

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/09/2015  
Agenda Item: 4

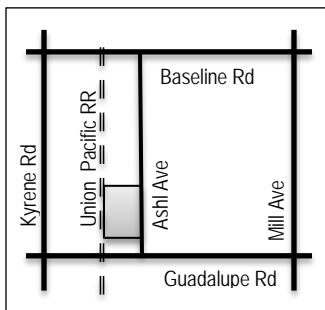
**ACTION:** Request for a Development Plan Review consisting of three new industrial warehouse office buildings and two Use Permit Standards, to reduce the front yard parking setback and to increase the building height for MAJESTIC TEMPE, located at 6116 South Ash Avenue. The applicant is John Perkins of Majestic Realty Co.

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

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

**BACKGROUND INFORMATION:** MAJESTIC TEMPE (PL140304) is located in south central Tempe in an established industrial area on seven vacant lots adjacent to the Union Pacific railroad. The proposed project would include three new buildings. The request includes the following:

- DPR15074 Development Plan Review including site plan, building elevations, and landscape plan
- ZUP15061 Use Permit Standard for a 10% reduced front yard parking setback, from 20 feet to 18 feet.
- ZUP15062 Use Permit Standard for a 10% increased building height, from 35 feet to 38.5 feet.



Owner	Edward P Roski Trust
Applicant	John Perkins, Majestic Realty
Current Zoning District	GID, General Industrial
Gross/Net site area	8.29 acres
Total Building area	173,312 s.f. (Bldg. 1: 47,856 s.f. / Bldg. 2: 88,192 s.f. / Bldg. 3: 37,264 s.f.) (see site plan for use breakout within bldgs.)
Lot Coverage	48 % (50% maximum allowed)
Building Height	38.5' (45' for architectural elements & equipment screening) (35 ft GID maximum building height allowed)
Building Setbacks	63' front, 6'side, 11' rear (25 front, 0'side, 0' rear min.)
Landscape area	11% (10% minimum required)
Vehicle Parking	148 spaces (148 min. required, 185 max surface allowed)
Bicycle Parking	18 spaces (18 required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski, Senior Planner

## **COMMENTS:**

This site is located between Kyrene Road and Mill Avenue on the west and east, and between Baseline and Guadalupe roads to the north and south. It is adjacent to the Union Pacific Railroad and is surrounded by established industrial uses. The proposed development consists of seven vacant lots totaling 8.29 acres, which would include three buildings: Building 1 is south of the Orian Street alignment, Building 2 has two units, and is located between Orian Street and Gemini Drive, and Building 3 is north of the Gemini Drive alignment. The site is proposed for future warehouse/office tenants and is not being designed for a specific end user. The one story buildings would have an interior ceiling height of 28' necessary for many manufacturing needs, and have a maximum exterior building height of 38.5 feet, with the exception of mechanical screening within a parapet design up to 45.5 feet tall that creates an entry feature on the building elevation.

This request includes the following:

1. Use Permit Standard for an increased building height from 35 feet to 38.5 feet.
2. Use Permit Standard for a reduced front yard parking setback from 20 feet to 18 feet.
3. Development Plan Review which includes: site plan, landscape plan and elevations for three single-story industrial warehouse office buildings totaling 173,312 s.f. of building area on 8.29 acres.

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

## **PUBLIC INPUT**

- Neighborhood meeting was not required.
- At the completion of this report, there have been no calls of inquiry or concern regarding this request.

## **PRELIMINARY SITE PLAN REVIEW**

The applicant submitted a preliminary site plan review in September 2014. The interdepartmental review team provided comments back primarily regarding technical issues required for the formal submittal. Standard comments regarding parking spaces, sizes and accessibility, bike parking, landscape requirements, fencing requirements and location of accessible paths. A second site plan review was done at the beginning of April 2015, including the elevations. Design comments included showing lighting and rainwater drainage outlets on plans, identify future tenant sign locations, provide a pedestrian masonry element to add visual interest to the entryways, provide more color variation, possibly a contrasting color at the entry areas, align colors and materials with door and window heights to create an architectural relationship between these elements and to break up the building massing. Building heights were shown from finished floor, not top of grade, it was required that the drawings demonstrate compliance with the building heights as defined in code from top of grade, and that a use permit would be necessary for increased height. A formal submittal was made at the end of April, which included all of the requisite drawings. Staff requested that shade canopies be located over all doors, with lighting under the canopies. Staff asked if the inset panels at the entryways could be sand blasted and left neutral concrete color w/ exposed aggregate texture for a contrast to the painted surfaces. Further review of the building heights determined a Use Permit for building height was necessary for the primary building height to be 38.5. Further, Section 4-205 A.2. Exceptions for increased height would allow the mechanical equipment, which was required to be screened, to be screened by extending the parapet rather than creating a separate metal screen around the metal equipment; this would be restricted to non-habitable space specific to the areas of HVAC equipment. This would allow variation in building elevation, and break up the building roofline. The applicant chose not to incorporate alternative masonry materials, due to the construction methods of tilt slab construction. Two additional colors have been added to the painted tilt slab construction, and canopies added over the doors.

## **PROJECT ANALYSIS**

### **USE PERMIT STANDARDS**

The proposed design requires a use permit standard, to reduce the front yard setback for parking from 20 feet to 18 feet. The design accommodates buildings at less than 50% lot coverage, in compliance with all of the building setbacks and with at least the required landscape area. Due to circulation requirements for trucks, fire and refuse access, and drive aisles, the parking spaces are 16 feet deep, with a two foot encroachment into the front landscape area, behind a screen wall. The area in front of the screen wall includes 18 feet of onsite landscape, five feet of landscape in the right of way, and a five and a half foot wide public sidewalk.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The requested reduction of two feet for the front yard parking setback will not increase traffic on site or on public streets. The site has the required 148 parking spaces for the office, warehouse and manufacturing uses. Any changes in mix of uses would potentially trigger a need for more parking and create more traffic, but the location of the parking spaces does not affect this condition.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The proximity of vehicles to the street front remains 28 feet from the curb, and the landscape area and screen wall will screen the vehicles. As an industrial site, anticipated noise and vibration may come from idling trucks within the truck bays, but not from the vehicle parking spaces in front of the buildings.
3. *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.* The lot has remained vacant since incorporation into the City and is being proposed for uses supportive of the General Plan for the generation of economic development and employment. The addition of the activated uses on site will help preclude vandalism and vagrancy along the railroad tracks and be an enhancement to the surrounding area.
4. *Compatibility with existing surrounding structures and uses.* Buildings in GID are allowed to be built within 25 feet of the property line, to a height of 35 feet. The proposed buildings are set back 63 feet from the property line, and provide a single row of parking along the street front. The parking is separated from the larger truck circulation on site, as is common in large industrial complexes. The proposed site layout, structures and uses are compatible with surrounding existing industrial uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The reduction of the front yard setback by two feet will have no known impacts on the behavior on or off site of the property. Having the activity at the street front with employees and customers parked in front of the building will help increase natural surveillance of the area, where the building does not have windows due to interior manufacturing and warehouse uses.

The proposed design requires a use permit standard, to increase the building height from 35 feet to 38.5 feet. The proposed design is necessary to meet new interior equipment requirements of manufacturers; the buildings are in compliance with all of the building setbacks.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The requested increase in building height for three and a half feet for interior building needs will not impact traffic on or adjacent to the site. The site is being developed for industrial uses, with 150 parking spaces and 39 truck bays. The truck bays are an indication of the potential for traffic to and from this site, but no tenants have been identified to determine the demand for deliveries to the site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The increase in building height to accommodate interior equipment should not affect exterior environmental conditions. Without the increase in height, there might be tenant needs to install equipment outdoors. As an industrial property, the tenants must comply with all environmental regulations and nuisance ordinances; the increase in building height is not anticipated to contribute to excessive nuisances.
3. *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.* The design of the building maximizes the height of the site, and utilizes additional height to screen mechanical equipment in an architecturally integrated form as opposed to the standard secondary metal screen around metal boxes. There are no known deleterious impacts from the proposed building height adjacent to the

railroad tracks and other industrial uses.

4. *Compatibility with existing surrounding structures and uses.* Buildings in GID are allowed to be built within 25 feet of the property line, to a height of 35 feet. The proposed buildings are set back 63 feet from the property line which minimizes the visual impact of the additional building height. The building height with the use permit would be 38.5 feet, the mechanical screening would be 43 feet and the entrances are designed as architectural elements to a height of 47 feet, in accordance with the zoning code exceptions. The site is outside of the Southwest Overlay District, the upper boundary being approximately a half mile south of Guadalupe Road; which would allow 25 feet of additional height by right (60 feet). The buildings are a minimum of 900 feet east of the nearest residential property (west of Kyrene Road). The proposed site layout, structures and uses are compatible with surrounding existing industrial uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The increase in building height for interior use will have no bearing on behavior on or off site. There are no balconies, rooftop patios or exterior elements that could potentially cause nuisance to the public or uses within the area. Behavior of employees and customers will be standard to any business operations, which in industrial uses require stricter regulations and employee training for occupational health and safety standards than conventional commercial uses.

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.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The site includes three lots configured in a long rectangle along the west side of Ash Avenue, backing the railroad tracks. Parking is kept at the front of the lots separate from the two central truck bays, which serve three buildings. Building One is at the south end of the site, Building Two is in the center and contains two Units A and B, and Building Three is at the north end of the site. Pedestrian circulation is separated from vehicular traffic and all entryways have canopies for shelter. The truck bays are gated, with refuse screened within the yards. Each site shares driveway access and circulation but is self-parked based on a speculative tenant model for warehouse and office use. If a tenant requires additional parking for office expansion, the truck bay area would require modification to include landscape islands for additional parking. The site meets code requirements and maximizes the use of the site with 48% building lot coverage, and provides 11% landscape area. Art in Private Development (AIPD) is required of this project, but has not yet been determined.

### **Building Elevations**

The maximum building height allowed in General industrial is 35', the applicant is requesting to increase this height to 38.5' to accommodate clear interior ceiling heights for newer business equipment required of industrial warehouse uses. The building extends above this height at the entrances, to screen the mechanical equipment which is clustered behind these taller architectural elements. The screening is provided by a 41-45.5' tall parapet screen on two sides and by standard mechanical screening on the other two sides, which would be visible from the railroad tracks but not the street front. The buildings are tilt-slab concrete panel construction, scored and painted in 4 neutral tones, beige, tan, cool grey, and taupe. Windows are tinted cool grey and canopies are silver metal tone. The building massing is grounded with a darker color at the base, graduating up two shades lighter, and topped with the medium tan tone at the top. The sections over the entry areas are large grey sections. Entry doors are recessed. The majority of the building is warehouse or manufacturing uses, and windows were limited to the area expected for customer service and office areas. The style of architecture is typical of industrial product, but is enhanced by the additional height at the entryways which was necessary for equipment screening.

### **Landscape Plan**

The landscape plan is relatively simple, given the industrial nature of the area and site. Tree species include Cercidium Desert Palo Verde, Dalbertia Sissoo, Swan Hill Olive and Caesalpinia Mexican Bird of Paradise. The plant palette for the understory plants are limited to Tecoma Orange Jubilee shrub, Red Yucca, Desert Spoon, and Blue Elf Aloe, Baja Ruellia

shrub, and Rosemary and Gold Lantana Ground Cover. Vegetation is limited to the frontage areas only, and is not provided around the north or south ends, or the west side facing the railroad tracks.

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 separated by truck courts, which break up the massing into 3 separate structures, the entry areas are delineated by changes in building height, colors and windows. The placement and form are fairly standard to industrial uses.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the buildings are large expanses of concrete panels, with limited shade due to the industrial function of the site. Colors are lighter in reflectance value to prevent absorption of heat, and trees and shade canopies are located to maximize pedestrian comfort.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the materials are appropriate to the location and function.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; buildings are broken up by the truck courts, which are gated, and the changes in roof lines add to elevation variation within the structures, use of color and banding details break up the larger building masses.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the buildings are set back from the street, buffered by landscape and screen walls, the buildings have a dark base which grounds the forms that gradually lighten in tone at the taller building heights. Windows, doors and canopies draw attention to the primary entrances.*
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; Windows are limited to the main customer service and office areas, canopies are located over all doors except emergency egress doors. There is limited use of materials or architectural detail.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site provides sufficient parking, and has sidewalks leading to the public right of way, however the area is largely industrial and limited in multi-modal transit access.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicles are separated from pedestrian pathways and from the truck service yards to prevent traffic conflicts, there are no residential uses in the area.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site provides visual surveillance of the parking lots and lockable gates to the truck yards, lighting and landscaping support safe employee and customer use of the site.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is compliant with code requirements and provides shade for parking and pedestrian areas.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is compliant with code requirements.*

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit

Standards and Development Plan Review. This request meets the required criteria and will conform to the conditions.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for Use Permits and 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. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
2. The Use Permit Standards for building height and reduced front yard parking setback is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
3. The Use Permit Standard for building height increase and front yard parking setback reduction is valid for the plans as submitted within this application.
4. Resolve method of participation in Art In Private Development (AIPD) prior to submitting for building permits, if artwork is to be located on site, identify location of artwork to be coordinated with artist on the construction documents. On-site artwork must be completed and installed prior to certificate of occupancy.

**Site Plan**

5. The site plan is approved as submitted (May 18, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
6. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
7. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and 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. Locate electrical service entrance sections inside the service yard, as indicated.
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 unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
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.

### **Floor Plans**

12. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit in the office 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**

13. The materials and colors are approved as presented (April 20, 2015):
  - Roof – flat with parapet
  - Building wainscot – Painted tilt slab concrete, Frazee CL2845A Network (dark taupe)
  - Building pedestrian level and parapet - Painted tilt slab concrete, Frazee CL2843D Traffic (medium tan)
  - Building primary color – Painted tilt slab concrete, Frazee CL2831W Duck Down (beige)
  - Building entry accent - Painted tilt slab concrete, Frazee CL3225D Fate (medium warm grey)
  - Glazing solar cool, grey tinted
  - Awnings – silver colored metal canopiesProvide 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.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. 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.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

### **Lighting**

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
20. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

21. The plant palette is approved as proposed and specified on the landscape plan (submitted May 18, 2015). Street trees shall be a minimum of 1 ½" caliper and 36" box specimens. Any additions or modifications may be submitted for review during building plan check process.
22. 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.
23. 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.
24. 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.
25. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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

26. 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) 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.
  - c. Provide one address sign on the roof of the office building. Orient sign 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.

- 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.
- 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.
- **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: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **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: [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.

- SECURITY REQUIREMENTS:
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. 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.
  - 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.
- 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.
  - Cross drainage and access agreements are required.
- 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.
  - 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.
  - 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. Directional signs are subject to review by planning staff during plan check process.

#### HISTORY & FACTS:

1930	Historic Aerial photos from the Flood Control District of Maricopa County indicate the railroad was operating at this time, and the site was used for agricultural purposes, with no structures.
1979	Development west of the railroad was established.
1993	Industrial development surrounding the site is established.

No further information is available for this site.

#### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review  
Section 6-308, Use Permit



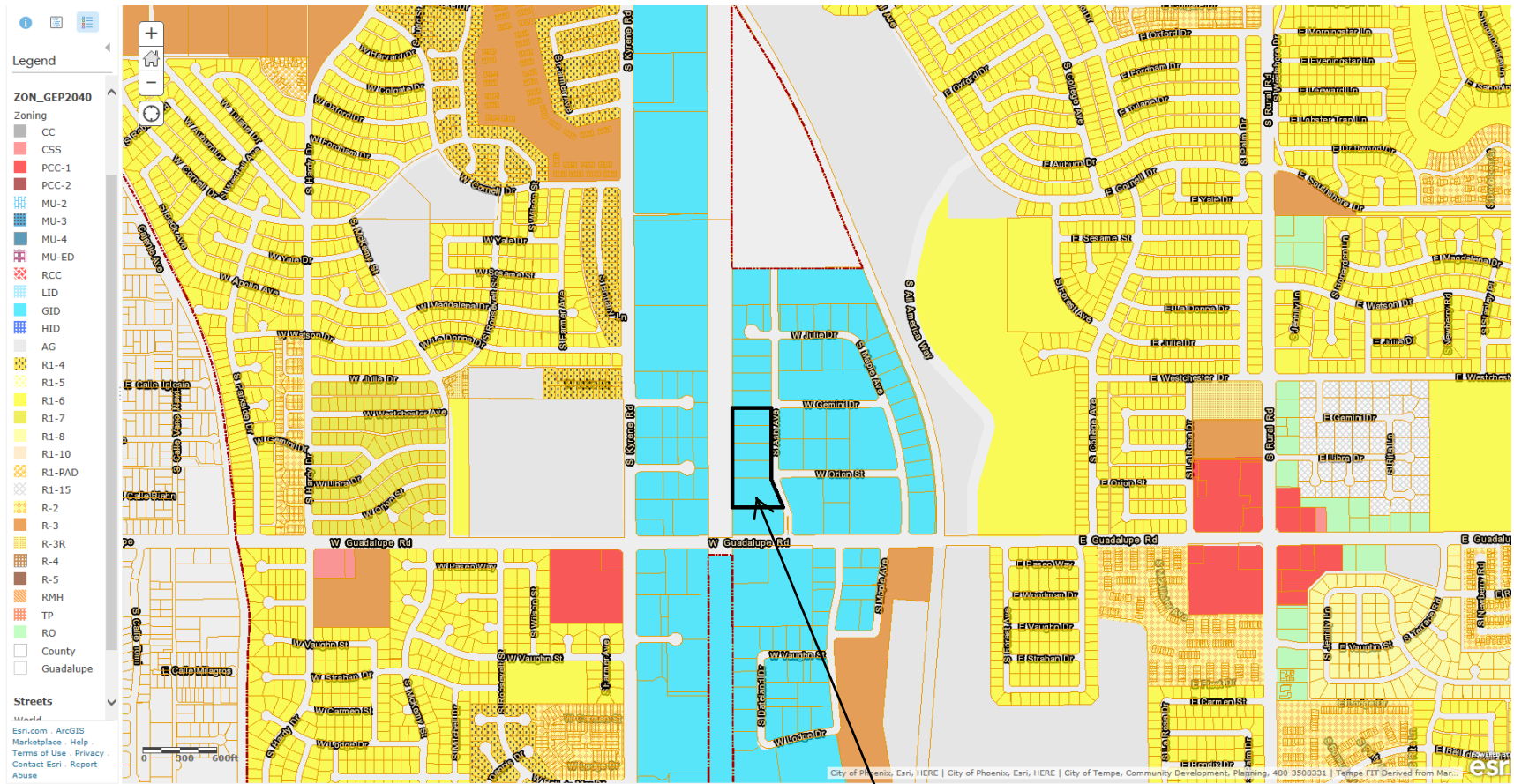
# DEVELOPMENT PROJECT FILE

for

## MAJESTIC TEMPE

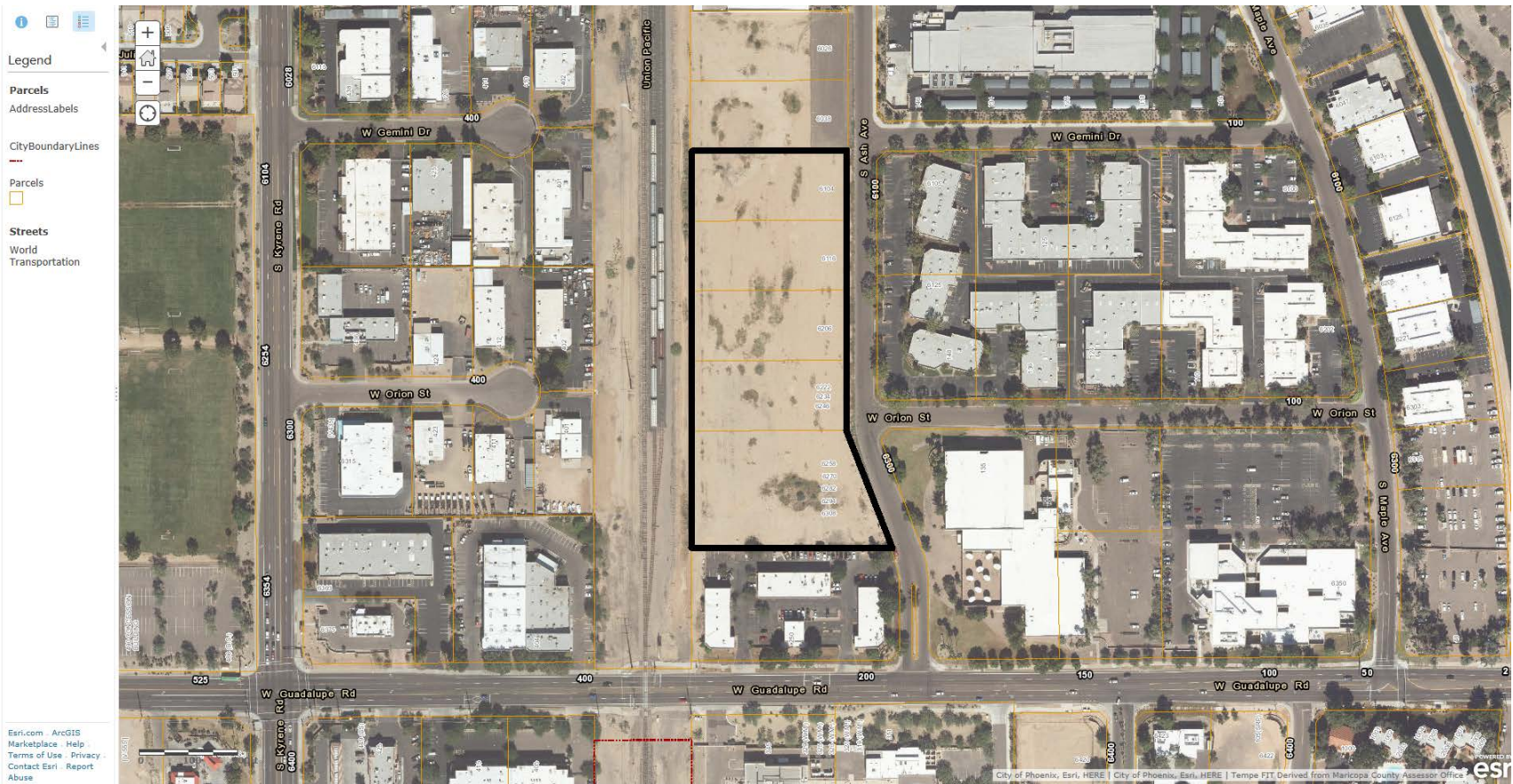
### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
- 7-8. Site Plan (Sheet A1) Blackline and Color
- 9-14. Floor Plans Buildings 1-3 (Sheets A2.1-A2.3) Blackline and Color
- 15-18. Full Building Elevations (Sheets A3.0 & A3.1) Blackline and Color
- 19-20. Building 1 Enlarged Entry Elevations (Sheet A3.1A) Blackline and Color
- 21-22. Building 2 Elevation (Sheet 3.2) Blackline and Color
- 23-26. Building 2 Enlarged Entry Elevations (Sheet A3.2A & A3.2B) Blackline and Color
- 27-28. Building 3 Elevation (Sheet A3.3) Blackline and Color
- 29-30. Building 3 Enlarged Entry Elevations (Sheet A3.3A) Blackline and Color
- 31-33. Building Section and Roof Plans (Sheet A4.1 - A4.3)
- 34-35. Landscape Plans (Sheets La.01-La.02)
- 36-39. Color Renderings



