.

## ***Background***

The proposed development is located at 2156 East Broadway Road in Tempe. Currently the campus is divided into 5 parcels. The campus and parcels are shown on the cover sheet for reference. The easternmost parcel is currently zoned R/O while the remaining 4 parcels are zoned GID. This submittal and the subsequent Parcel Subdivision will combine 3 of the southernmost parcels into one parcel for this building under the current zoning of GID.

There is currently an existing 3 story building and parking garage on the R/O parcel. A second student building is located on the northernmost parcel along with surface parking. The third existing building of the campus located adjacent to Broadway will be demolished to free the site for the new building in this submittal.

Two Use Permits will be required and included in this submittal.

1. Use Permit to allow private school expansion in GID Zoning.
2. Use Permit to allow more than 15% retail in GID zoning.

## ***Existing Conditions***

The subject property is relatively flat and conditions support the development of this project.

Currently, the campus will be immediately adjacent to the east and north of this building. Residential developments exist to the west and north east of this project. Each residential development will retain their easement for access.

Broadway Road is immediately to the south and provides three points of access for the campus. This submittal addresses two of those entries and their enhancements.

## ***Development Plan Review***

This proposal and submittal is for the new Broadway Academic Building to serve as expansion of the SCNM campus.

The building will be a 2 story, 50,000 sf building that will house a variety of uses:

- Classrooms and support for student expansion
- Office uses to support campus activities
- Café and Food Service to support the campus
- Expansion of existing medecinary that will be open to campus and public
- Clinic for service of campus and public



The building was positioned to align with the existing buildings to help extend a strong defining boundary along Broadway. The existing entry points to the east and west of the new building at Broadway were maintained to align with existing median cuts and allow for preferred service to the campus. The central entry road was adjusted in order to slow entering traffic and create defining landscape edges.

The parking to the north of the new building was revised to promote comfortable navigation and parking while providing fire and refuse paths that meet provided standards.

The building's design is rooted in various responses to nature. The materials including integral color block, insulated glazing, corrugated metal panel, weathered metal panel, and perforated metal panel all have varying degrees of texture that represent the dynamics found in nature. Larger window expressions are used on north and south facades where solar control is the easiest while the east and west facades have limited glazed exposure. All windows will have sunscreens sized and positioned to help screen the interior spaces from the direct solar exposure.

The majority of the building is a varied rectilinear arrangement, however, the western portion of the north façade has been curved to create a dynamic expression towards the interior campus. The large glass expression in the middle of the building on both the north and south facades not only brings light into the two story central space but also creates a strong anchoring element for the project on both the campus and Broadway side.

Currently, the surface and structured parking proposed for the campus does not meet the COT standards as provided in the ordinance. A parking study will be provided that addresses the campus activities, shared uses, and staggered timing to show that the current proposed parking is adequate.

### ***Use Permit Request: Private School Expansion in GID***

In addition to the history and accolades mentioned in the opening paragraphs, SCNM is also one of only four accredited schools of Naturopathic medicine in the U.S. and the first medical school in the Phoenix metropolitan area. The College offers a four-year, professional-level Doctor of Naturopathic Medicine (N.D.) program and non-degree coursework.

The College has become a respected source of information in the field of natural health care with the help of high-quality administration, faculty and staff working with the media and community to create a higher level of awareness among the general public.

Southwest College is approved by the Arizona Board for Private Post-Secondary Education and is accredited by the Council on Naturopathic Medical Education, the accrediting agency for Naturopathic colleges and universities in the U.S. and Canada. In addition, Southwest College is accredited by the Higher Learning Commission of the North Central Association of Colleges and Schools.

The reputation that SCNM has earned over the past two decades has increased its exposure internationally while increasing its student base. This growth, as with all other higher education campuses, requires that a school's buildings, support and infrastructure respond by providing state of the art facilities that both support students and attract new applications.

SCNM currently considers these parcels part of the SCNM campus and the further expansion of this site to include the Broadway Academic building is permitted by code, will enhance the campus and have no negative impact to the adjacent sites or the City of Tempe.

The proposed expansion will not cause any significant vehicular or pedestrian traffic in adjacent areas. The campus is a self parked internally circulated community that does not have high trip generation.

There are no odors, dust, noises etc exceeding that of ambient conditions.

The use will contribute to the enhancement of the neighborhood and is not in conflict with the goals, objectives, and policies of the City.

The building is compatible in scale with surrounding structures and is an enhancement in its architecture and material selection.

This educational facility will not be a nuisance to the surrounding area or general public. The majority of the functions are within the building and small exterior spaces are internalized.

***Use Permit Request: Retail portion of building will be greater than 15%***

As stated above, SCNM also serves the public by providing quality education, research and natural medical care. The new Broadway Building is proposed to include the following:

-expanded medicinalary- 5000 sf – The Natural Medicinary offers a wide variety of vitamins, nutritional supplements, reading materials, and herbal/homeopathic medicine. The Natural Medicinary serves both in-house and off-site physicians, patients and customers, and is the largest natural Medicinary in the state of Arizona.

-café and food service – 3500 sf – The café and food service will primarily function as a place for students, faculty and staff to eat and drink healthy natural foods and beverages during their day on campus. It will also provide for cooking classes and demonstrations. All of these services although focused on the campus, will be open to

the public.

Currently the inclusion of these two elements at 7,500 sf within the 50,000 sf building yields a 17% retail component. We are requesting a use permit to allow the inclusion of these retail components over the allowed 15%.

These are all components that will not only be servicing the campus, but also extending the services and education they provide. Further, they strengthen the relationship between their practice and the service they provide to the community.

The small scale of these retail components will not result in a significant increase in vehicular and pedestrian traffic.