GID







## LETTER OF EXPLANATION

The Majestic Tempe Commerce Center consists of three (3) industrial, distribution warehouse buildings ranging in size from 37,000 square feet to 87,000 square feet. All three (3) buildings are painted, concrete tilt-up construction with architecturally enhanced windows and glazing, clearstory glass and reveals that create aesthetic appeal and conform to the other buildings within the Tempe Commerce Center Business Park. The Truck courts are screened from view with concrete screen walls and rolling steel security gates. The automobile parking areas are screened from view from Ash Avenue with a 3' high masonry wall and landscape elements. The roof top mechanical equipment is to be screened by pop-ups in the exterior wall that also provide architectural enhancement at the buildings' entries. The placement of buildings reinforces and provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain through use of light colors and concrete and retention through landscaping. These buildings are well suited for a corporate headquarters facility for many of the nation's warehousing/ manufacturing companies.

1. The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:
  - a. Shade for energy conservation and comfort as an integral part of the design;
  - b. Materials will be of superior quality and compatible with the surroundings;
  - c. Buildings and landscape elements have proper scale with the site and surroundings. The building parapet wall is are at or below 38.5' above top of street curb at the warehouse portion of the building and steps up to a maximum of 46.5' above finish floor at the office area to create visual interest. .
  - d. Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk;
  - e. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;
  - f. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;
  - g. On-site utilities are placed underground;
  - h. Clear and well lighted walkways connect building entrances to adjacent sidewalks;





- i. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);
  - j. Plans take into account convenient access to multi-modal transportation options, and support the potential for transit patronage; our site is about 450' away from the bus stop on W. Guadalupe Road, which also has a dedicated bike lane;
  - k. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria; Our 2 main entrance driveways align with the existing T street intersections at Orion and Gemini. We also provide car entrance and exit drives at the north and south corners of the project for safe vehicular access;
  - l. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects will be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan; Pedestrian and bicycle access provided from the sidewalk to gain access to the bike parking and office entrances;
  - m. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
  - n. Landscaping accents and separates the parking, buildings, driveways and pedestrian walkways;
  - o. Landscaping accents and separates the parking, buildings, driveways and pedestrian walkways.
2. Signs must 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. The decision-making body shall consider the following:
- a. Sign copy shall provide contrast with its background;
  - b. Sign area and copy shall be proportional to the size of the building element on which it is located; and
  - c. Signs for complexes or centers shall utilize materials which are complementary to the building and to the other signs on the premises.





## LETTER OF EXPLANATION

### REGARDING DECREASING THE TYPICAL PARKING STALLS FROM 8.5 FEET BY 18 FEET TO 8.5 FEET BY 16 FEET WITH A 2 FOOT OVERHANG

The Majestic Tempe Commerce Center consists of three (3) industrial, distribution warehouse buildings ranging in size from 37,000 square feet to 87,000 square feet. All three (3) buildings are painted, concrete tilt-up construction with architecturally enhanced windows and glazing, clearstory glass and reveals that create aesthetic appeal and conform to the other buildings within the Tempe Commerce Center Business Park.

- a. The automobile parking areas are screened from view from Ash Avenue with a 3' high masonry wall and landscape elements. The landscaped area on the street side of the screen is in excess of 26 feet (10' from street to ROW plus 16' from ROW to screen wall).
- b. The reduction in stall length enables reducing the area of asphalt on the project creating a like amount of landscaped area.
- c. The proposed use will not cause any vehicular or pedestrian traffic in adjacent areas.
- d. The proposed use will not cause any nuisance (odor, dust, gas, noise vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions.
- e. The proposed use will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City.
- f. The proposed use will be compatible with existing surrounding structures. Other buildings within the Tempe Commerce Center have used the same size parking stalls as requested by the applicant.
- g. The proposed use will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.



## LETTER OF EXPLANATION

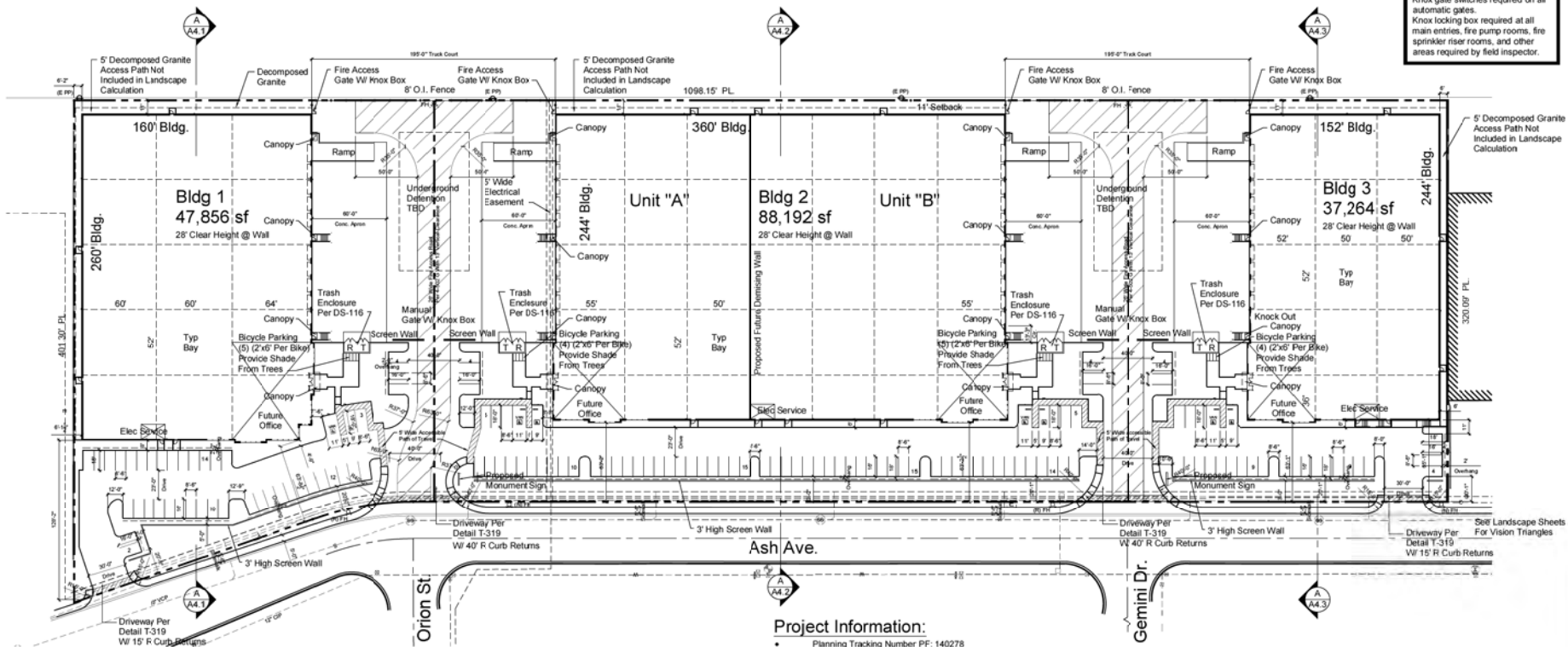
### REGARDING INCREASING THE TYPICAL BUILDING HEIGHT BY 3.5 FEET TO A TOTAL OF 38.5 FEET

The Majestic Tempe Commerce Center consists of three (3) industrial, distribution warehouse buildings ranging in size from 37,000 square feet to 87,000 square feet. All three (3) buildings are painted, concrete tilt-up construction with architecturally enhanced windows and glazing, clearstory glass and reveals that create aesthetic appeal and conform to the other buildings within the Tempe Commerce Center Business Park.

- a. The increase in the building height is necessary to accommodate the modern warehouse racking that is required by most industrial users today of between 28 feet to 30'. We have selected the minimum height of 28' for this project. To this amount you must add the depth of the roof structure, the slope required for the roof to drain, and a minimum amount for the parapet for proper waterproofing, and you have a total height from the warehouse floor to the top of the parapet of 34'. Because the Tempe code defines the building height from the top of curb on the street, we, in this case, need to add just under about 4' for a total of approximately 38' for the standard parapet wall. In order to properly screen the mechanical equipment at the office areas, we have suggested popping up the parapet at those locations as a more elegant design than using standard free-standing screening around the actual equipment.
- b. The increase in the building height will have no impact on the public street, as the buildings are set back behind the screened parking field for a total distance of not less than 63 feet from the front property line, where only 25' is required by the zoning code.
- c. The increase in height creates additional shade for energy conservation and comfort as an integral part of the design.
- d. The proposed use will not cause any vehicular or pedestrian traffic in adjacent areas.
- e. The proposed use will not cause any nuisance (odor, dust, gas, noise vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions.
- f. The proposed use will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City.
- g. The proposed use will be compatible with existing surrounding structures. All of the buildings within the Tempe Commerce Center are of a similar occupancy type and nature.
- h. The proposed use will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

S.P.R.R.

Knox gate switches required on all automatic gates.  
Knox locking box required at all main entries, fire pump rooms, fire sprinkler riser rooms, and other areas required by field inspector.



**Project Information:**

- Planning Tracking Number PF: 140278
- Submitted By:
  - Majestic Realty Co.
  - John Perkins
  - Phone (562) 692-9581
  - Fax (562) 695-2329
  - 13191 Crossroads Parkway North, 6th Floor
  - City of Industry, California
- Name: Majestic Tempe
- Address: 6116 South Ash Ave., Tempe, Arizona
- Proposed Use: Office / Warehouse
- Construction Type: III B
- Buildings Equipped With ESFR Fire Sprinklers
- Existing Zoning: Zoned GID (General Industrial District)
- Max Building Height 35' (Per Zoning Code)
- Proposed Building Height, 35' Along Warehouse Area. Certain Panels at Office Area are 43' and 39' for Architectural Design. (See Elevations For Detail)
- Minimum Landscape Coverage 10%
- General Plan 2040 : Low Density
- Legal Description:
  - Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Tempe Commerce Center, According to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 231 of Maps, Page 25.
- Accessor Parcel Numbers
  - Lot 2, 301-82-024-6 Lot 3, 301-82-025-3 Lot 4, 301-82-026-1
  - Lot 5, 301-82-027-8, Lot 6 301-82-028-5 Lot 7, 301-82-029-2
  - Lot 8, 301-82-030-3
- Description of Work:
  - Site Plan Review, 3 new Office/Warehouse Buildings, On-site storm water retention, curb cuts, water & sewer work, and fire sprinklers

Site Area (Acres)	Building Area (SF)	Coverage (%)	Parking Required	Parking Provided (8'-6"x16' UNO)	Bicycle Parking Required	Bicycle Parking Provided	Parking Lot Landscape (SF)	Parking Lot Landscape (10% Min)	Landscape Provided (SF)	Landscape Coverage (10% Min)
Bldg 1	2,3327	47.856	44	45	5	5	2,064	23.82%	11,632	11.45%
Bldg 2	4,0789	88.192	72	72	9	9	1,820	14.64%	19,794	11.14%
Bldg 3	1,8775	37,264	45.56%	31	31	4	1,233	20.92%	8,422	10.30%
<b>Total</b>	<b>8,2892</b>	<b>173,312</b>	<b>48.00%</b>	<b>147</b>	<b>148</b>	<b>18</b>	<b>5,117</b>	<b>18.96%</b>	<b>39,848</b>	<b>11.04%</b>

Building	Tempe Az. Parking Requirement		Per # SF	Spaces Required	Spaces Provided	Over / Under
	Office	Warehouse				
Building 1	Office	10.87%	5,200 /	300	17	
	Warehouse	first	10,000 /	500	20	
	Warehouse Balance		32,656 /	5,000	6,53	
<b>Total</b>			47,856	44	45	1
Building 2	Office	13.04%	11,500 /	300	38	
	Warehouse	first	10,000 /	500	20	
	Warehouse Balance		66,692 /	5,000	13,34	
<b>Total</b>			88,192	72	72	0
Building 3	Office	5.10%	1,900 /	300	6	
	Warehouse	first	10,000 /	500	20	
	Warehouse Balance		25,364 /	5,000	5,07	
<b>Total</b>			37,264	31	31	0
<b>Grand Total</b>						1



VICINITY MAP  
SCALE: NTS



SCALE IN FEET  
1" = 40'

SUBMITTAL SCHEME 1 EXHIBIT 4

SITE PLAN A

Drawing Plot Bar  
 1" = 40'  
 The original set for this construction has not been reduced or enlarged from original. If this plot has a total width of 1 inch, the original set is 40 inches wide.  
 DRAWN BY DATE  
 4-20-15  
 CCC JOB NO.  
 6778  
 SHEET NO.  
 A1

VICINITY MAP  
 SCALE: NTS

S.P.R.R.

Commerce Construction Co., L.P.  
 13191 Crossroads Parkway North  
 Suite 600  
 City of Industry, California 91746-3487  
 Telephone: (562) 692-0423  
 License No. 723302

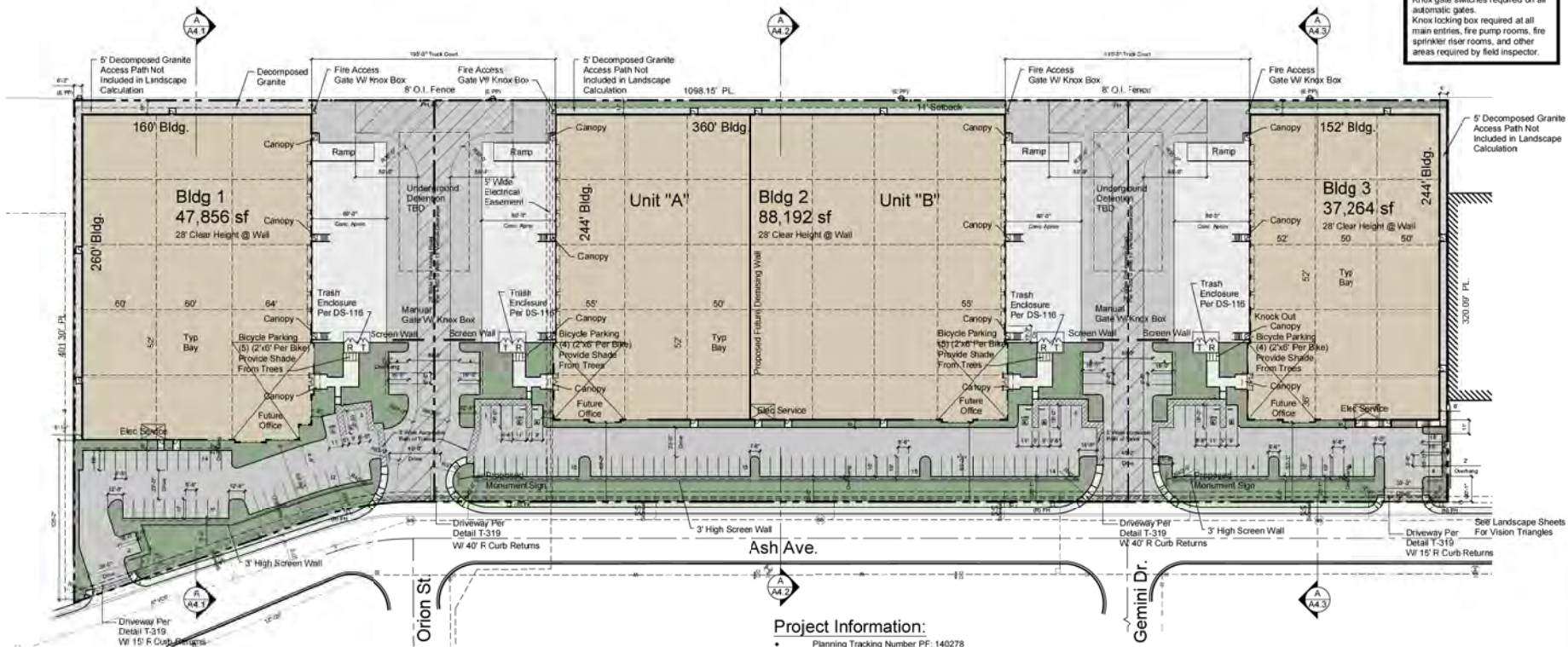
SITE PLAN  
 Proposed Industrial Buildings For:  
 Majestic Tempe  
 6116 South Ash Ave., Tempe, Arizona

REVISIONS  
 BY: DATE:



S.P.R.R.

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Knox locking box required at all main entrances, fire pump rooms, fire sprinkler riser rooms, and other areas required by field inspector.



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Bldg #	Site Area (Acres)	Building Area (SF)	Coverage (%)	Staking Required	Parking Provided (8'-6"x16' UNO)	Bicycle Parking Required	Bicycle Parking Provided	Parking Lot Landscape (SF)	Parking Lot Landscape (10% Min)	Landscape Provided (SF)	Landscape Coverage (10% Min)
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	<b>Total</b>		<b>37,264</b>		<b>31</b>	<b>0</b>
<b>Grand Total</b>						<b>148</b>



VICINITY MAP  
SCALE: NTS



SUBMITTAL SCHEME 1 EXHIBIT 4

SITE PLAN A

Drawing Plot Bar  
 1" = 40'  
 The original file for this drawing contains files that have not been included or omitted from this original file. The original file is not available for review. The original file is not available for review. The original file is not available for review.