Although the café may omit food smells, they will not exceed ambient conditions and will not be offensive. The medicinalary will not create any items considered to be a nuisance.

Both of these functions will provide a service to the community and neighborhood and will not contribute to any deterioration.

As stated above, the building is compatible in scale with surrounding structures and is an enhancement in its architecture and material selection.

Neither use will result in disruptive behavior creating a nuisance to the surrounding area or general public.

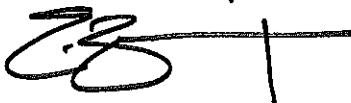
### ***Conclusion***

SCNM has a long standing history of service to its students, patients, the community, and the City of Tempe. The construction and occupation of this new project fortifies their position as one of the top Naturopathic Colleges in the country.

The planning, design, and execution as presented in this submittal incorporates the spirit of the COT ordinance and guidelines while also representing the core of SCNM's mission dedicated to the ideal that everyone deserves high quality health care, engaging students in rigorous innovative academic programs, discovering and expanding knowledge, and empowering individuals and communities to achieve optimal health.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'EZ', with a long horizontal line extending to the right.

Eric Zobrist, AIA, LEED AP BD+C

Ayers Saint Gross



OWNER

2146 E Broadway  
Tempe, AZ 85282  
602.358.8900 phone

CONTACT:

ARCHITECT  
**AYERS  
SAINT  
GROSS**

66 East Rio Salado Parkway  
Tempe, AZ 85281  
480.821.1313 fax  
CONTACT: ERIC ZORNIST  
ARCHITECTS & PLANNERS

CONTRACTOR - APPLICANT  
**LGF  
DESIGN BUILD**

740 N. 23rd Street  
Phoenix, AZ 85008  
480.962.0707 phone  
CONTACT: DAVID BELLETTI



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

# BROADWAY ACADEMIC BUILDING SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE

2146 EAST BROADWAY ROAD  
TEMPE, ARIZONA

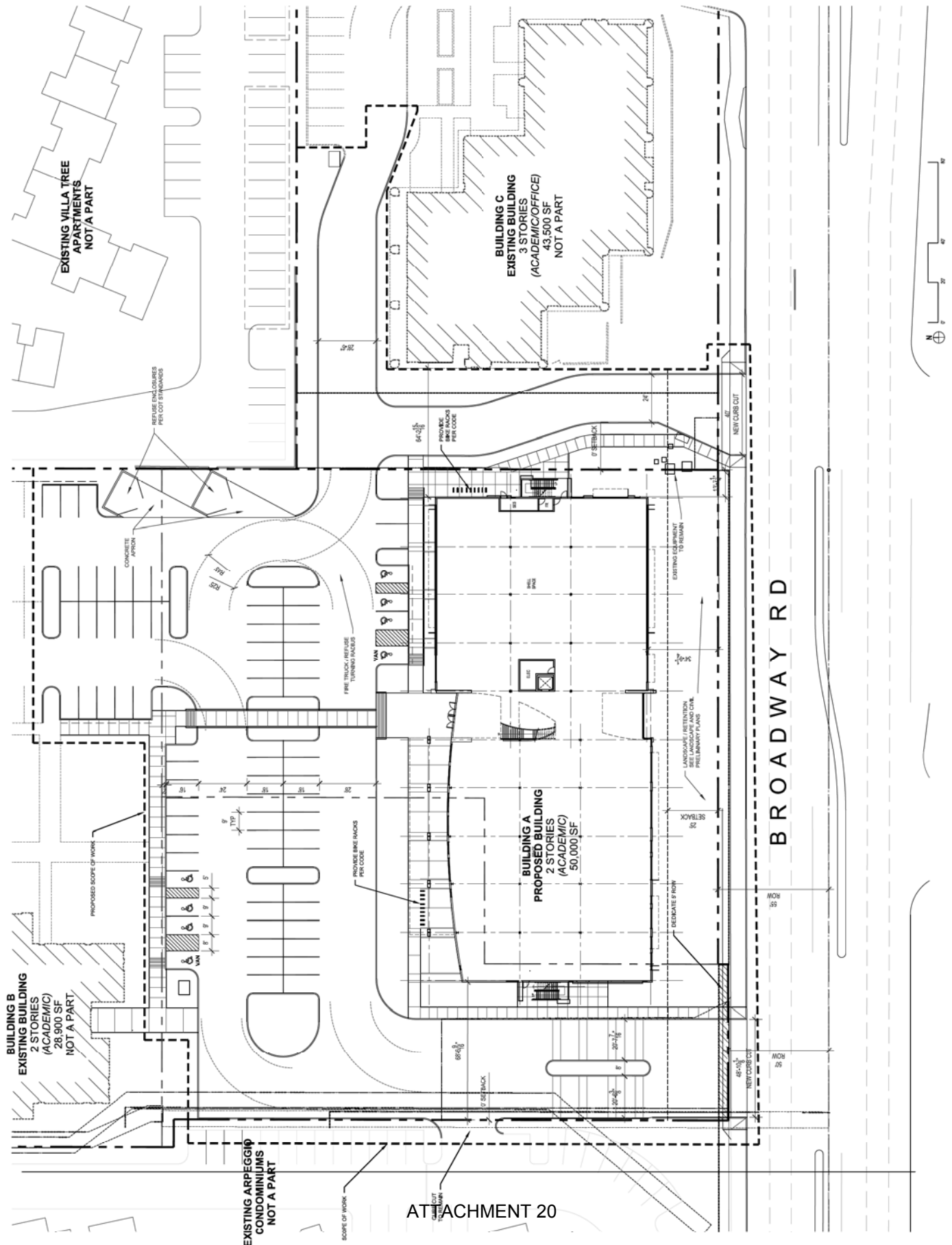


SITE PLAN  
ENLARGED

PROPOSED DEVELOPMENT  
DEVELOPMENT PLAN REVIEW  
DATE: APRIL 8, 2013  
SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE  
PROJECT NO. (ASO) 21191.00

# A1.01

If they fit on 24" x 36" 1/8" thick.



OWNER

2156 E Broadway  
Tempe, AZ 85282  
602.335.8900 phone

CONTACT:

ARCHITECT

**AYERS  
SAINT  
GROSS**

40 East 9th Salado Parkway  
Tempe, AZ 85281  
480.821.1515 phone  
480.821.1513 fax  
CONTACT: ERIC ZOBIRIST

**LGE  
DESIGN BUILD**

CONTRACTOR - APPLICANT  
8204 S. Baseline Road  
Phoenix, AZ 85098  
480.966.4001 phone  
CONTACT: DAVID SELLERS

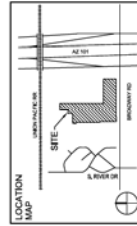


PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

**BROADWAY ACADEMIC  
BUILDING  
SOUTHWEST COLLEGE  
OF NATUROPATHIC  
MEDICINE**

2156 EAST BROADWAY ROAD  
TEMPE, ARIZONA



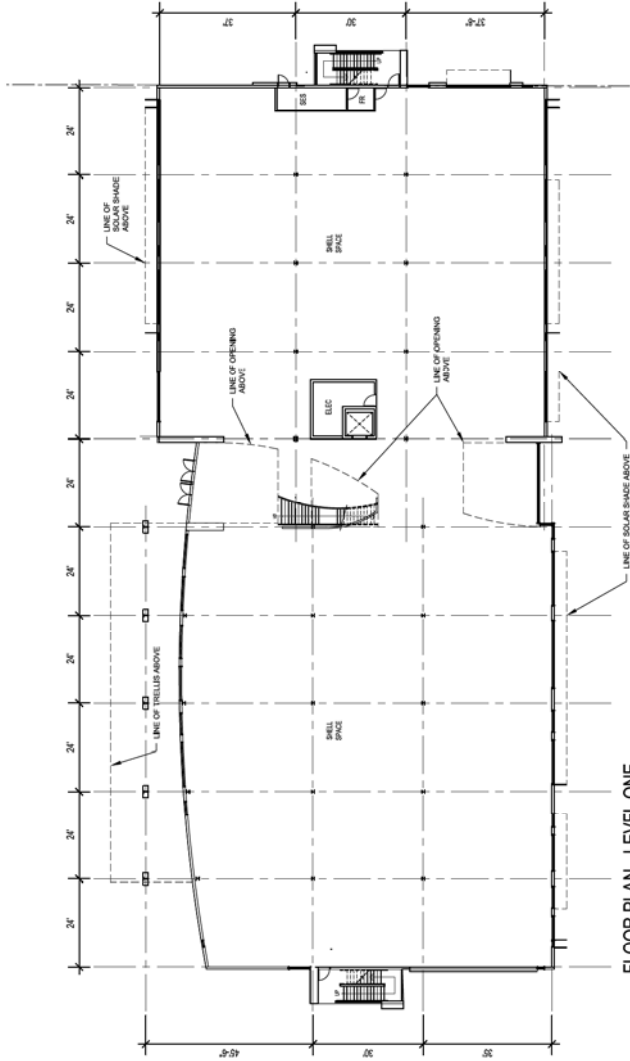
**FLOOR PLANS  
LEVEL 1 & 2**

SCALE: 1/8" = 1'-0"  
DATE: APRIL 8, 2013  
SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE  
PROJECT NO. (AS5) 21191.00

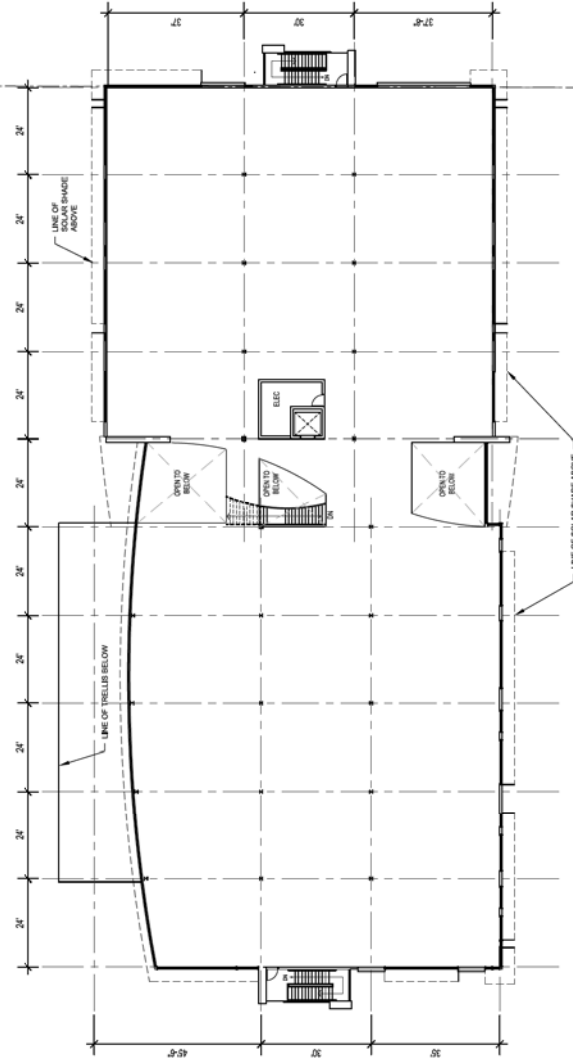
PHYSICIAN CONSULTANT  
DEVELOPMENT PLAN REVIEW

**A2.01**

8" High x 1/8" x 1/8" x 1/8" x 1/8"