13191 Crossroads Parkway North  
 Sixth Floor  
 City of Industry, California 91746-3497  
 Telephone: (562) 692-9581  
 License No. 723302

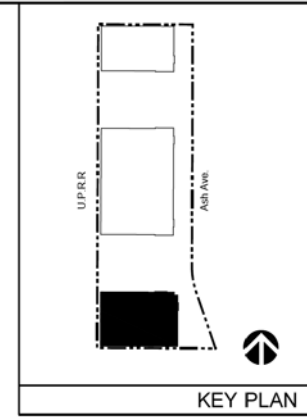
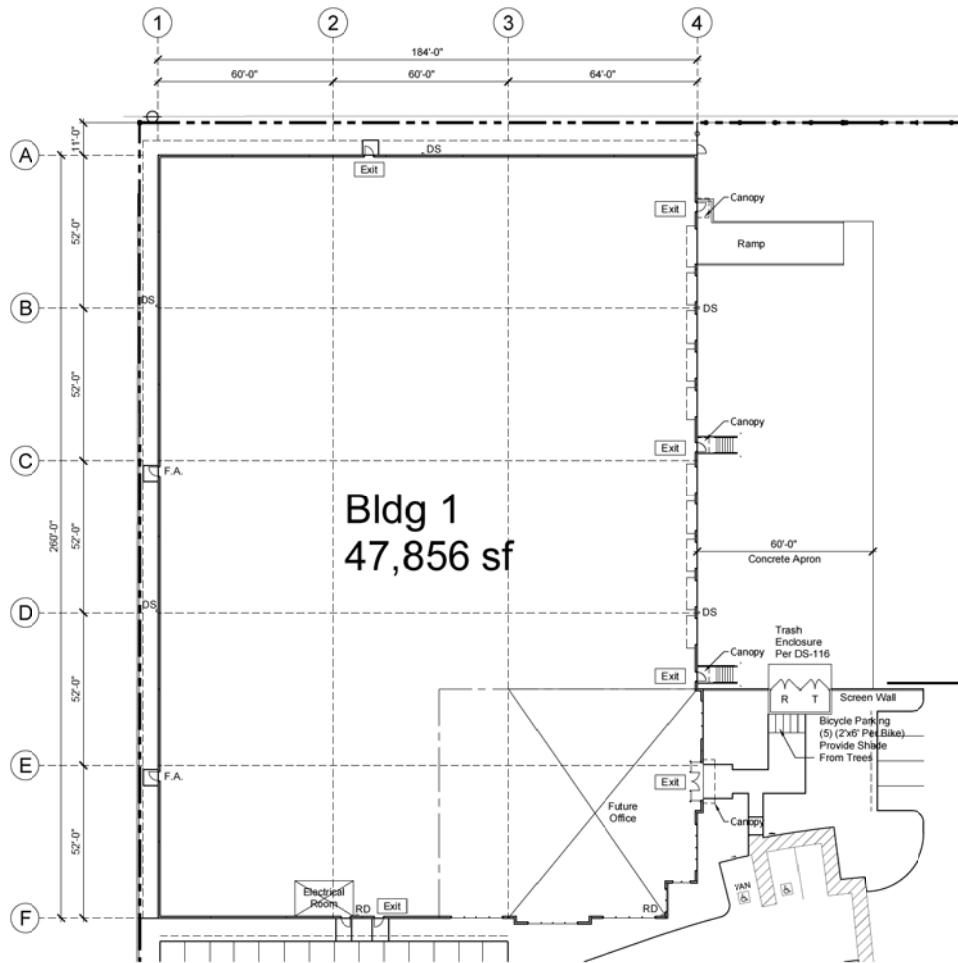
COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 Sixth Floor  
 City of Industry, California 91746-3497  
 Telephone: (562) 692-9581  
 License No. 723302

Proposed Industrial Buildings For:  
 Majestic Tempe  
 6116 South Ash Ave., Tempe, Arizona

DRAWN BY DATE  
 JN 4-20-15

CCC JOB NO.  
 6778

SHEET NO.  
 A1



NO.	REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 South Floor  
 San Jose, California 95146-3497  
 Telephone: (520) 860-0433  
 License No. 723302

**FLOOR PLAN (BUILDING 1)**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'  
 The title and bar to comply showing  
 has not been reduced or enlarged  
 from original if the area and bar is not  
 exactly 1 inch long the physical size  
 of drawing has changed.

DRAWN BY DATE  
 JN 4-20-15

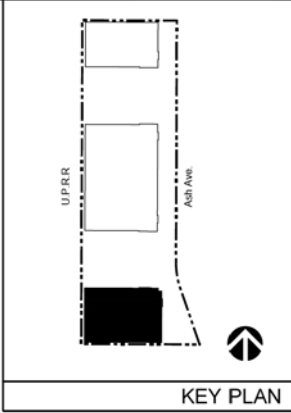
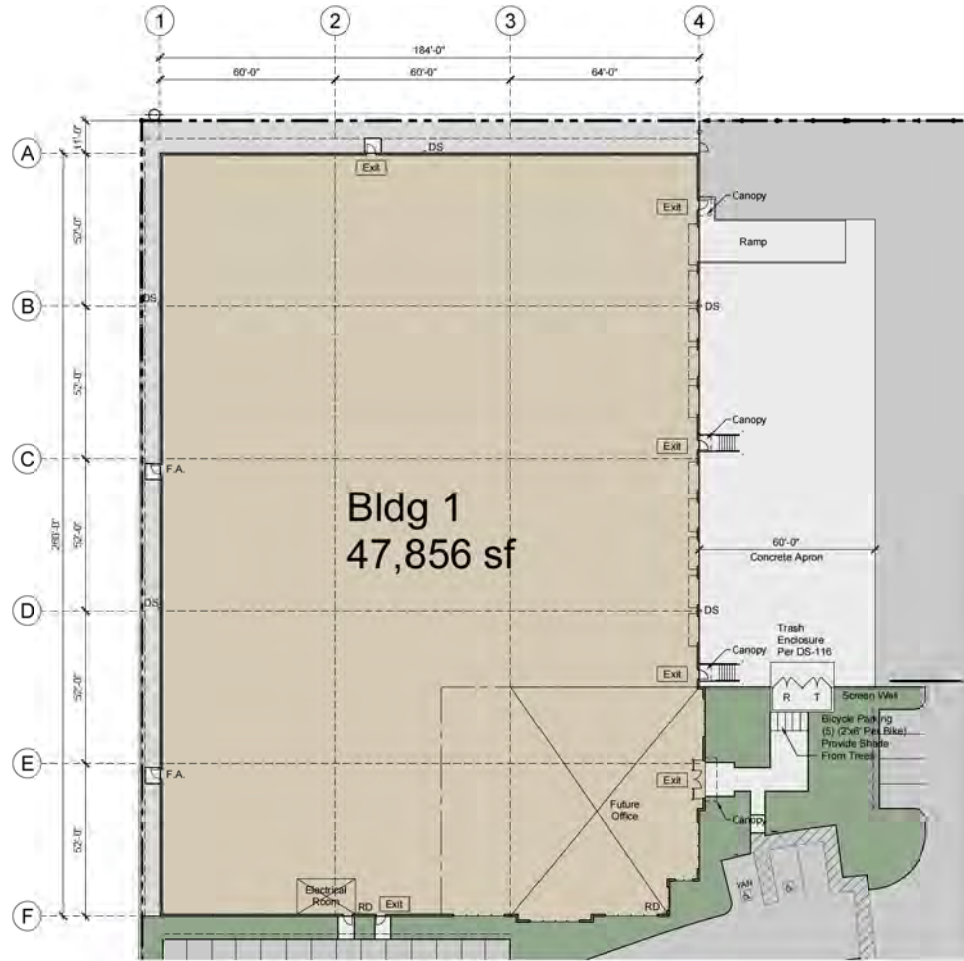
CCC JOB NO.  
**6778**

SHEET NO.  
**A2.1**



SUBMITTAL SCHEME 1 EXHIBIT 4

**FLOOR PLAN (BUILDING 1)** A SCALE: 1" = 20'-0"



NO.	REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
South Floor  
San Jose, California 95146-3497  
Telephone: (520) 860-0433  
License No. 723302

**FLOOR PLAN (BUILDING 1)**  
Proposed Industrial Buildings For:  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
1" = 20'-0"  
This drawing is for construction purposes only and has not been reduced or enlarged from original. If this drawing is not drawn to scale, the physical size of the drawing shall prevail.

DRAWN BY DATE  
JN 4-20-15

CCC JOB NO.  
6778

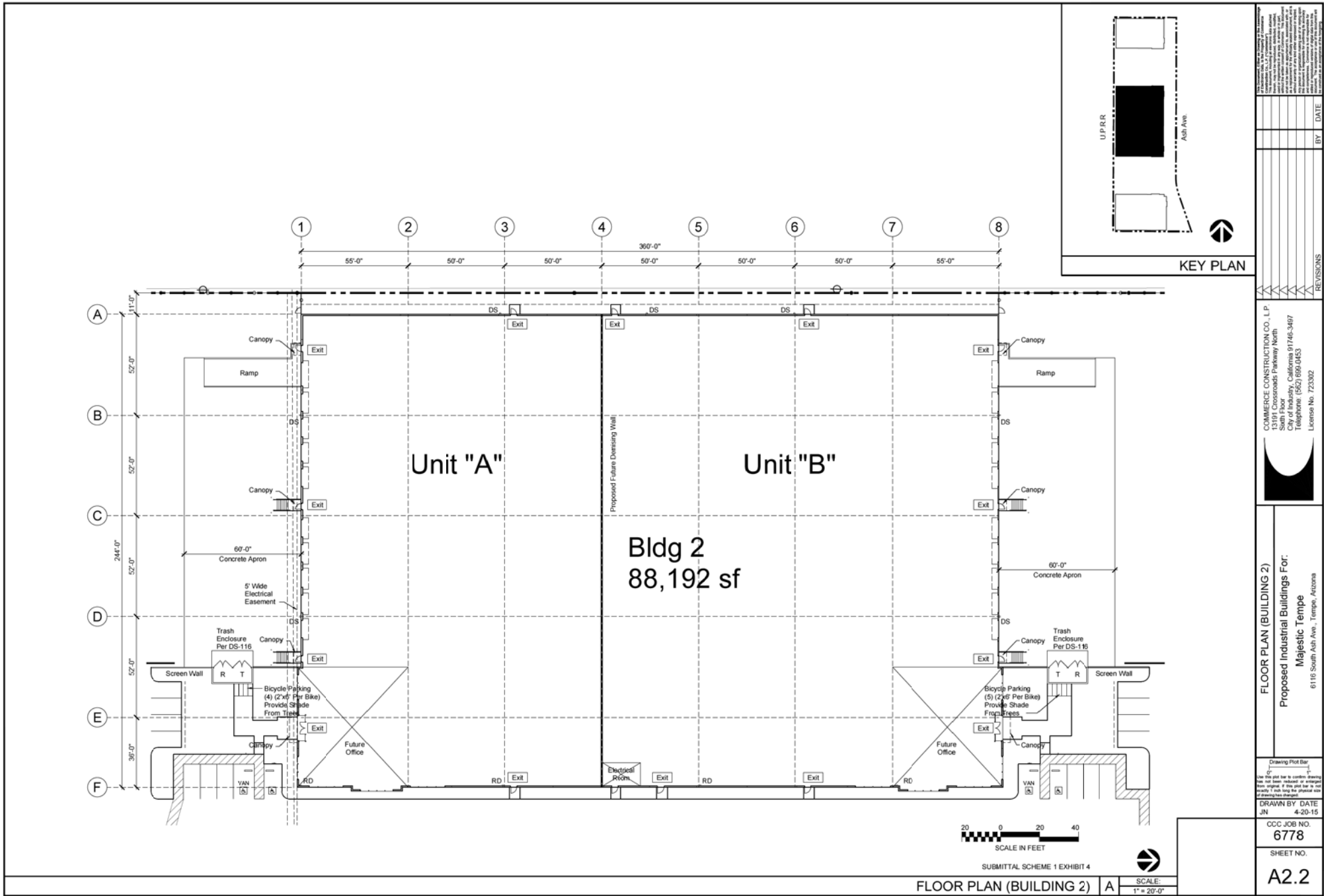
SHEET NO.

**A2.1**



SUBMITTAL SCHEME 1 EXHIBIT 4

**FLOOR PLAN (BUILDING 1) A**  
SCALE: 1" = 20'-0"



NO.	REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 South Floor  
 San Diego, California 92146-3487  
 Telephone: (619) 880-0433  
 License No. 723302



FLOOR PLAN (BUILDING 2)  
 Proposed Industrial Buildings For  
 Majestic Tempe  
 6116 South Ash Ave., Tempe, Arizona

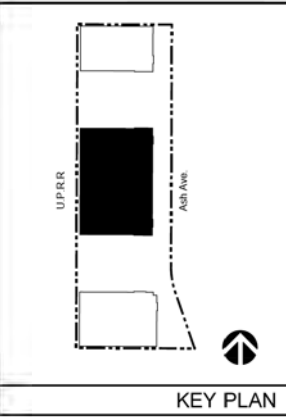
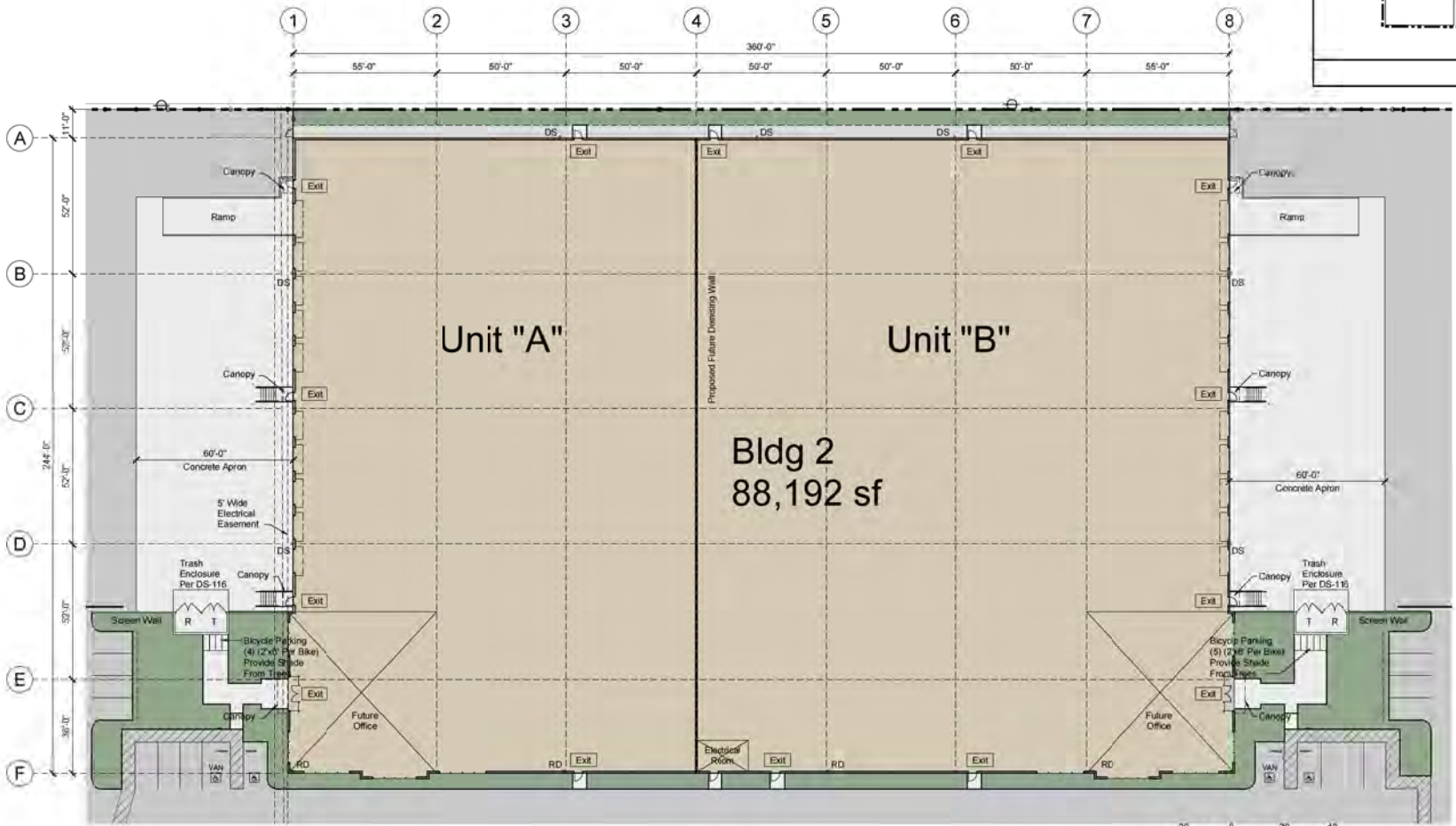
Drawing Plot Bar  
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DRAWN BY DATE  
 JN 4-20-15

CCC JOB NO.  
**6778**

SHEET NO.  
**A2.2**





NO.	REVISIONS	BY	DATE

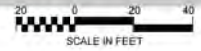
COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 South Floor  
 San Jose, California 95146-3487  
 Telephone: (520) 860-0433  
 License No. 723302



**FLOOR PLAN (BUILDING 2)**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 This drawing has been prepared by computer software and has not been checked or approved by a professional engineer or architect. It is not to be used for any purpose other than that intended. It is not to be used for any purpose other than that intended. It is not to be used for any purpose other than that intended.

DRAWN BY DATE  
 JN 4-20-15  
 CCC JOB NO.  
**6778**  
 SHEET NO.  
**A2.2**

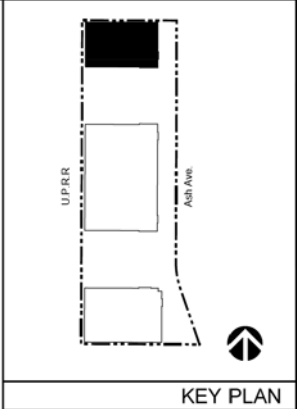
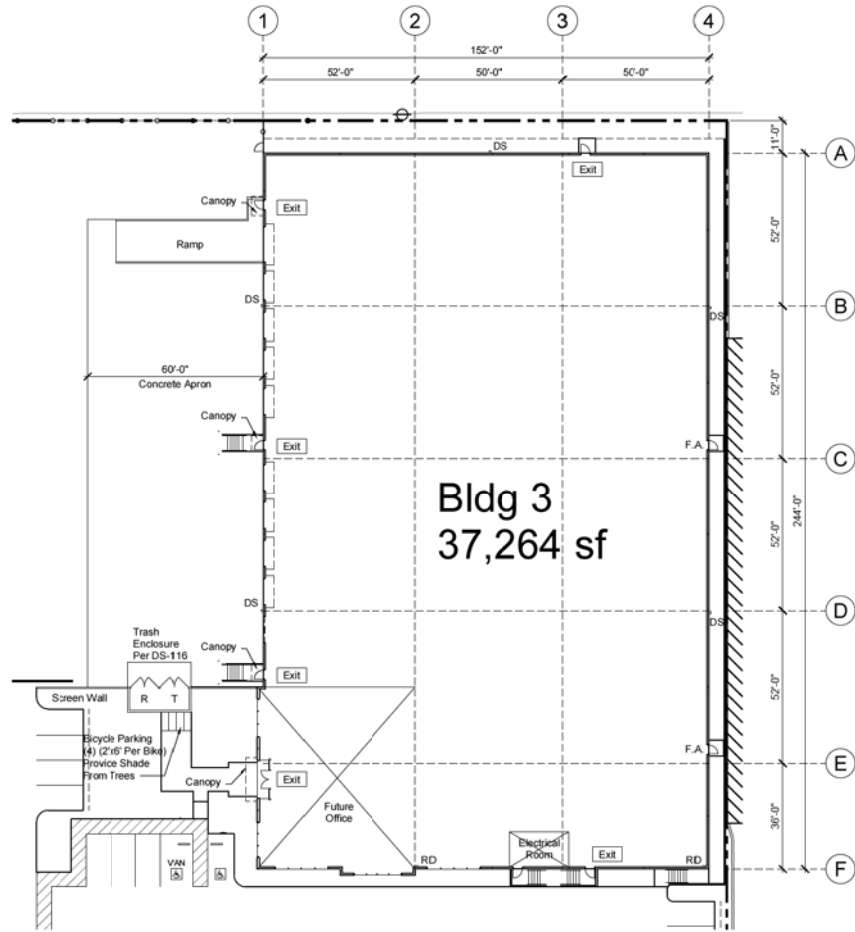


SUBMITTAL SCHEME 1 EXHIBIT 4



**FLOOR PLAN (BUILDING 2)** | A | SCALE  
 1" = 20'-0"





NO.	REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Suite 100  
Phoenix, Arizona 85029  
Telephone: (602) 980-0433  
License No. 723302



FLOOR PLAN (BUILDING 3)  
Proposed Industrial Buildings For  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
1" = 20'-0"

DRAWN BY DATE  
JN 4-20-15

CCC JOB NO.  
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SHEET NO.