FLOOR PLAN - LEVEL ONE



FLOOR PLAN - LEVEL TWO



OWNER  
2146 E Broadway  
Tempe, AZ 85282  
602.333.6500 phone

CONTACT:

ARCHITECT

**AYERS  
SAINT  
GROSS**  
ARCHITECTS • PLANNERS

105 E. McDowell Parkway  
Suite 701  
Tempe, AZ 85281  
480.327.1313 phone  
480.327.1313 fax  
CONTACT: ERIC ZOBORST

CONSTRUCTION

**LGE  
DESIGN BUILD**

748 N. 52nd Street  
Phoenix, AZ 85018  
480.506.7000 phone  
480.506.7000 fax  
CONTACT: DAVID BELLERS

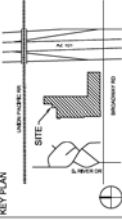


REVISIONS

**BROADWAY ACADEMIC  
BUILDING  
SOUTHWEST COLLEGE  
OF NATUROPATHIC  
MEDICINE**

2156 EAST BROADWAY ROAD  
TEMPE, ARIZONA

KEY PLAN



**B/W ELEVATIONS AND  
SECTION**

DATE: APRIL 08, 2013

DEVELOPMENT PLAN REVIEW

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE

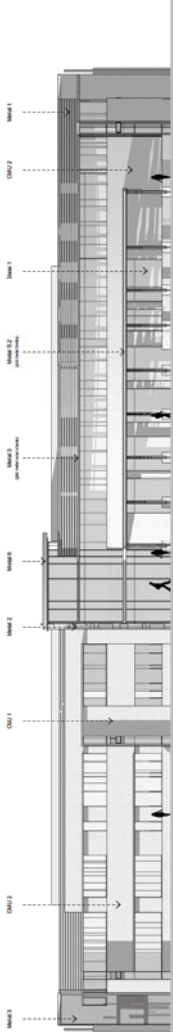
PROJECT NO. (AS) 21191.00

**A3.01**

1/8" = 1'-0" (NOT TO SCALE)

- 1.0. entry roof 33'-0"
- 1.0. screen wall 33'-0"
- 1.0. parapet 31'-0"
- 1.0. roof 27'-0"
- 2nd floor 13'-6"
- grade 0

North Elevation



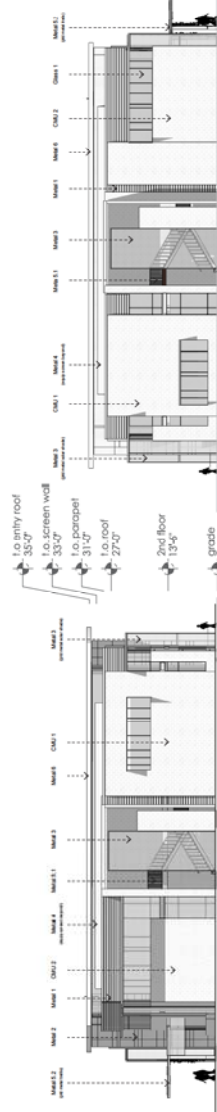
- 1.0. entry roof 33'-0"
- 1.0. screen wall 33'-0"
- 1.0. parapet 31'-0"
- 1.0. roof 27'-0"
- 2nd floor 13'-6"
- grade 0

South Elevation

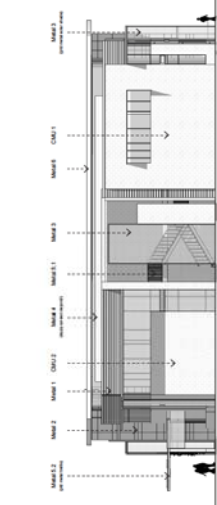


- 1.0. entry roof 33'-0"
- 1.0. screen wall 33'-0"
- 1.0. parapet 31'-0"
- 1.0. roof 27'-0"
- 2nd floor 13'-6"
- grade 0

East Elevation



West Elevation

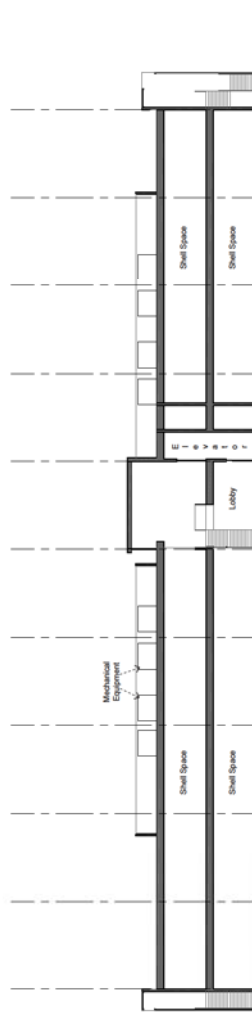


KEY

- Metal 1 Corrugated Metal Panel  
Color: Weathered Iron
- Metal 2 Random Metal Flat Panel System  
Color: Weathered Iron
- Metal 3 Random Metal Flat Panel on Metal Frame  
Color: Weathered Iron
- Metal 4 Corrugated Metal Panel  
Color: Weathered Iron
- Metal 5 Miscellaneous Painted Steel  
S1 Color: Weathered Iron
- Metal 6 Metal Flat Panel  
Color: Weathered Iron
- CMU 1 Integrally Colored CMU  
Medium Weight
- CMU 2 Integrally Colored CMU  
Medium Weight
- Glass 1 Insulated Glazing in Mullion System  
Clear Glass System  
Medium Color Mullion