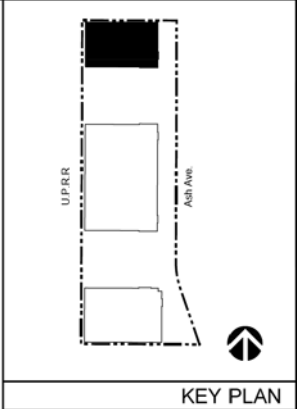
A2.3



SUBMITTAL SCHEME 1 EXHIBIT 4



FLOOR PLAN (BUILDING 3) A SCALE: 1" = 20'-0"



NO.	REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 South Floor  
 San Jose, California 95146-3497  
 Telephone: (520) 860-0433  
 License No. 723302



**FLOOR PLAN (BUILDING 3)**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 0' 10' 20' 30' 40'  
 1" = 20'-0"

DRAWN BY: JN  
 DATE: 4-20-15

CCC JOB NO.  
**6778**

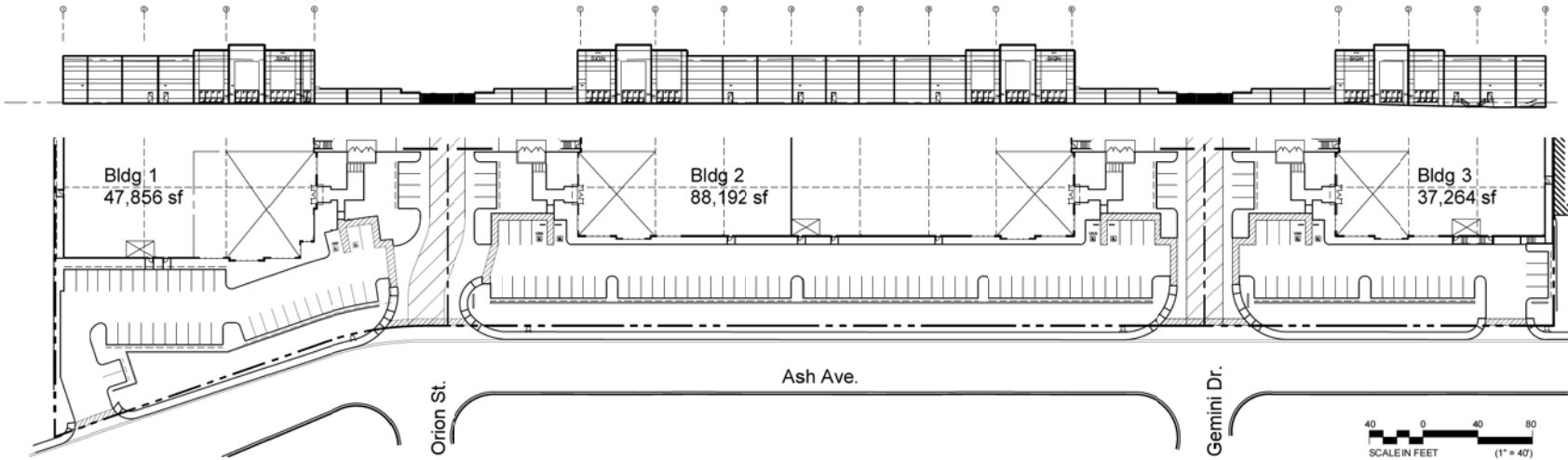
SHEET NO.  
**A2.3**



SUBMITTAL SCHEME 1 EXHIBIT 4

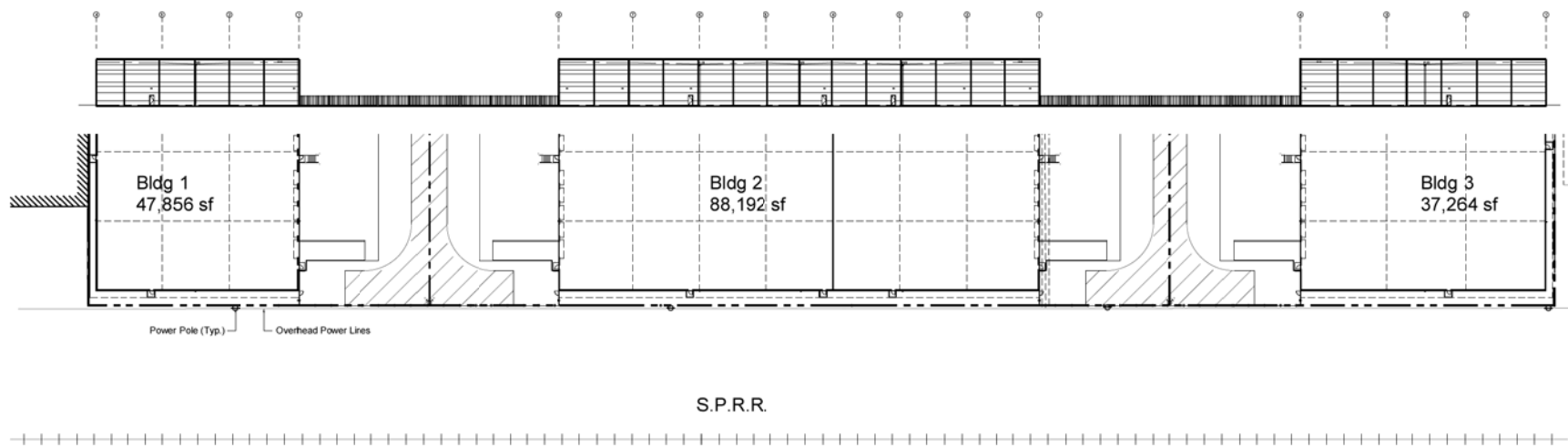


**FLOOR PLAN (BUILDING 3)** A SCALE: 1" = 20'-0"



ELEVATION ALONG ASH A

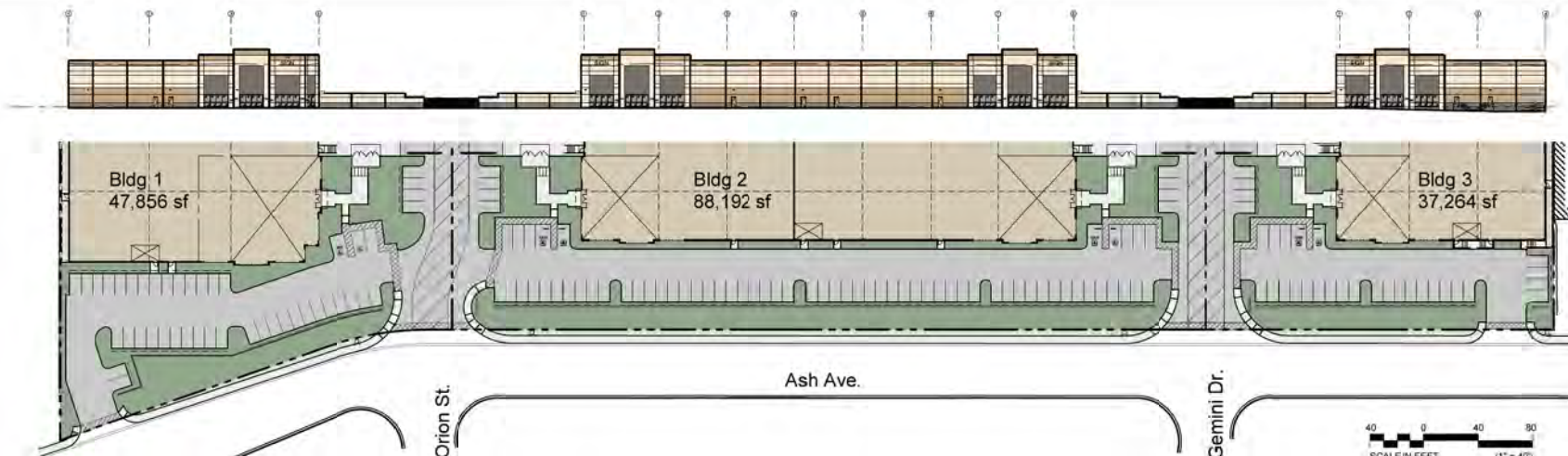
SCALE: 1" = 40'-0"



ELEVATION ALONG RAIL ROAD B

SCALE: 1" = 40'-0"

<p>COMMERCE CONSTRUCTION CO., L.P.          13191 Crossroads Parkway North          Northridge, California 91746-3497          Telephone: (562) 860-0433          License No. 723302</p>									
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	BY	DATE					<p>BUILDING ELEVATIONS          Proposed Industrial Buildings For:          Majestic Tempe          6116 South Ash Ave., Tempe, Arizona</p>
NO.	DESCRIPTION	BY	DATE						
<p>DRAWING PLOT BAR          This drawing is for to comply drawing          has not been reduced or enlarged          from original. If this drawing is not          exactly 1 inch long the physical size          of drawing has changed.</p>	<p>DRAWN BY DATE          JN 4-20-15</p>								
<p>OCC JOB NO.          6778</p>	<p>SHEET NO.          A3.0</p>								



Bldg 1  
47,856 sf

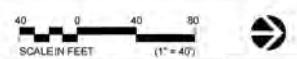
Bldg 2  
88,192 sf

Bldg 3  
37,264 sf

Orion St.

Ash Ave.

Gemini Dr.



ELEVATION ALONG ASH A

SCALE  
1" = 40'-0"



Bldg 1  
47,856 sf

Bldg 2  
88,192 sf

Bldg 3  
37,264 sf

Power Pole (Typ.)  
Overhead Power Lines

S.P.R.R.



ELEVATION ALONG RAIL ROAD B

SCALE  
1" = 40'-0"

NO.	REVISIONS	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
North Hollywood, California 91605-3497  
Telephone: (818) 860-0433  
License No. 723302



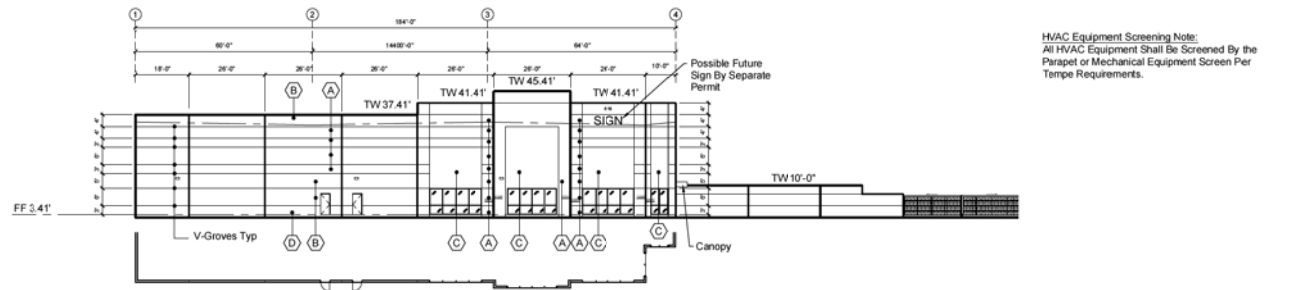
**BUILDING ELEVATIONS**  
Proposed Industrial Buildings For:  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
The size and location of the drawing plot bar is not to be reduced or enlarged from original. If the plot bar is not exactly 1 inch long the physical size of drawing has increased.

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JN 4-20-15

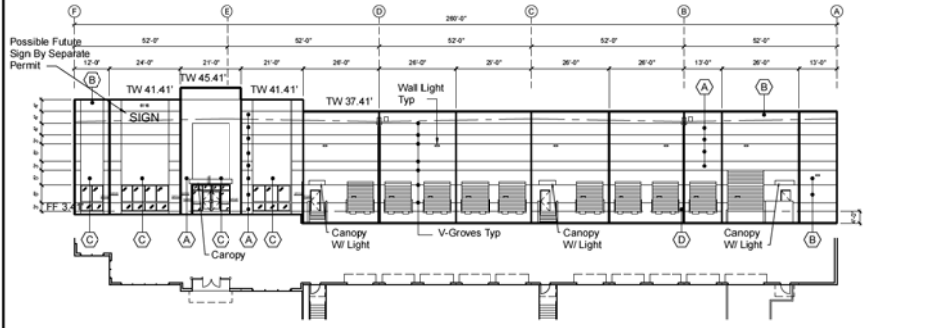
OCC JOB NO.  
6778

SHEET NO.  
A3.0

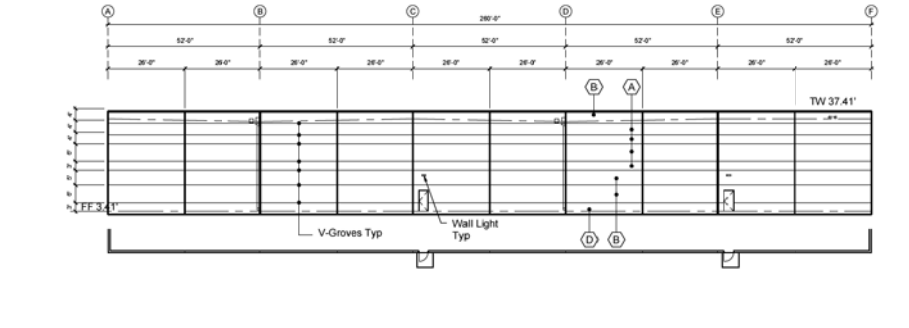


**HVAC Equipment Screening Note:**  
 All HVAC Equipment Shall Be Screened By the Panel or Mechanical Equipment Screen Per Tempe Requirements.

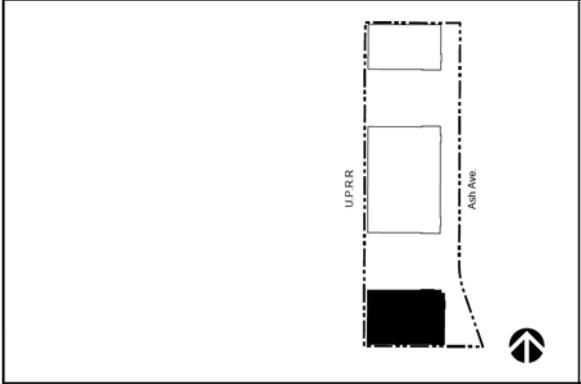
**EAST ELEVATION (BUILDING 1) A** SCALE: 1" = 20'-0"



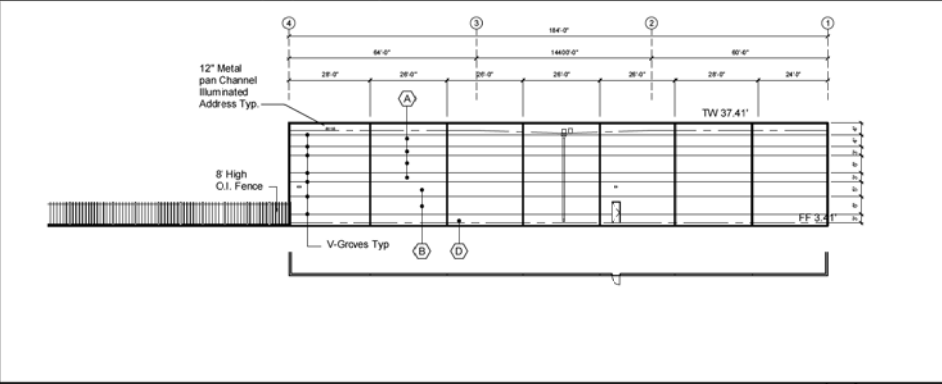
**NORTH ELEVATION (BUILDING 1) C** SCALE: 1" = 20'-0"



**SOUTH ELEVATION (BUILDING 1) B** SCALE: 1" = 20'-0"



**KEY PLAN**



**WEST ELEVATION (BUILDING 1) D** SCALE: 1" = 20'-0"

**COLOR SCHEDULE**

	<b>A</b> COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	<b>B</b> COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	<b>C</b> COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	<b>D</b> COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels

**REVISIONS**

NO.	DATE	BY

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 South Floor  
 Phoenix, California 91746-3487  
 Telephone: (562) 860-0433  
 License No. 723302

**BUILDING 1 ELEVATIONS**  
**Proposed Industrial Buildings For**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 1" = 20'-0"

Drawn by DATE  
 JN 4-20-15

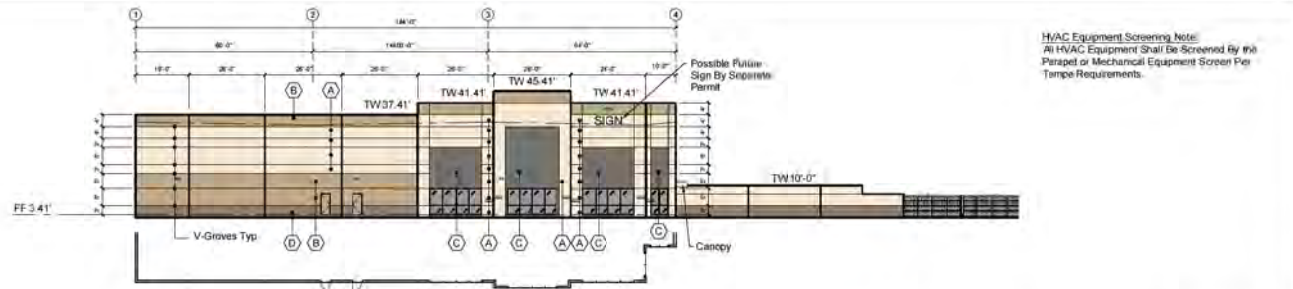
CCC JOB NO.  
**6778**

SHEET NO.  
**A3.1**

DATE

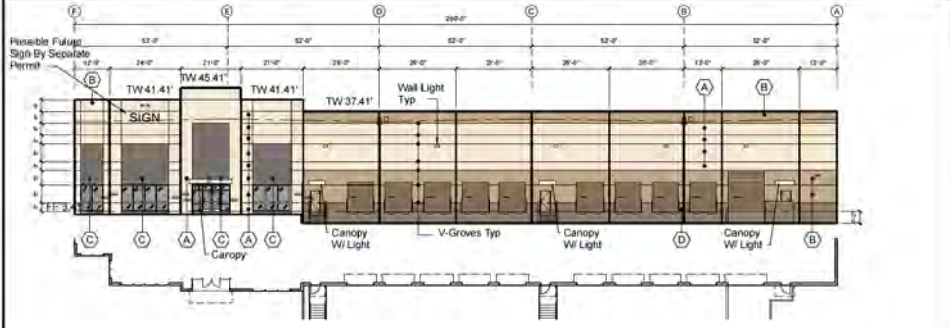
BY



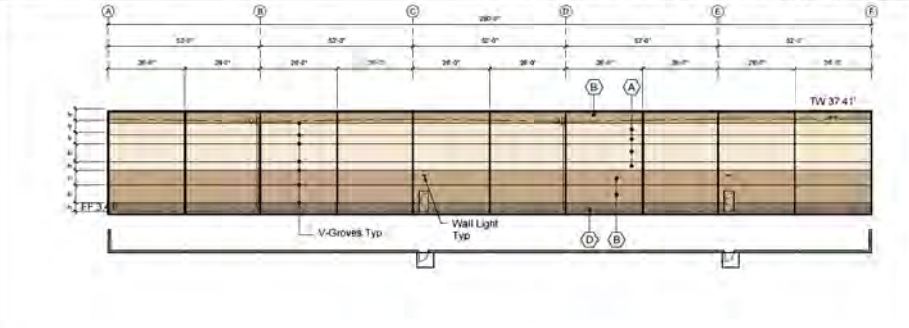


**HVAC Equipment Screening Note:**  
 All HVAC Equipment Shall Be Screened By 10ft Panel or Mechanical Equipment Screen Per Tempe Requirements.