- 1.0. entry roof 33'-0"
- 1.0. screen wall 33'-0"
- 1.0. parapet 31'-0"
- 1.0. roof 27'-0"
- 2nd floor 13'-6"
- grade 0

Building Section



OWNER  
2146 E Broadway  
Tempe, AZ 85282  
602.333.6600 phone

CONTACT:

ARCHITECT

**AYERS  
SAINT  
GROSS**  
ARCHITECTS • PLANNERS

105 E. McDowell Parkway  
Suite 701  
Tempe, AZ 85281  
480.327.1313 phone  
480.327.1313 fax  
CONTACT: Jack Black

CONSTRUCTION

**LGE  
DESIGN BUILD**

748 N. 52nd Street  
Phoenix, AZ 85008  
480.506.4000 phone  
CONTACT:



REVISIONS

**BROADWAY ACADEMIC  
BUILDING  
SOUTHWEST COLLEGE  
OF NATUROPATHIC  
MEDICINE**

2156 EAST BROADWAY ROAD  
TEMPE, ARIZONA

KEY PLAN



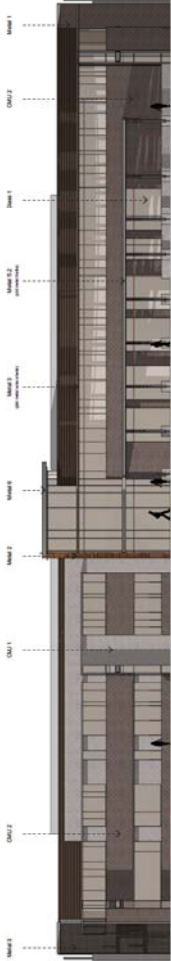
**COLORED ELEVATIONS**

SCALES: 1/4" = 1'-0"  
PROPOSED DEVELOPMENT  
DEVELOPMENT PLAN REVIEW  
DATE: APRIL 08, 2013  
SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE  
PROJECT NO. (AS) 21191.00

**A3.02**

1/8" = 1'-0" (if not shown)

- 1.0 entry roof 33'-0"
- 1.0 screen wall 33'-0"
- 1.0 parapet 31'-0"
- 1.0 roof 27'-0"
- 2nd floor 13'-6"
- grade 0



- 1.0 entry roof 33'-0"
- 1.0 screen wall 33'-0"
- 1.0 parapet 31'-0"
- 1.0 roof 27'-0"
- 2nd floor 13'-6"
- grade 0



- 1.0 entry roof 33'-0"
- 1.0 screen wall 33'-0"
- 1.0 parapet 31'-0"
- 1.0 roof 27'-0"
- 2nd floor 13'-6"
- grade 0



- 1.0 entry roof 33'-0"
- 1.0 screen wall 33'-0"
- 1.0 parapet 31'-0"
- 1.0 roof 27'-0"
- 2nd floor 13'-6"
- grade 0



**KEY**

- Metal 1 Corrugated Metal Panel  
Color: Weathered Iron
- Metal 2 Random Metal Flat Panel System  
Color: Weathered Iron
- Metal 3 Horizontal Weathered Iron  
Color: Weathered Iron
- Metal 4 Corrugated Metal Panel  
Color: Weathered Iron
- Metal 5 Miscellaneous Painted Steel  
Color: Weathered Iron
- Metal 6 Metal Fabric  
Color: Weathered Iron
- CMU 1 Integri-Cor Colored CMU  
Main Height
- CMU 2 Integri-Cor Colored CMU  
Main Height
- Glass 1 Clear Glass in Mullion System  
Clear Glass Mullion



OWNER

1448 E Broadway  
Tempe, AZ 85282  
602.535.9900 phone  
CONTACT:

ARCHITECT

40 South 44th Salado Parkway  
Tempe, AZ 85281  
480.921.1313 phone  
480.921.1313 fax  
CONTACT: Jack Black

CONSTRUCTION

740 N. 25th Street  
Phoenix, AZ 85008  
480.966.0077 phone  
CONTACT:

**IGF**  
DESIGN BUILD

REVISIONS

# SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE

2160 E. BROADWAY ROAD  
TEMPE, ARIZONA

KEY PLAN



## LANDSCAPE PLAN

SCALE: 1"=20'-0"  
PROPOSED DEVELOPMENT  
PRELIMINARY SUBMITTAL

DATE: APRIL 02, 2013  
DESIGNED BY: JACOB BLACK  
PROJECT NO. 1450

# La.01

### LANDSCAPE LEGEND

CERCIDIMUM "DESERT MUSEUM"  
DESERT MUSEUM PALO VERDE  
24" BOX (MATCHING)

OLNEYA TESOTA  
IRONWOOD  
35" BOX

CERCIDIMUM FLORIDUM  
BLUE PALO VERDE  
24" BOX

CAESALPINIA CACALACO  
CASCALOTE  
15 GALLON

FOUQUERIA SPLENDENS  
OCOTILLO  
10 CANE MINIMUM, 7' TALL MINIMUM

AGAVE GEMINIFLORA  
TWIN FLOWER AGAVE  
5 GALLON

OPUNTIA SANTA RITA  
SANTA RITA PRICKLY PEAR  
5 GALLON

ENCLEIA FARNOSA  
BRITILE BUSH  
1 GALLON

CALLANDRA CALIFORNICA  
FAIRY DUSTER  
5 GALLON

EREMOPHILIA MACULATA  
EMU BUSH  
5 GALLON

DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON

LARREA TRIDENTATA  
CREOSOTE  
5 GALLON

ALOE BARBADENSIS  
MEDICINAL ALOE  
1 GALLON

PENSTEMON SUPERBUS  
SUPERB PENSTEMON  
1 GALLON

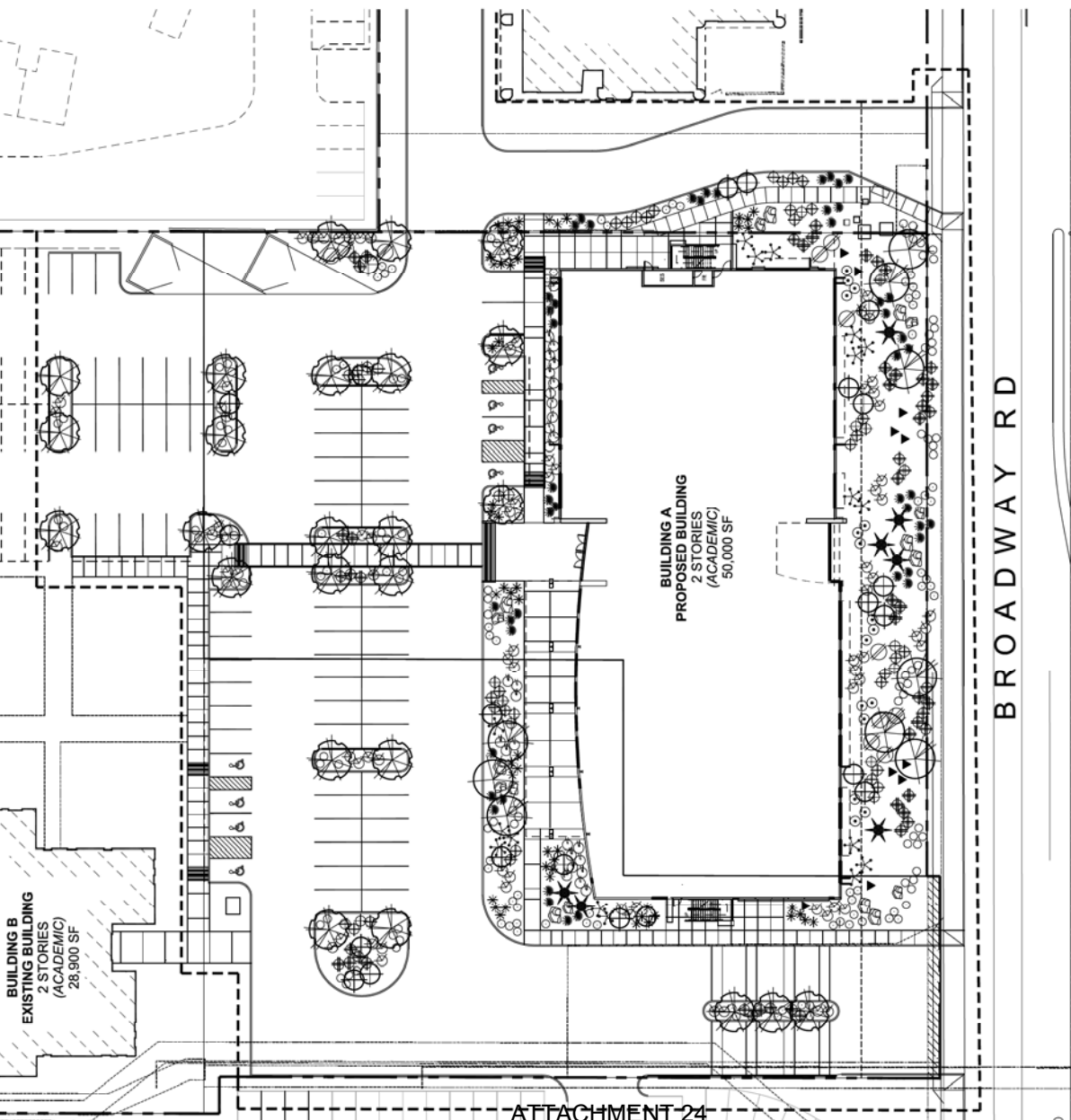
MELOPODIUM LEUCANTHUM  
BLACKFOOT DABY  
1 GALLON

PEDILANTHUS MACROCARPA  
LADY SUPPER  
5 GALLON

HESPERALOE FUNIFERA  
GIANT HESPERALOE  
5 GALLON

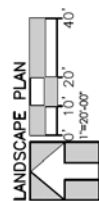
3"x3"x3" SURFACE SELECT  
GRANITE BOULDER  
MINIMUM 2000lbs EACH

1/4" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.  
NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE  
NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

LANDSCAPE NOTES  
THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.  
ALL PARKING LOT FRINGERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.  
ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST  
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.



# CONCEPTUAL GRADING & DRAINAGE PLAN

FOR  
**SOUTHWEST COLLEGE  
 OF NATUROPATHIC MEDICINE**  
 2140 EAST BROADWAY ROAD  
 TEMPE, ARIZONA

**ARCHITECT**  
 ATERS SAINT GROSS  
 7401 EAST WILLOW, SUITE 701  
 TEMPE, ARIZONA 85281  
 PH: (480) 971-1515  
 CONTACT: ERIC DENBEST

**DEVELOPER**  
 GE CORPORATION  
 7401 EAST WILLOW, SUITE 200  
 PHOENIX, ARIZONA 85018  
 PH: (480) 966-4001  
 CONTACT: FRANK BENTZ

**ENGINEER**  
 HUNTER ENGINEERING, INC.  
 10450 NORTH 74TH STREET, SUITE 200  
 SCOTTSDALE, ARIZONA 85258  
 PH: (480) 991-3986  
 FAX: (480) 991-3986  
 CONTACT: LARRY TALLOTT

**BASIS OF BEARING**  
 BEARING OF THE 100.000' SUEDE LANE  
 ALONG THE SOUTH LINE OF THE SOUTHWEST  
 COLLEGE OF NATUROPATHIC MEDICINE TRACT  
 RANGE 4 EAST OF THE G&A AND S&T TOWN  
 BASE AND MERIDIAN, MARICOPA COUNTY,  
 ACCORDING TO THE CONDITION OF TITLE  
 REPORT.