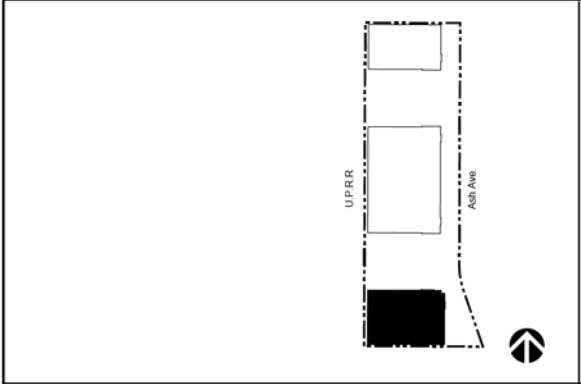
**EAST ELEVATION (BUILDING 1) A** SCALE 1" = 20'-0"



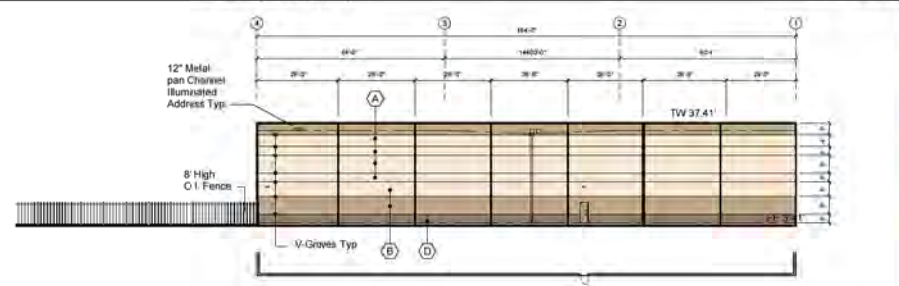
**NORTH ELEVATION (BUILDING 1) C** SCALE 1" = 20'-0"



**SOUTH ELEVATION (BUILDING 1) B** SCALE 1" = 20'-0"



**KEY PLAN**



**WEST ELEVATION (BUILDING 1) D** SCALE 1" = 20'-0"

**COLOR SCHEDULE**

	<b>A</b> COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	<b>B</b> COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	<b>C</b> COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	<b>D</b> COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels

SUBMITTAL SCHEME 1 EXHIBIT 4

**REVISIONS**

NO.	DATE	BY

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 Scottsdale, Arizona 85254  
 Telephone: (602) 860-0433  
 License No. 723302

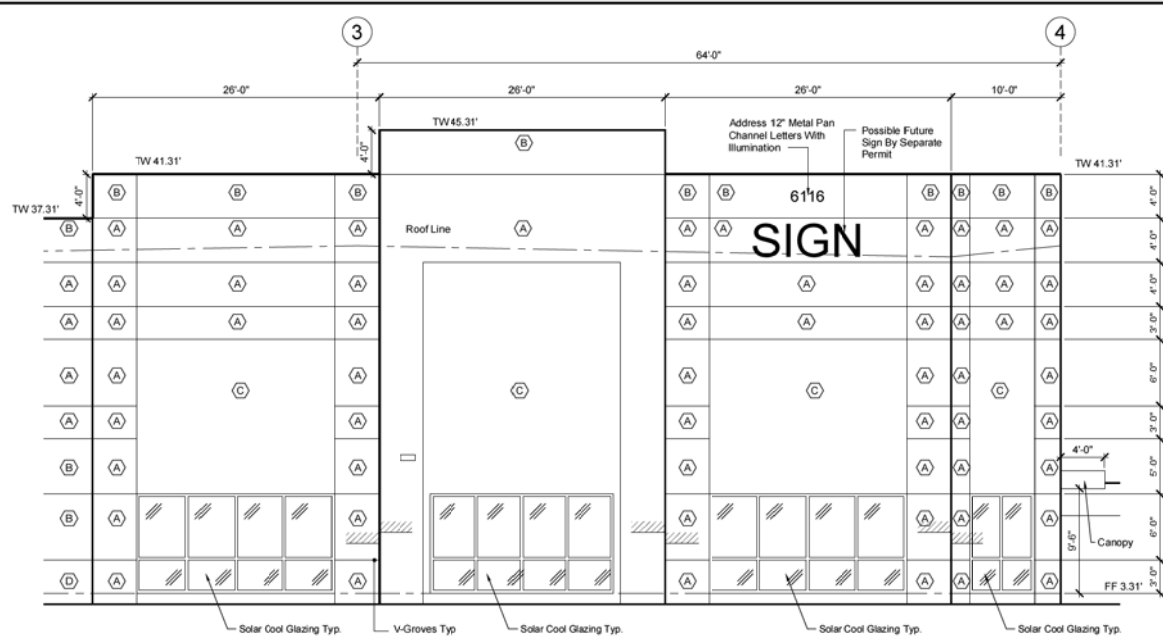
**BUILDING 1 ELEVATIONS**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 This drawing is for construction purposes only. It has not been issued or approved from original of this and for a not scale. 1 inch long the physical size of drawing has changed.

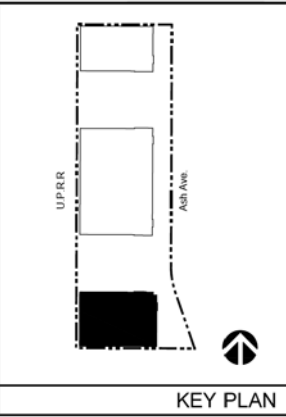
DRAWN BY DATE  
 JN 4-20-15

CCC JOB NO.  
**6778**

SHEET NO.  
**A3.1**



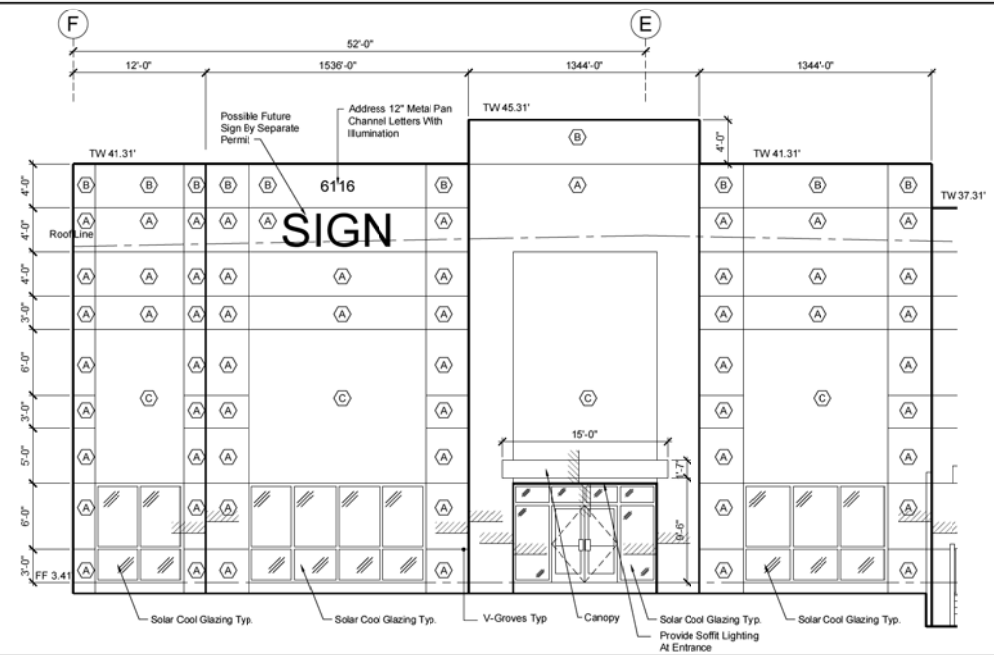
ENLARGED EAST ENTRY ELEVATION (BUILDING 1) A



KEY PLAN

NO.	REVISIONS	BY	DATE

COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 Suite 100  
 Phoenix, Arizona 85022  
 Telephone: (602) 860-0433  
 License No. 723302



ENLARGED NORTH ENTRY (BUILDING 1) B

**COLOR SCHEDULE**

	A COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels

SUBMITTAL SCHEME 1 EXHIBIT 4

SCALE: 3/16" = 1'-0"

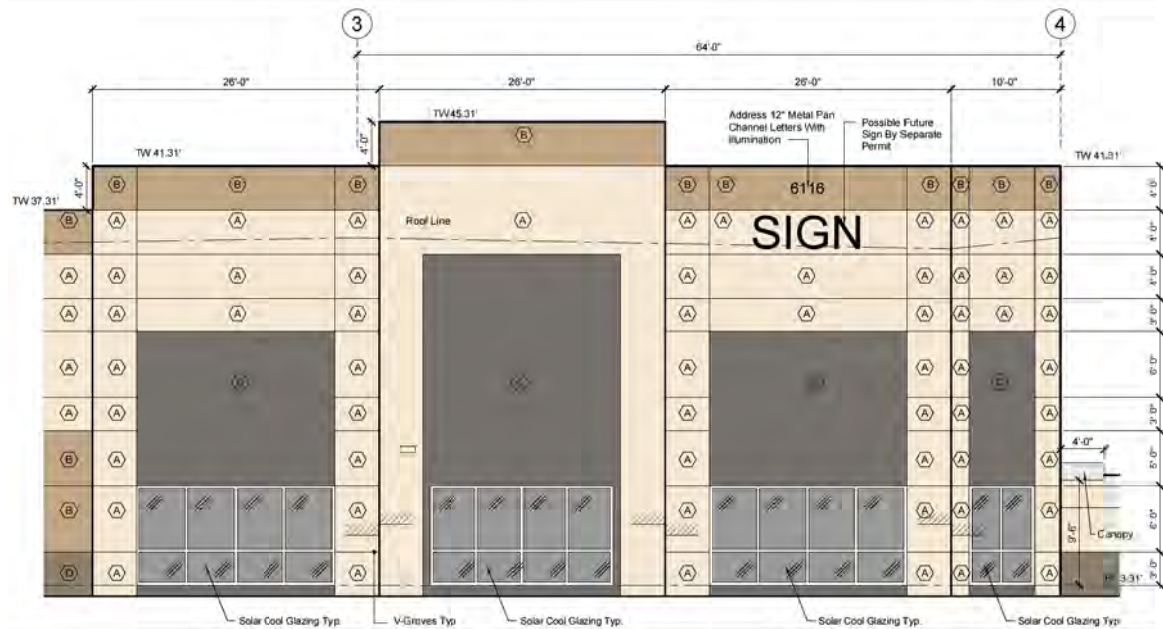
**BUILDING 1 ENLARGED ENTRY ELEVATIONS**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 This drawing is for construction purposes only. It has not been reviewed or approved by the original design professional. It is not to be used for any other purpose without the written consent of the original design professional.

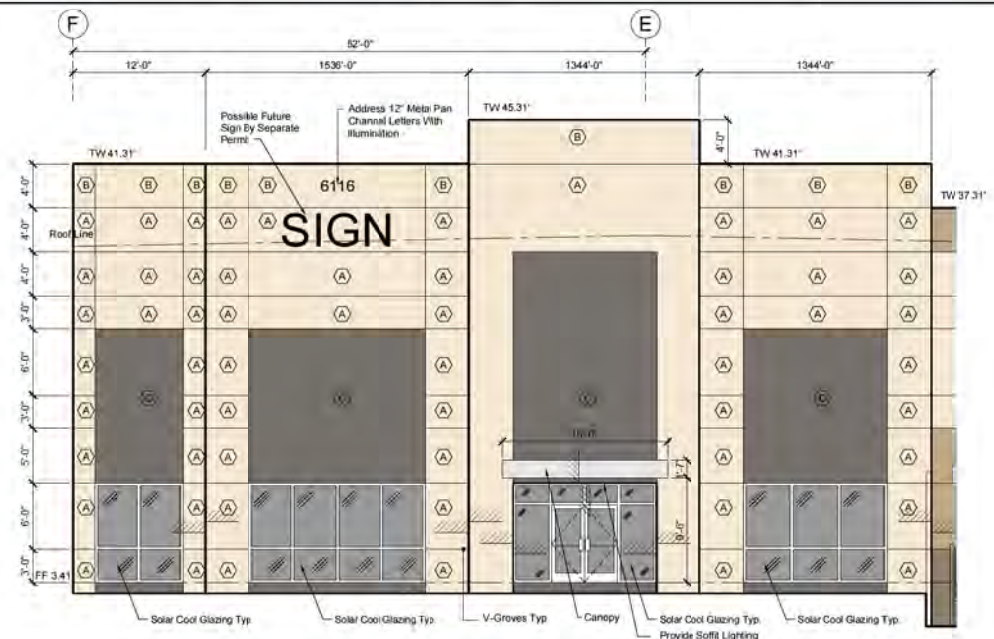
DRAWN BY DATE  
 JN 4-20-15

OCC JOB NO.  
**6778**

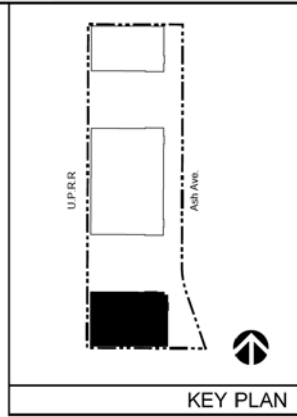
SHEET NO.  
**A3.1A**



ENLARGED EAST ENTRY ELEVATION (BUILDING 1) A SCALE: 1/8" = 1'-0"



ENLARGED NORTH ENTRY ELEVATION (BUILDING 1) B SCALE: 3/16" = 1'-0"



KEY PLAN

COLOR SCHEDULE

	A COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

(Building @) TR Up Concrete Panels

COMMERCIAL CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North South Floor Phoenix, California 91746-3497 Telephone: (520) 860-0433 License No. 723302	
BY	DATE

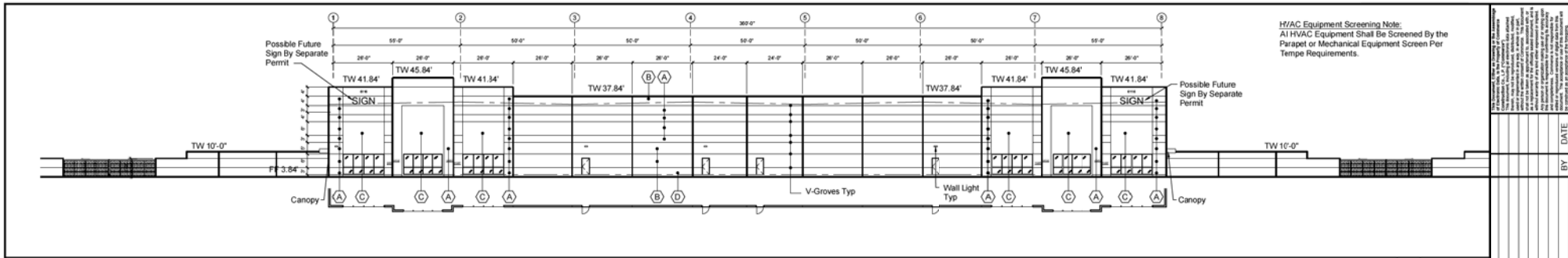
BUILDING 1 ENLARGED ENTRY ELEVATIONS  
 Proposed Industrial Buildings For  
 Majestic Tempe  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 This drawing is for construction purposes only. It is not to be used for any other purpose without the written consent of the architect. It is the responsibility of the contractor to verify all dimensions and conditions of the site and building before construction.

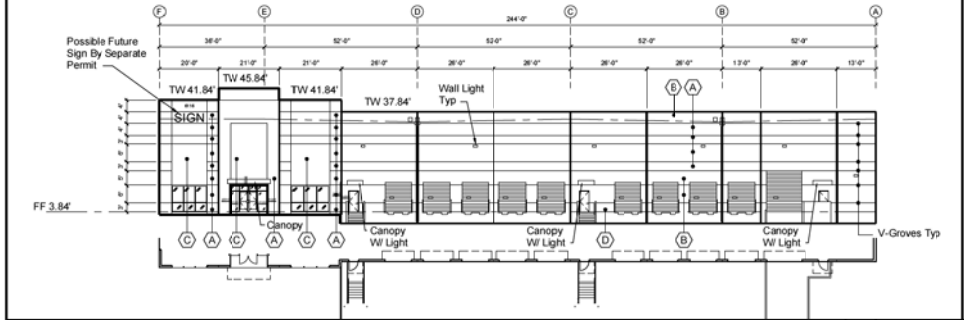
DRAWN BY DATE  
 JN 4-20-15

OCC JOB NO.  
 6778  
 SHEET NO.  
 A3.1A

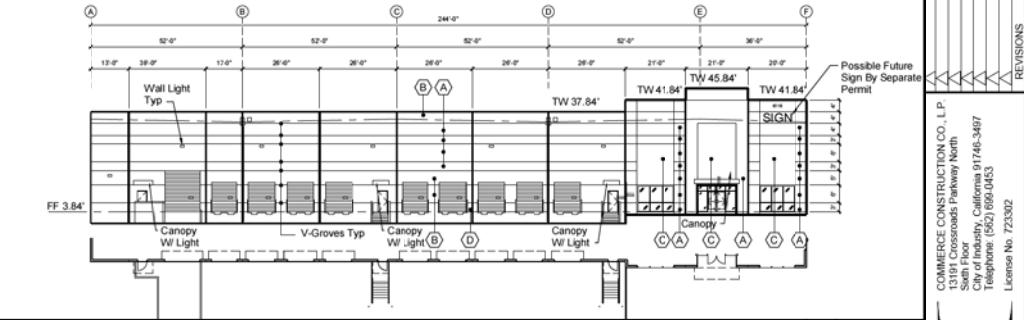




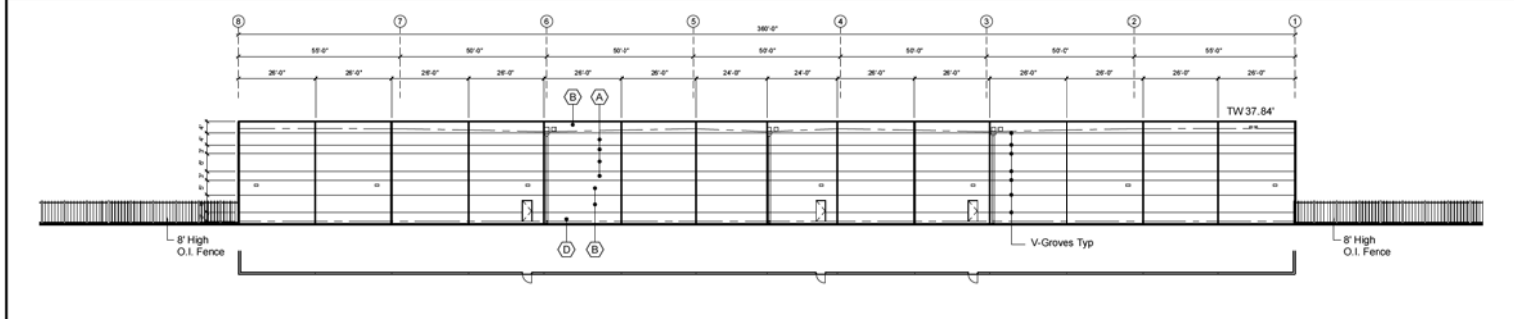
**EAST ELEVATION (BUILDING 2) A** SCALE: 1" = 20'-0"



**NORTH ELEVATION (BUILDING 2) C** SCALE: 1" = 20'-0"



**SOUTH ELEVATION (BUILDING 2) B** SCALE: 1" = 20'-0"

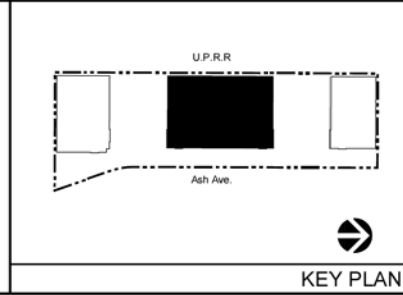


**WEST ELEVATION (BUILDING 2) D** SCALE: 1" = 20'-0"

**COLOR SCHEDULE B**

	<b>A</b> COLOR LIFE (FRAZEE) CL 2631W DUCK DOWN LRV 69
	<b>B</b> COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	<b>C</b> COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	<b>D</b> COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels



**REVISIONS**

NO.	DATE	BY

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Scottsdale, Arizona 85254  
Telephone: (520) 860-0433  
License No. 723302

**BUILDING 2 ELEVATIONS**  
Proposed Industrial Buildings For  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

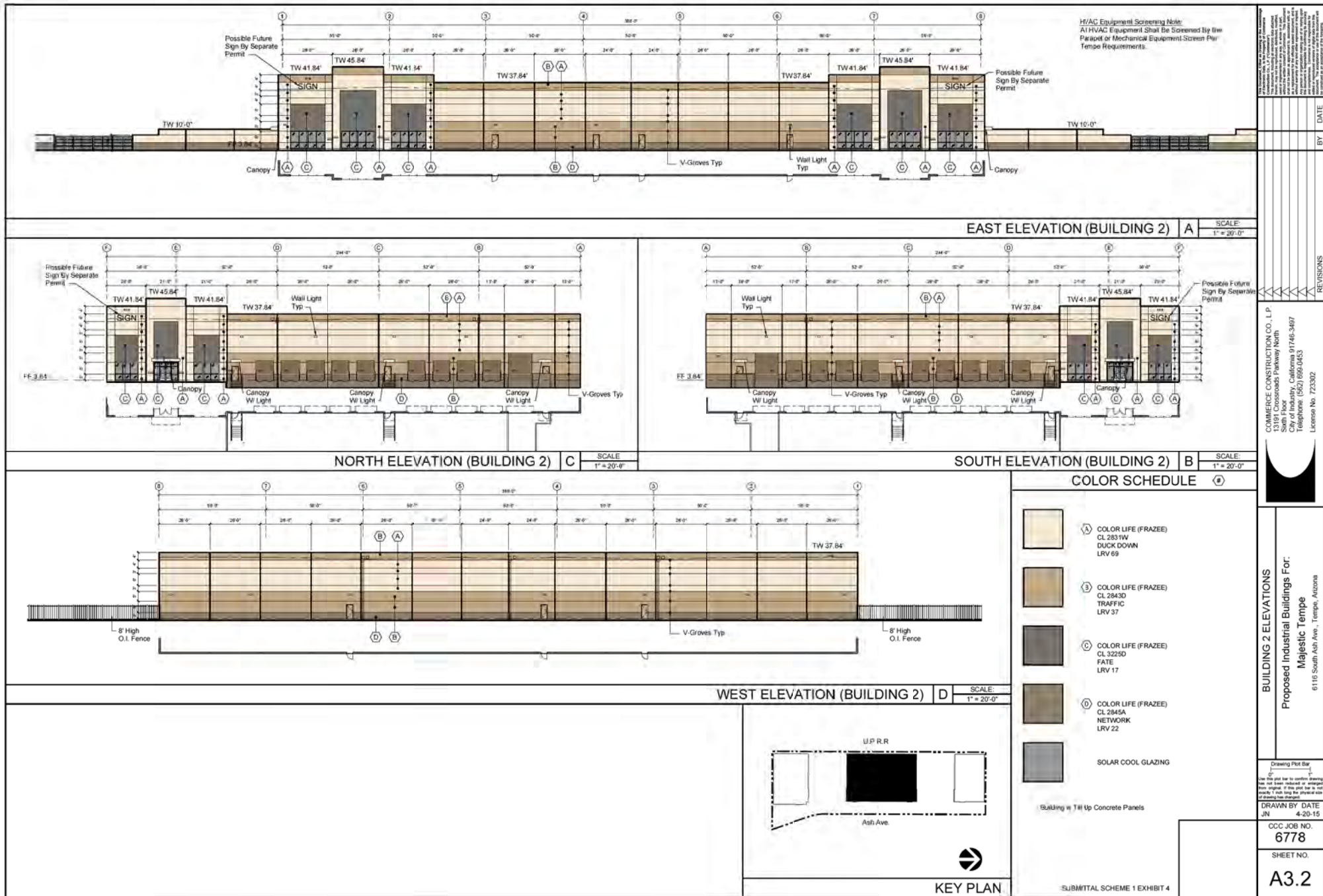
Drawing Plot Bar  
This drawing has been prepared by computer. It has not been reduced or enlarged from original. If the grid bar is not exactly 1 inch long the physical size of drawing has changed.

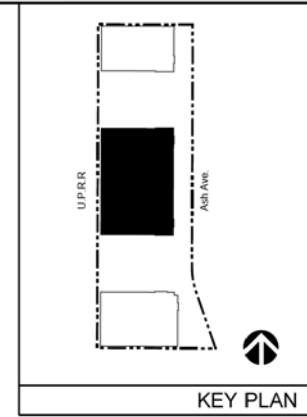
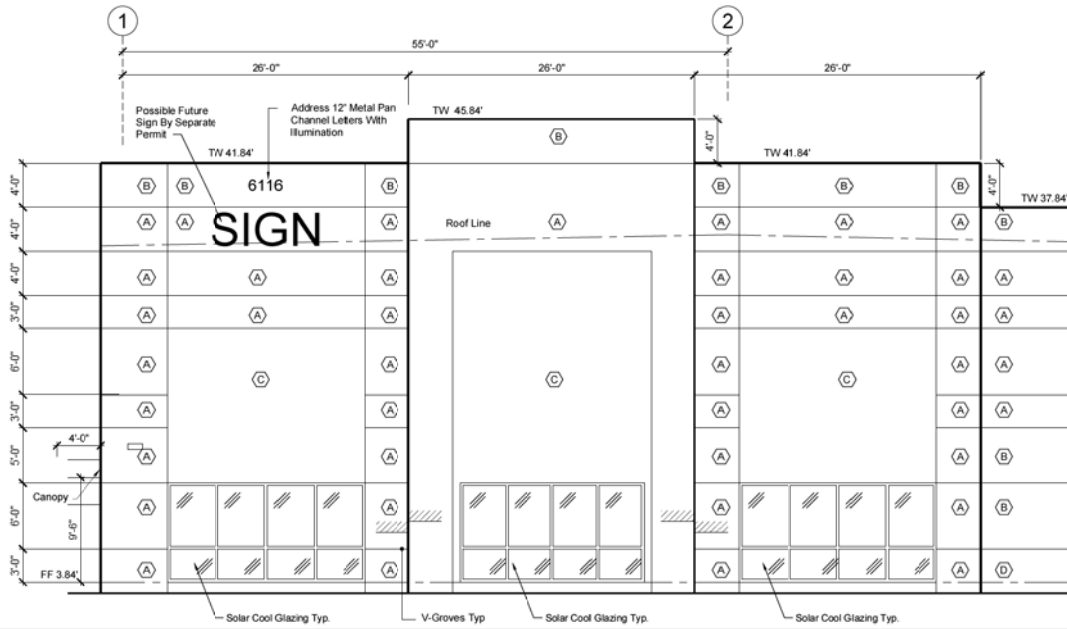
DRAWN BY DATE  
JN 4-20-15

CCC JOB NO.  
**6778**

SHEET NO.  
**A3.2**

SUBMITTAL SCHEME 1 EXHIBIT 4

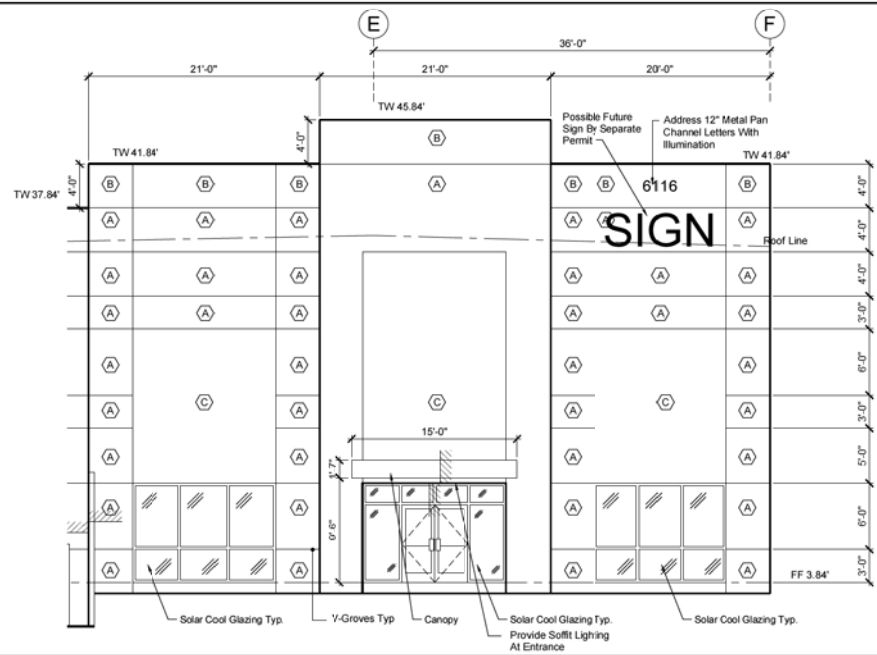




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 Suite 100  
 Phoenix, Arizona 85022  
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 License No. 723302

ENLARGED EAST ENTRY ELEVATION (BUILDING 2) A SCALE: 1/8" = 1'-0"



COLOR SCHEDULE	
	A COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

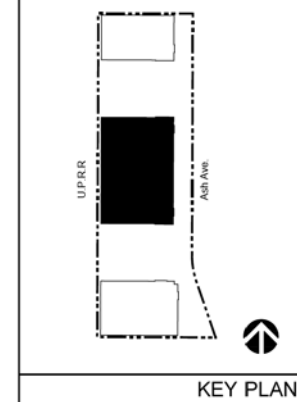
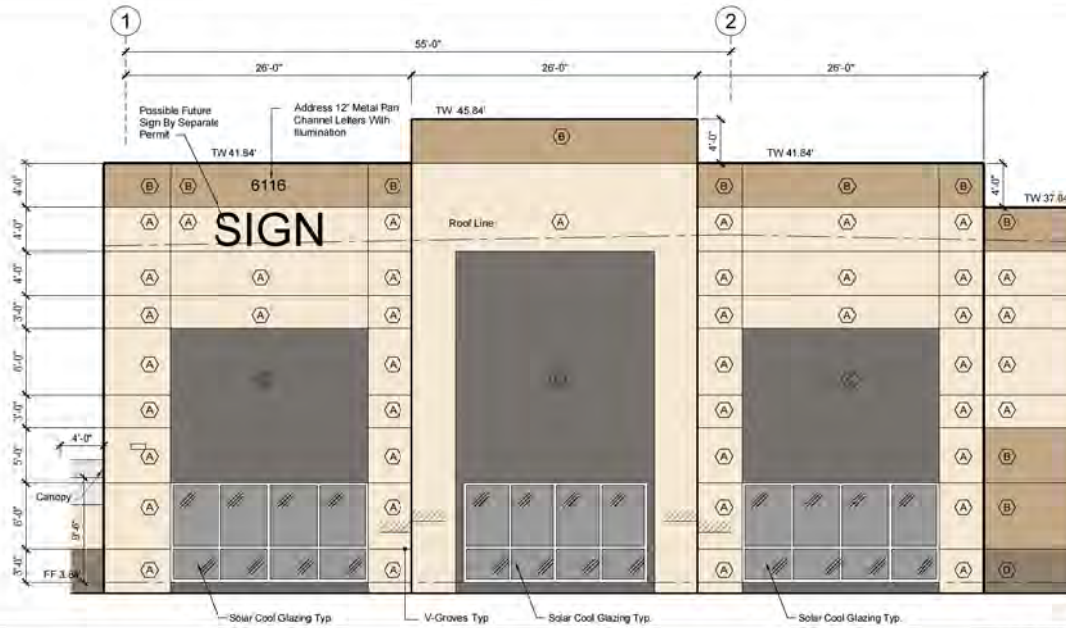
Building is Tilt Up Concrete Panels

ENLARGED SOUTH ENTRY (BUILDING 2) B SCALE: 3/16" = 1'-0"

**BUILDING 2 ENLARGED ENTRY ELEVATIONS**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona  
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DRAWING BY	DATE
JN	4-20-15
CCC JOB NO.	6778
SHEET NO.	A3.2A

SUBMITTAL SCHEME 1 EXHIBIT 4

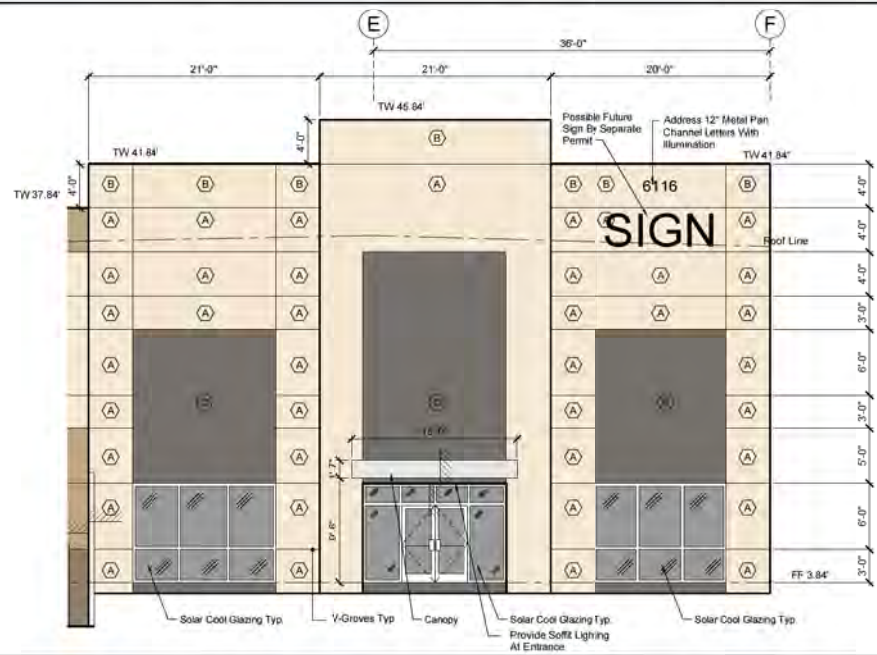


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 13191 Crossroads Parkway North  
 South Floor  
 Phoenix, Arizona 85046-3497  
 Telephone: (520) 860-0433  
 License No. 723302

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NO.	DATE	BY
-----	------	----

ENLARGED EAST ENTRY ELEVATION (BUILDING 2) A SCALE: 1/8" = 1'-0"



COLOR SCHEDULE

	A COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

(Blanking) Tilt Up Concrete Panels

SUBMITTAL SCHEME 1 EXHIBIT 4

ENLARGED SOUTH ENTRY (BUILDING 2) B SCALE: 3/16" = 1'-0"

BUILDING 2 ENLARGED ENTRY ELEVATIONS  
 Proposed Industrial Buildings For:  
 Majestic Temple  
 6116 South Ash Ave., Tempe, Arizona

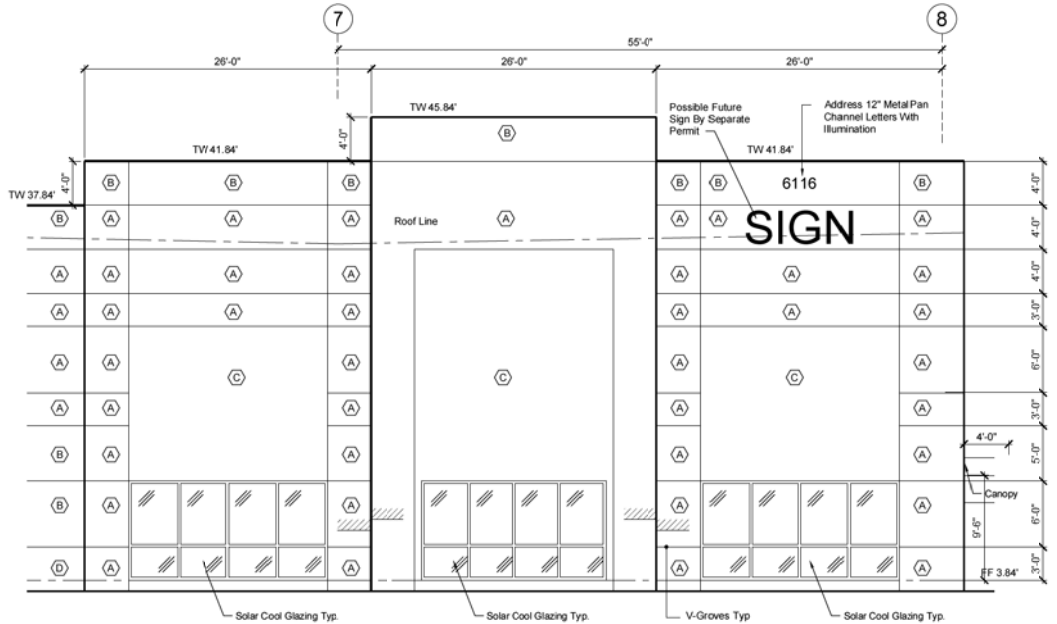
Drawing Plot Bar

DATE: 4-20-15

DRAWN BY: JN

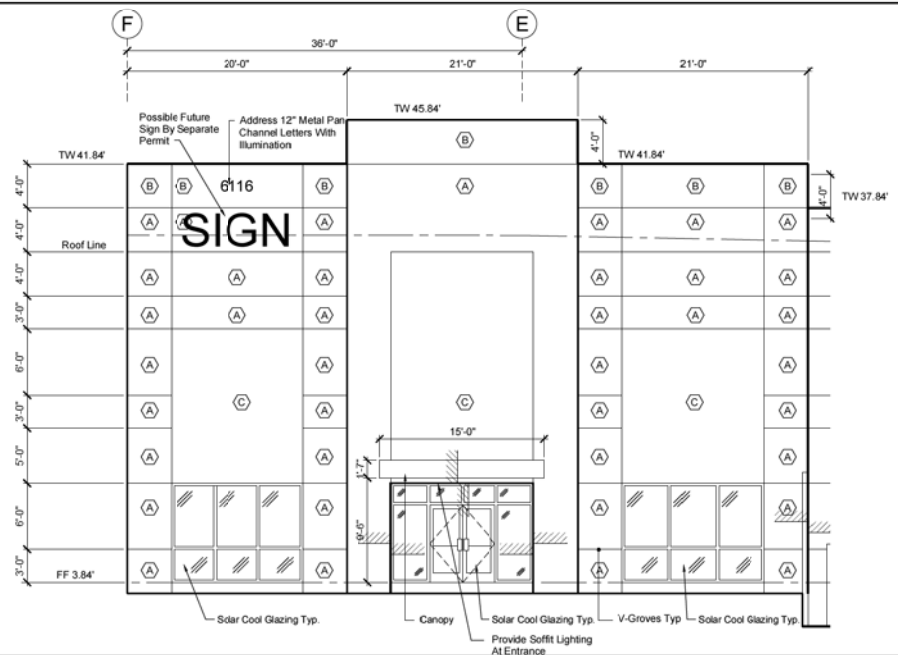
CCC JOB NO. 6778

SHEET NO. A3.2A

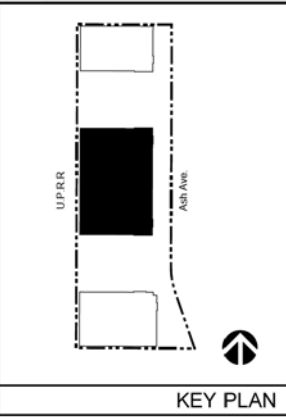


ENLARGED EAST ENTRY ELEVATION (BUILDING 2) A

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



ENLARGED NORTH ENTRY (BUILDING 2) B



KEY PLAN

COLOR SCHEDULE

- A COLOR LIFE (FRAZEE)  
CL 2831W  
DUCK DOWN  
LRV 69
- B COLOR LIFE (FRAZEE)  
CL 2843D  
TRAFFIC  
LRV 37
- C COLOR LIFE (FRAZEE)  
CL 3225D  
FATE  
LRV 17
- D COLOR LIFE (FRAZEE)  
CL 2845A  
NETWORK  
LRV 22
- SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels

SUBMITTAL SCHEME 1 EXHIBIT 4

NO.	DATE	BY	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Suite 100  
Scottsdale, Arizona 85254  
Telephone: (520) 860-0433  
License No. 723302

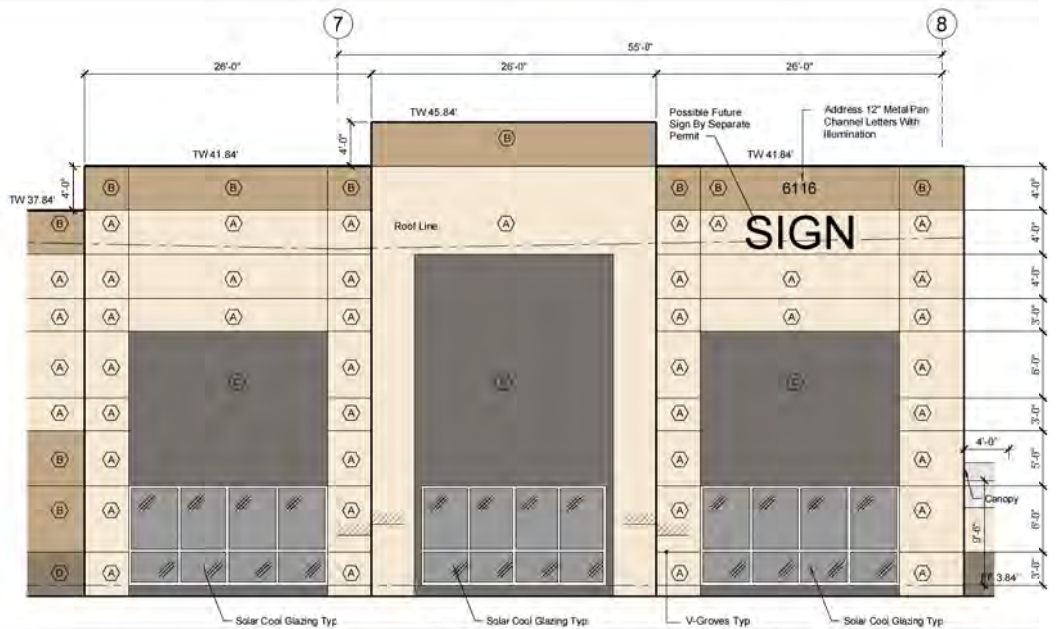
BUILDING 2 ENLARGED ENTRY ELEVATIONS  
Proposed Industrial Buildings For  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
1" = 1'-0"  
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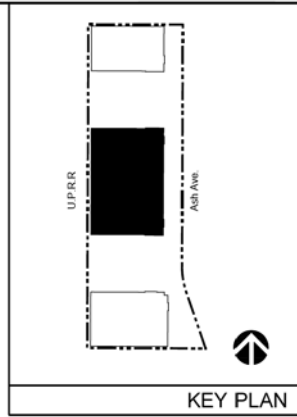
DRAWN BY DATE  
JN 4-20-15