APN: 133-01-34C

NO.	DATE	REVISION	BY

DESIGN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]

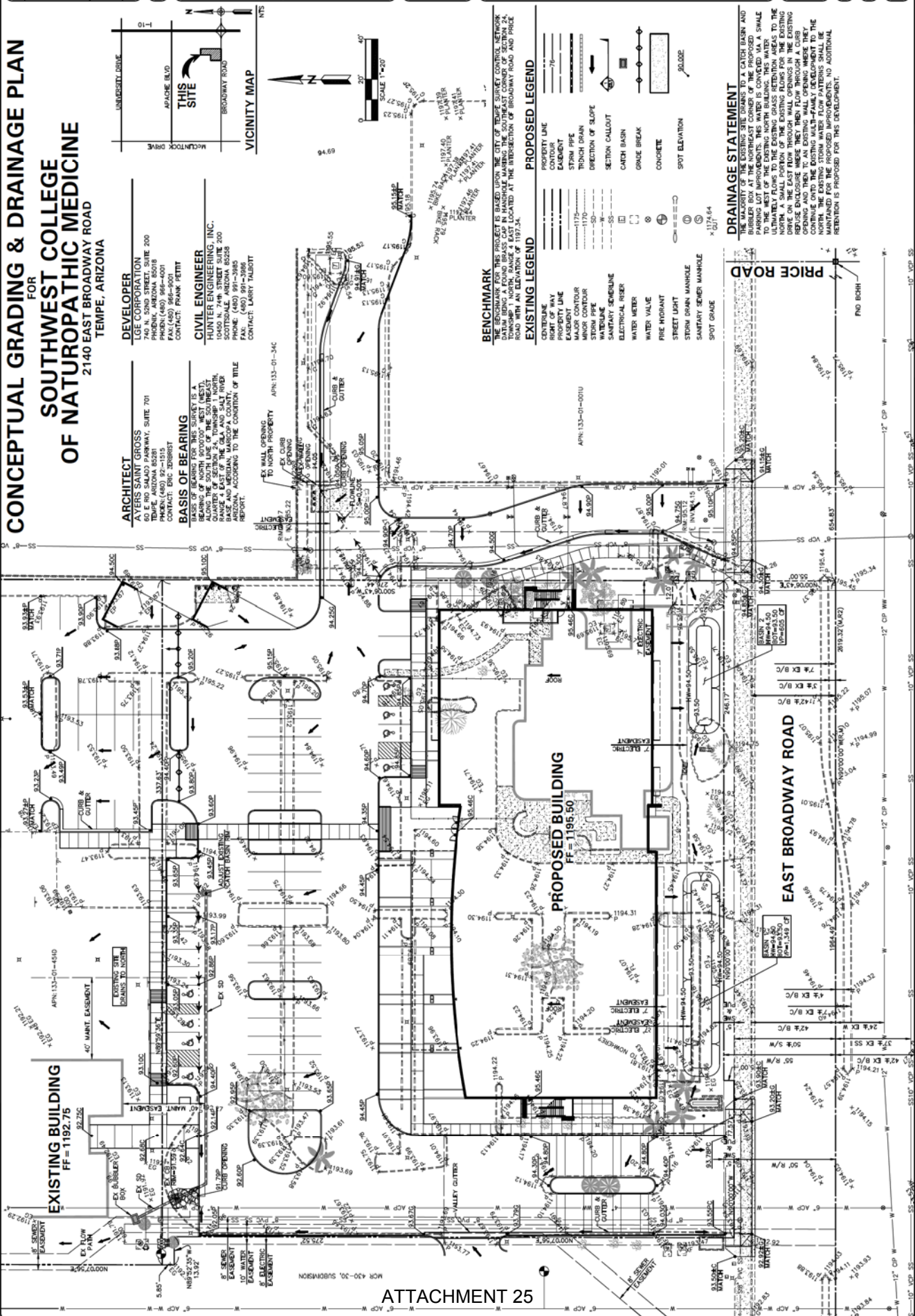
**HUNTER ENGINEERING**  
 10450 NORTH 74TH STREET,  
 SCOTTSDALE, AZ 85258  
 F: 480 991 3986  
 T: 480 991 3985



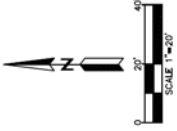
**CONCEPTUAL GRADING AND DRAINAGE PLAN**  
 FOR  
**SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE**  
 2140 EAST BROADWAY ROAD  
 TEMPE, ARIZONA

THESE PLANS ARE  
 NOT TO BE  
 CONSIDERED  
 VALID UNLESS  
 APPROVED BY  
 THE MARICOPA  
 COUNTY  
 ENGINEERING  
 DEPARTMENT.