OCC JOB NO.  
6778  
SHEET NO.  
A3.2B



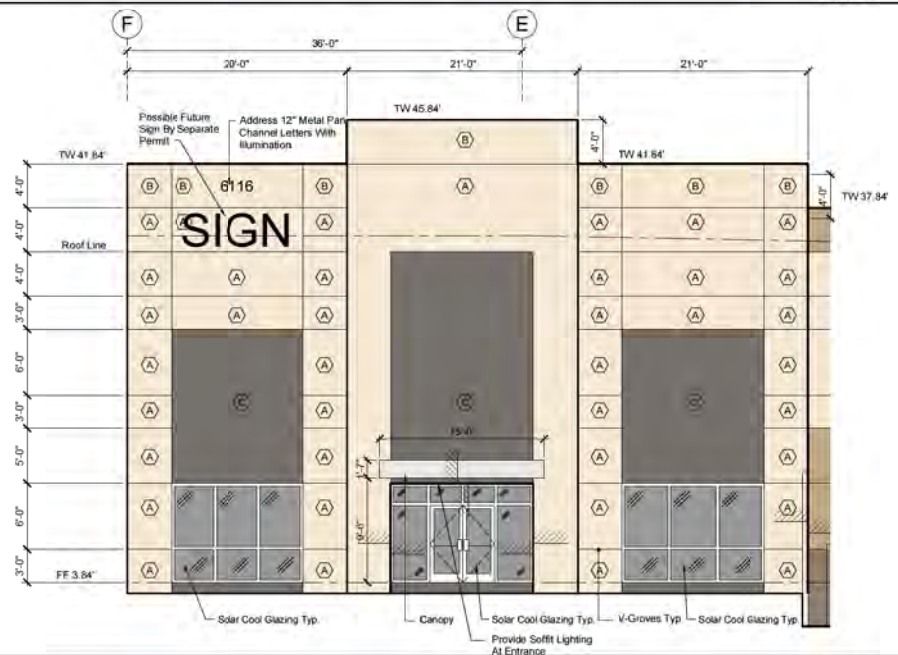


ENLARGED EAST ENTRY ELEVATION (BUILDING 2) A SCALE: 1/8" = 1'-0"



KEY PLAN

COMMERCIAL CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Suite 100 Phoenix, Arizona 85022 Telephone: (602) 990-0433 License No. 723302	
REVISIONS	BY DATE



ENLARGED NORTH ENTRY (BUILDING 2) B SCALE: 3/16" = 1'-0"

COLOR SCHEDULE

	A COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

(Blanking) Tilt Up Concrete Panels

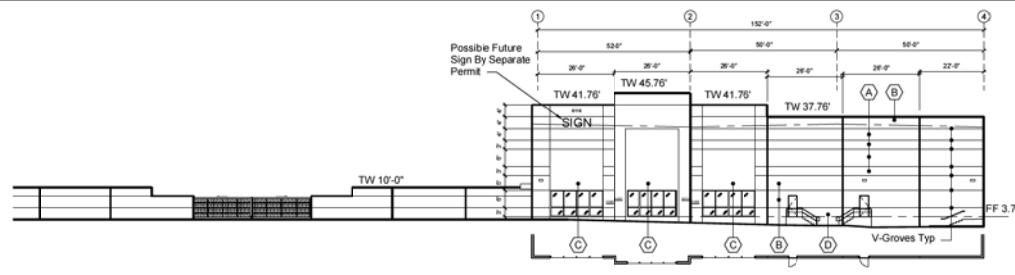
SUBMITTAL SCHEME 1 EXHIBIT 4

BUILDING 2 ENLARGED ENTRY ELEVATIONS  
Proposed Industrial Buildings For  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
This drawing is for construction purposes only. It has not been reviewed or approved by the original design professional. It is not to be used for any other purpose without the written consent of the design professional.

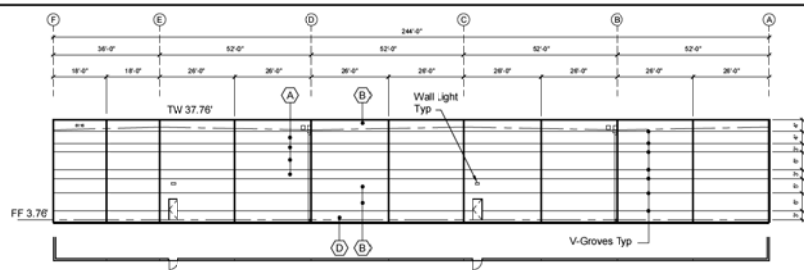
DRAWN BY DATE  
JN 4-20-15

CCC JOB NO.  
6778  
SHEET NO.  
A3.2B

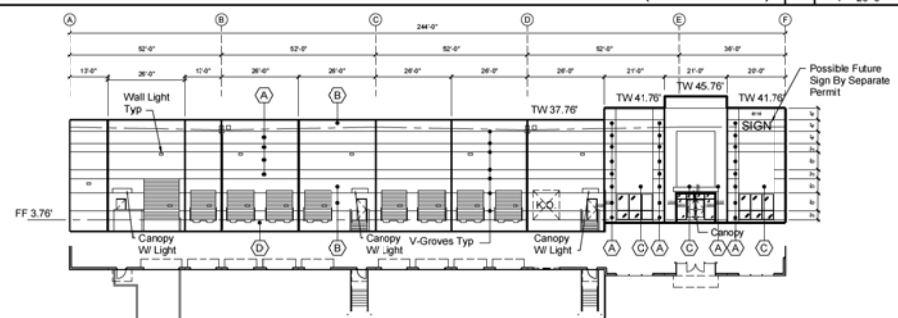


**HVAC Equipment Screening Note:**  
 All HVAC Equipment Shall Be Screened By the Parapet or Mechanical Equipment Screen Per Tempe Requirements.

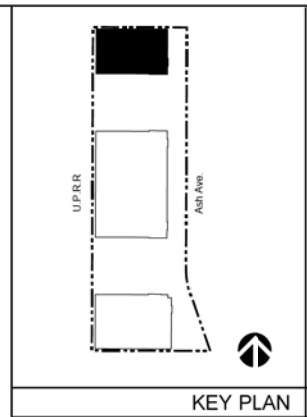
**EAST ELEVATION (BUILDING 3) A** SCALE: 1" = 20'-0"



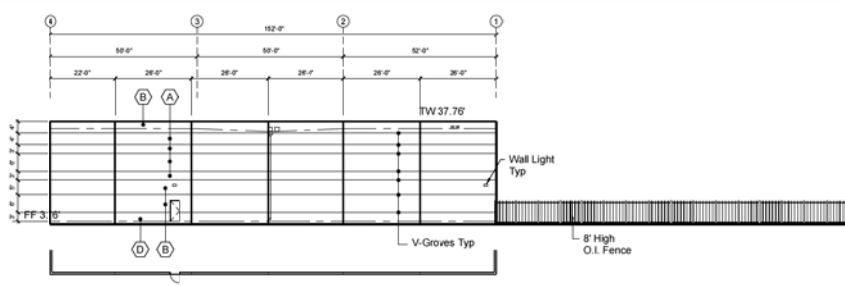
**NORTH ELEVATION (BUILDING 3) C** SCALE: 1" = 20'-0"



**SOUTH ELEVATION (BUILDING 3) B** SCALE: 1" = 20'-0"



**KEY PLAN**



**WEST ELEVATION (BUILDING 3) D** SCALE: 1" = 20'-0"

**COLOR SCHEDULE B**

- A** COLOR LIFE (FRAZEE)  
CL 2631W  
DUCK DOWN  
LRV 69
- B** COLOR LIFE (FRAZEE)  
CL 2843D  
TRAFFIC  
LRV 37
- C** COLOR LIFE (FRAZEE)  
CL 3225D  
FATE  
LRV 17
- D** COLOR LIFE (FRAZEE)  
CL 2845A  
NETWORK  
LRV 22
- SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 Phoenix, Arizona 85022  
 Telephone: (602) 860-0433  
 License No. 723302

3.16.15

REVISIONS

NO.	DATE	BY

**BUILDING 3 ELEVATIONS**  
**Proposed Industrial Buildings For**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

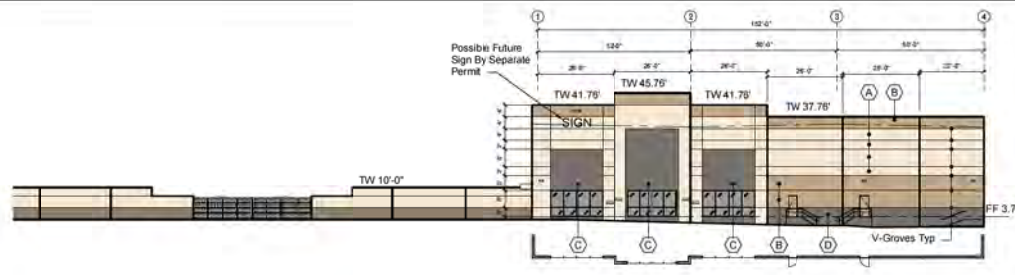
Drawing Plot Bar  
 1" = 1"  
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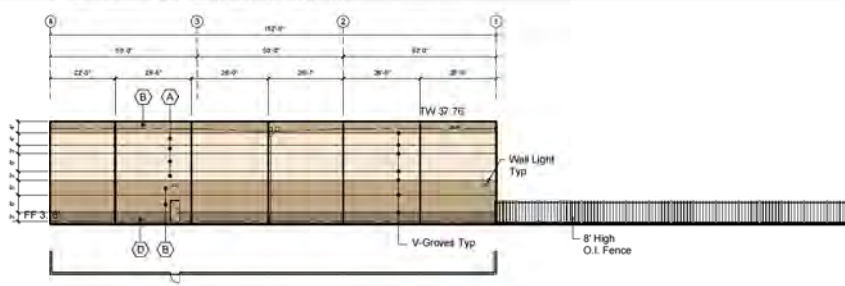
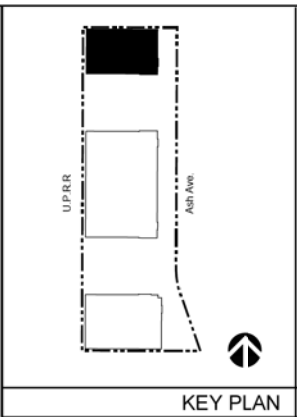
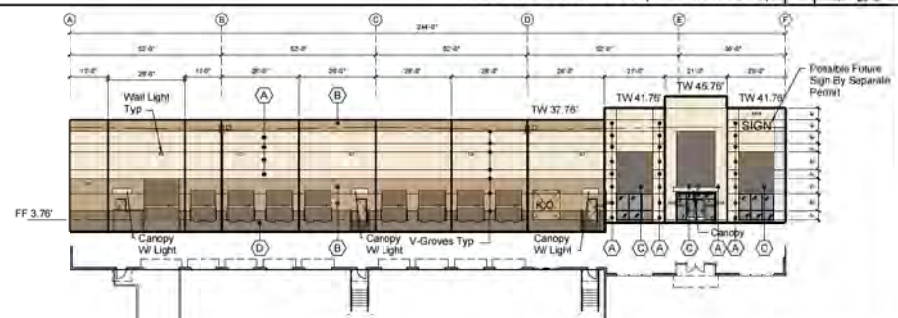
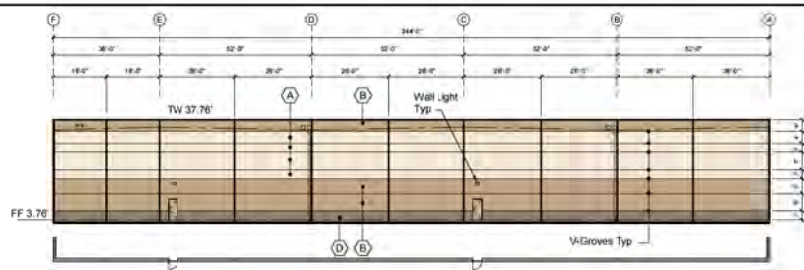
CCC JOB NO.  
**6778**

SHEET NO.  
**A3.3**

SUBMITTAL SCHEME 1 EXHIBIT 4



HVAC Equipment Screening Note:  
All HVAC Equipment Shall Be Screened By the  
Parapet or Mechanical Equipment Screen Per  
Tempe Requirements.



**COLOR SCHEDULE** B

	A COLOR LIFE (FRAZEE) CL 2631W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

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REVISIONS

BUILDING 3 ELEVATIONS  
Proposed Industrial Buildings For  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

6116 South Ash Ave., Tempe, Arizona 85284-4904

Drawing Plot Bar  
1" = 1"  
This plot bar is to confirm drawing  
has not been reduced or enlarged  
from original. If this plot bar is not  
shown 1 inch long the physical size  
of drawing has changed.

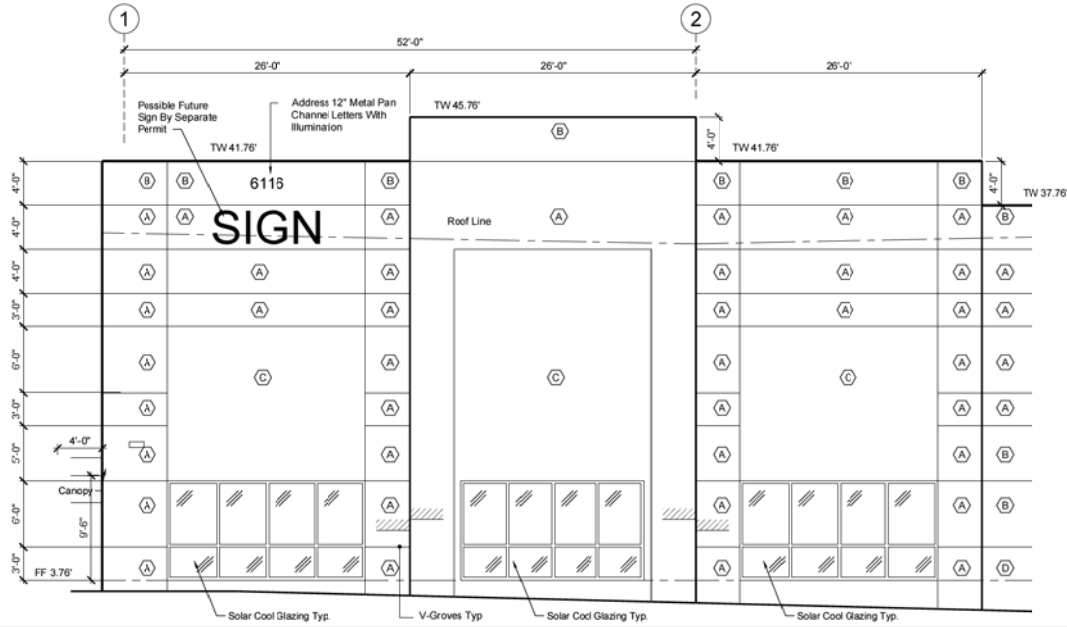
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JN 4-20-15

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6778

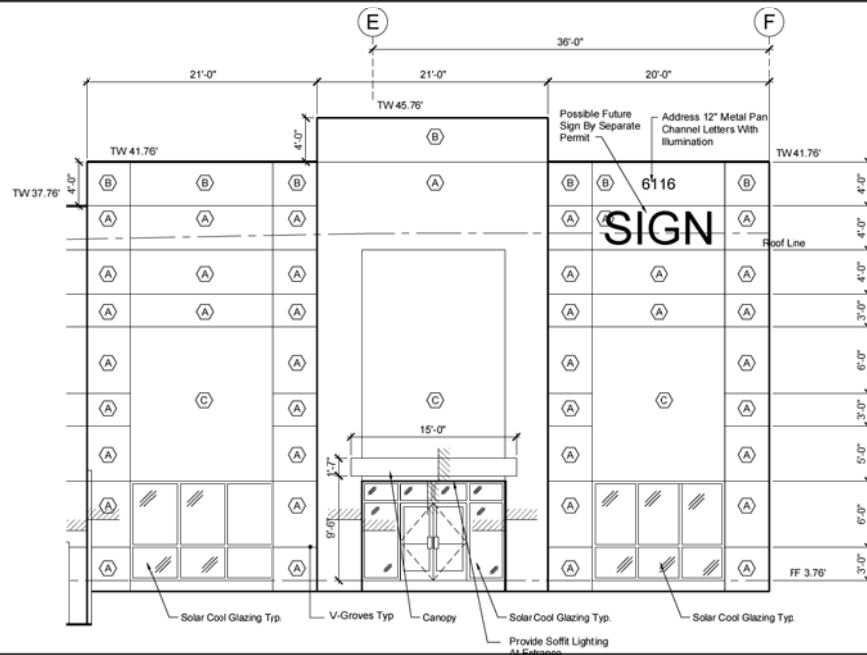
SHEET NO.  
A3.3

SUBMITTAL SCHEME 1 EXHIBIT 4





ENLARGED EAST ENTRY ELEVATION (BUILDING 3) A SCALE: 1/8" = 1'-0"



ENLARGED SOUTH ENTRY (BUILDING 3) B SCALE: 3/16" = 1'-0"

COLOR SCHEDULE

- (A) COLOR LIFE (FRAZEE)  
CL 2831W  
DUCK DOWN  
LRV 69
- (B) COLOR LIFE (FRAZEE)  
CL 2843D  
TRAFFIC  
LRV 37
- (C) COLOR LIFE (FRAZEE)  
CL 3225D  
FATE  
LRV 17
- (D) COLOR LIFE (FRAZEE)  
CL 2845A  
NETWORK  
LRV 22
- SOLAR COOL GLAZING