PROJECT NO.: 11774  
 SHEET: 1 OF 2  
 SCALE: 1" = 20'



**CONCEPTUAL UTILITY PLAN  
FOR  
SOUTHWEST COLLEGE  
OF NATUROPATHIC MEDICINE  
2140 EAST BROADWAY ROAD  
TEMPE, ARIZONA**



NO.	DATE	REVISION	BY

DESIGN BY: **LWT**  
CHECKED BY: **LWT**  
DATE: **08/20/2018**

**HUNTER ENGINEERING**  
10450 NORTH 74TH STREET,  
SCOTTSDALE, AZ 85258  
TEL: 480 991 2985  
F: 480 991 2985

CIVIL AND SURVEY

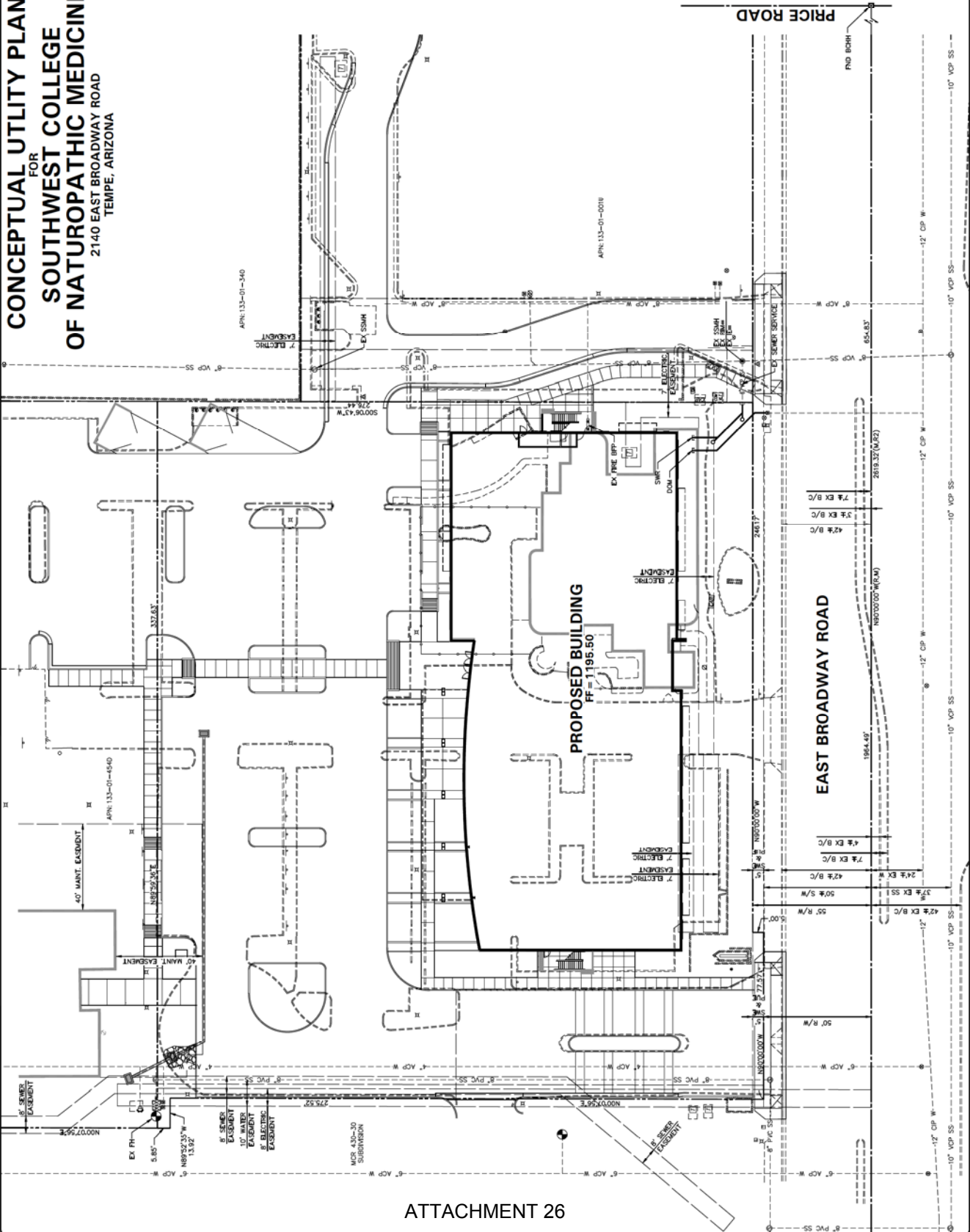


**CONCEPTUAL UTILITY PLAN  
FOR  
SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE  
2140 EAST BROADWAY ROAD  
TEMPE, ARIZONA**

THESE PLANS ARE  
NOT VALID FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED PERMIT  
FROM THE APPLICABLE  
JURISDICTION.

PROJECT NO.  
**LOEC138**

SHEET  
**C2**



ATTACHMENT 26



**KEY**

- C1 CMU: Integrally Colored  
Color: Gray
- C2 CMU: Integrally Colored  
Color: Cocoa Brown
- M1 Metal: Corrugated  
Factory Finish  
Color: SW 7027 Well-Bred Brown
- M2 Metal: Flat Panel System  
Natural Weathered Finish
- M3 Metal: Perforated on Metal Frame  
Color: SW 7025 Backdrop
- M4 Metal: Corrugated  
Factory Finish  
Color: SW 7025 Backdrop
- M5.1 Metal: Misc Painted Steel  
Color: SW 7027 Well-Bred Brown
- M5.2 Metal: Misc Painted Steel  
Color: SW 7025 Backdrop
- M6 Metal: Fascia  
Factory Finish  
Color: SW 7025 Backdrop
- G1 Glass: Insulated Glazing in Mullion System  
Glass Color: Bronze  
Mullion Color: Silver-Smith
- W1 Wood: Accent

**BROADWAY ACADEMIC BUILDING**  
**SOUTHWEST COLLEGE OF NURSEPRACTICE MEDICINE**  
**MATERIAL SAMPLE BOARD**  
 April 08, 2013