Building is Tilt Up Concrete Panels

SUBMITTAL SCHEME 1 EXHIBIT 4

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License No. 723302

NO.	REVISIONS	BY	DATE

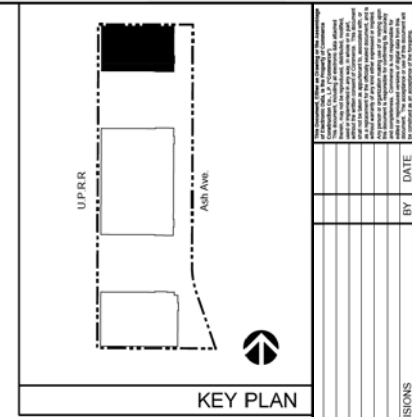
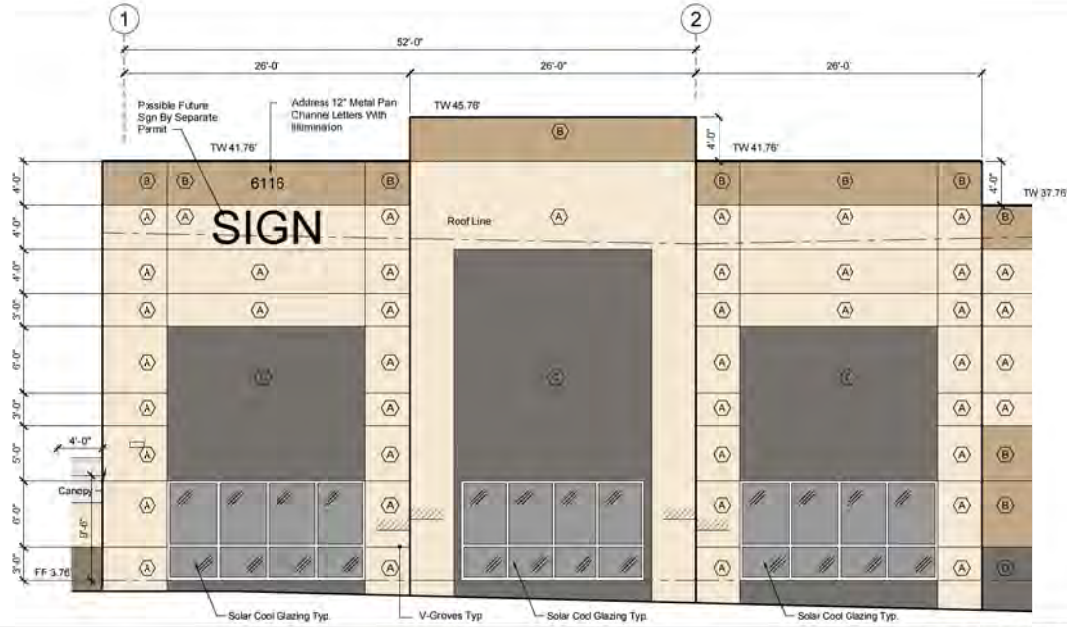
BUILDING 3 ENLARGED ENTRY ELEVATIONS  
Proposed Industrial Buildings For  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
1" = 1'-0"  
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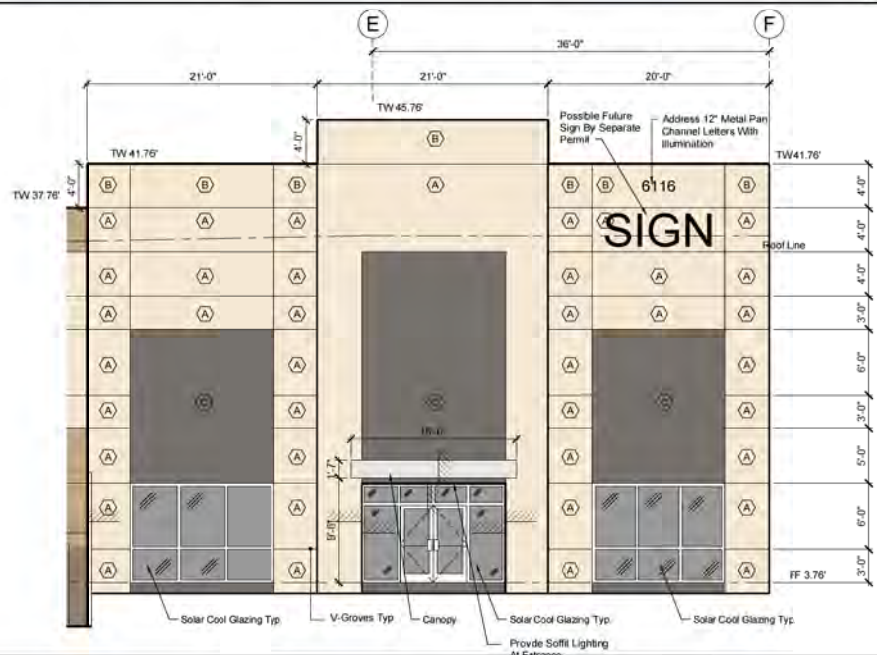
SHEET NO.  
A3.3A



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 License No. 723302

ENLARGED EAST ENTRY ELEVATION (BUILDING 3) A SCALE: 1/8" = 1'-0"



**COLOR SCHEDULE**

	A COLOR LIFE (FRAZEE) CL 2831W DUCK DOWN LRV 69
	B COLOR LIFE (FRAZEE) CL 2843D TRAFFIC LRV 37
	C COLOR LIFE (FRAZEE) CL 3225D FATE LRV 17
	D COLOR LIFE (FRAZEE) CL 2845A NETWORK LRV 22
	SOLAR COOL GLAZING

(Blanking) TR Up Concrete Panels

SUBMITTAL SCHEME 1 EXHIBIT 4

SCALE: 3/16" = 1'-0"

ENLARGED SOUTH ENTRY (BUILDING 3) B SCALE: 3/16" = 1'-0"

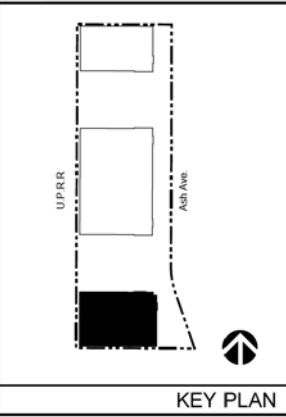
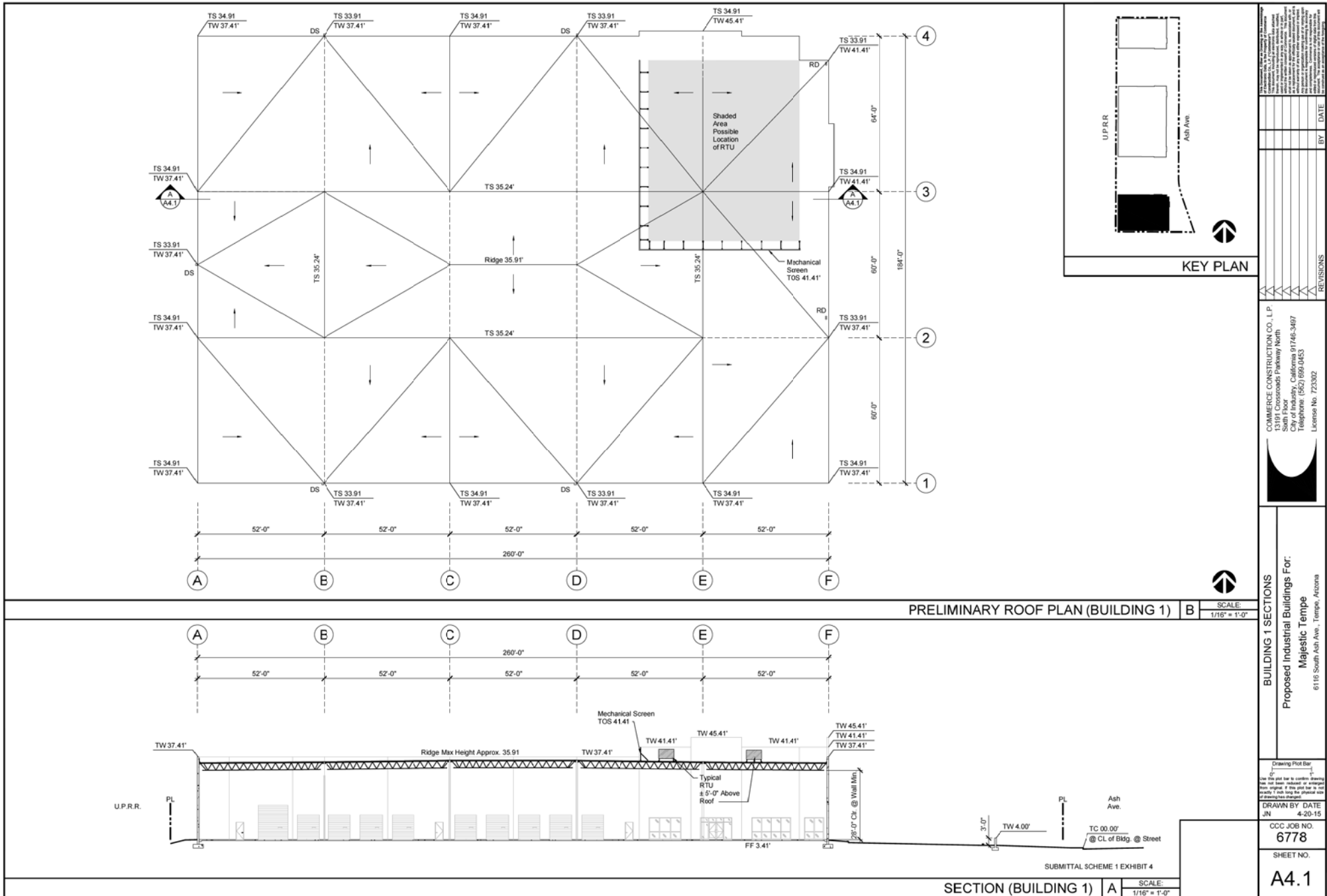
**BUILDING 3 ENLARGED ENTRY ELEVATIONS**  
**Proposed Industrial Buildings For:**  
**Majestic Temp**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
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OCC JOB NO.  
**6778**

SHEET NO.  
**A3.3A**



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 San Jose, California 95136-3897  
 Telephone: (520) 860-0433  
 License No. 723302

**BUILDING 1 SECTIONS**  
**Proposed Industrial Buildings For:**  
**Majestic Tempe**  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 The user is responsible for ensuring that the drawings are correct. Errors that have not been indicated or corrected from original drawings are the user's responsibility. The user is responsible for ensuring that the drawings are correct. Errors that have not been indicated or corrected from original drawings are the user's responsibility.

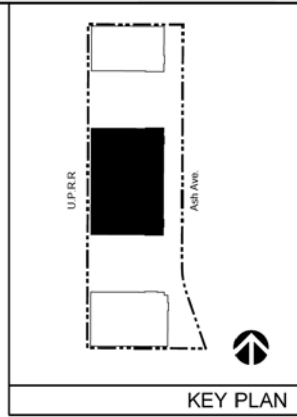
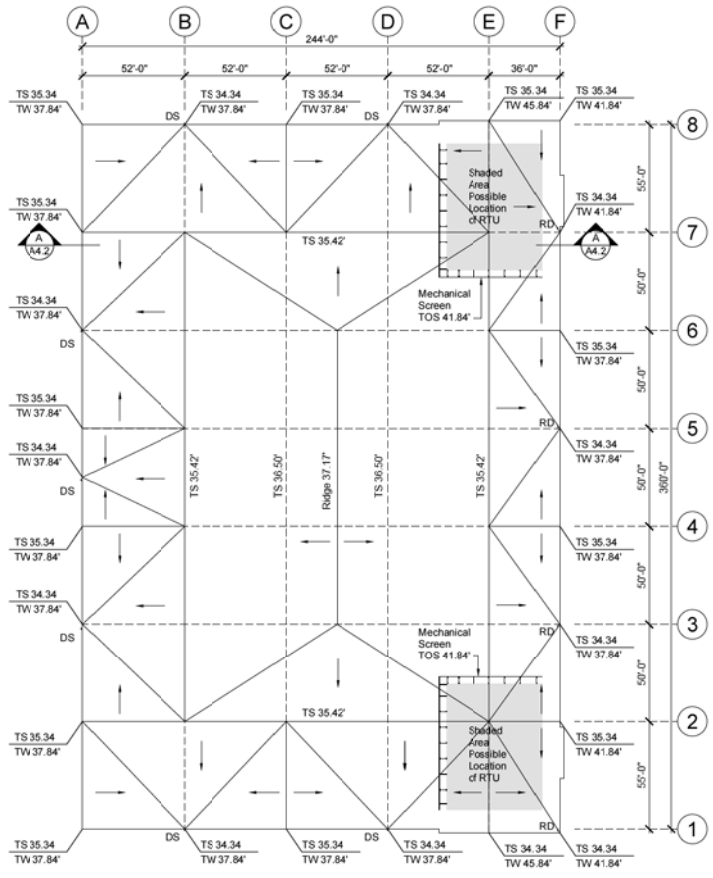
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**6778**

SHEET NO.  
**A4.1**

PRELIMINARY ROOF PLAN (BUILDING 1) B SCALE: 1/16" = 1'-0"

SECTION (BUILDING 1) A SCALE: 1/16" = 1'-0"

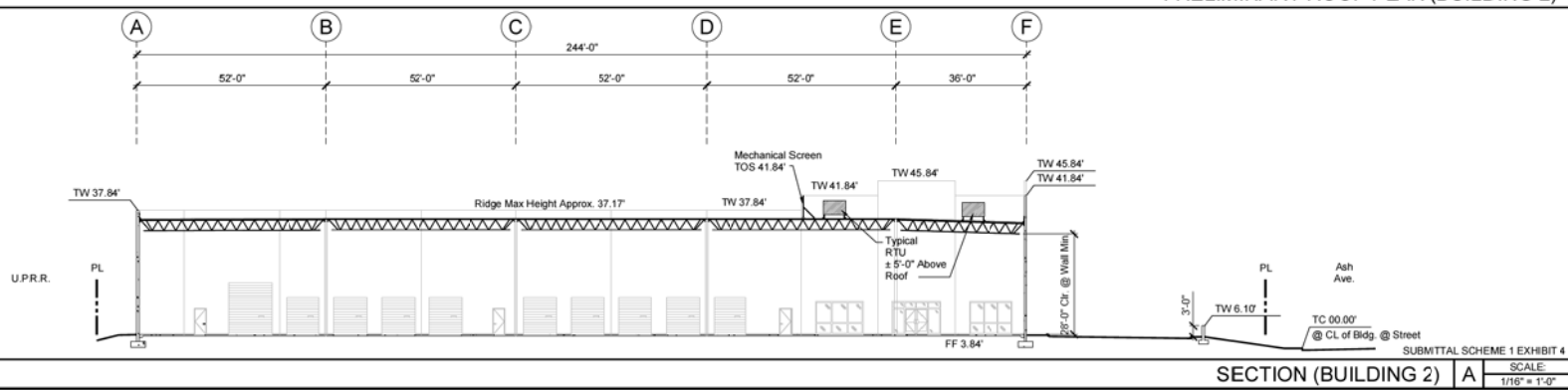


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 License No. 723302

PRELIMINARY ROOF PLAN (BUILDING 2) B

SCALE:  
 1" = 30'-0"



SECTION (BUILDING 2) A

SCALE:  
 1/16" = 1'-0"

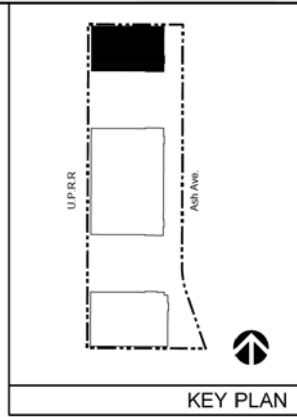
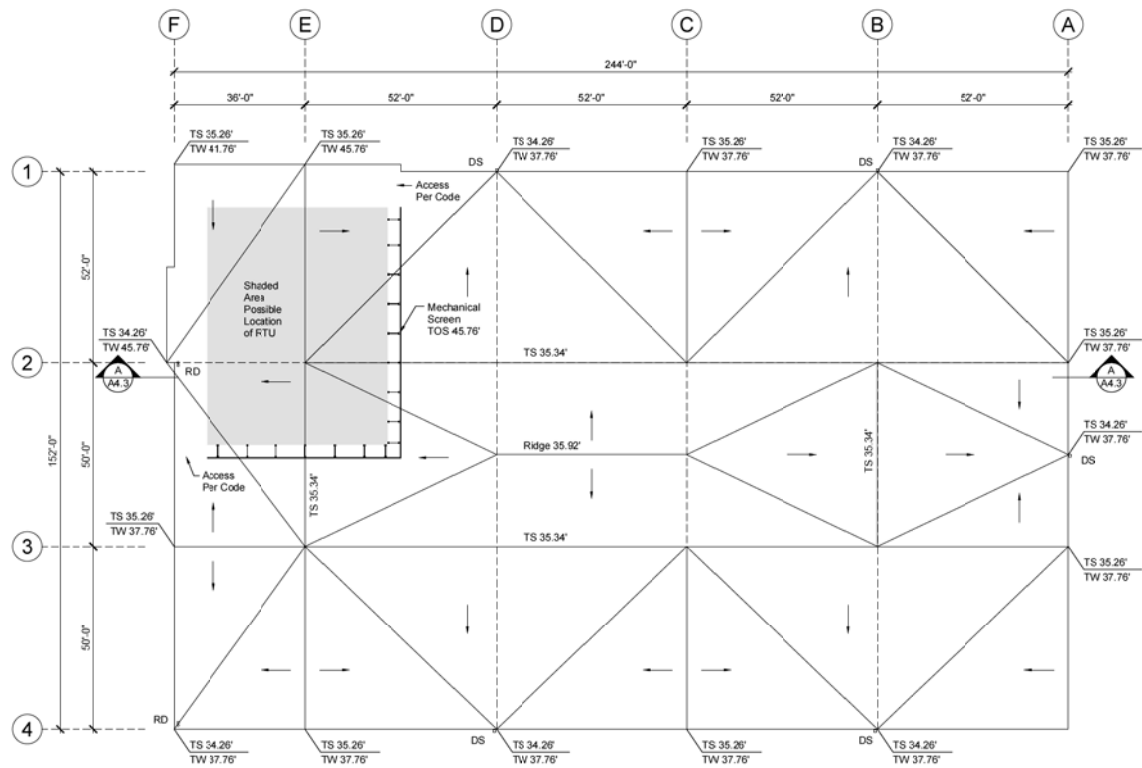
BUILDING 2 SECTIONS  
 Proposed Industrial Buildings For  
 Majestic Tempe  
 6116 South Ash Ave., Tempe, Arizona

Drawing Plot Bar  
 1" = 30'-0"  
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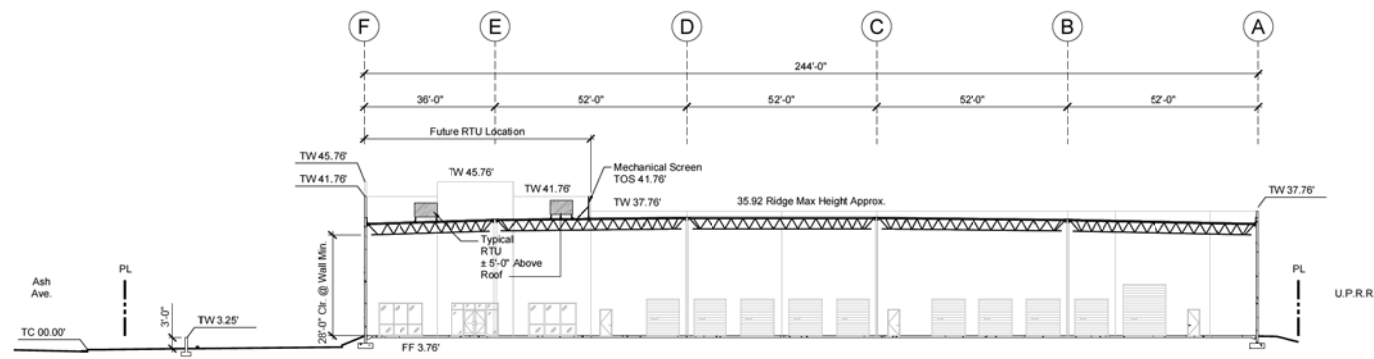
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 JUN 4-20-15

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 6778

SHEET NO.  
 A4.2



PRELIMINARY ROOF PLAN (BUILDING 3) B SCALE: 1/16" = 1'-0"



SECTION (BUILDING 3) A SCALE: 1/16" = 1'-0"

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NO.	REVISIONS	BY	DATE

BUILDING 3 SECTIONS  
 Proposed Industrial Buildings For:  
 Majestic Tempe  
 6116 South Ash Ave., Tempe, Arizona

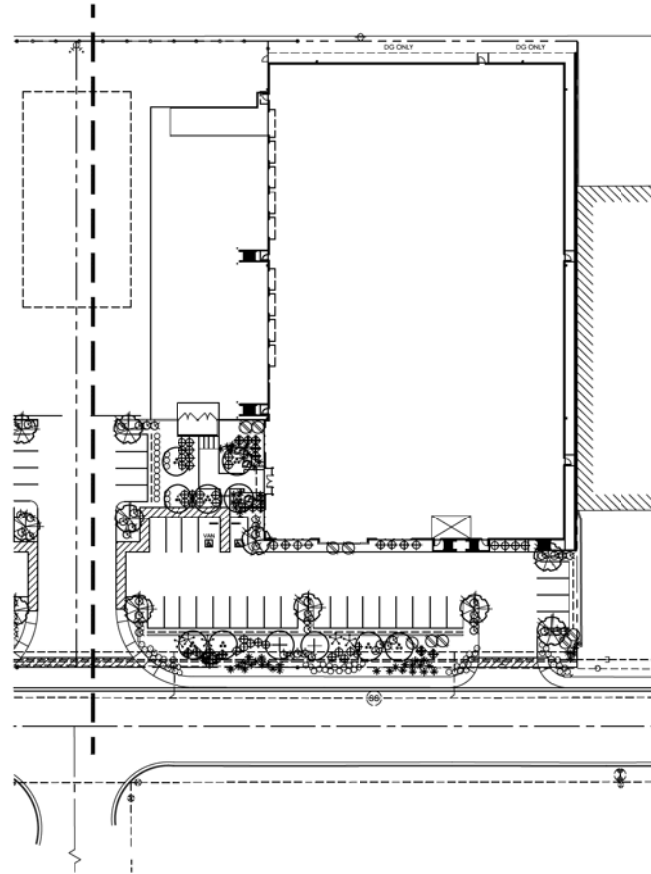
Drawing Plot Bar  
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 A4.3

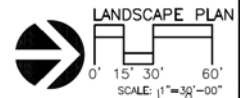
MATCH LINE SEE SHEET La.02



LANDSCAPE LEGEND

-  CERCIDIUM DESERT MUSEUM  
DESERT MUSEUM PALO VERDE  
1.5" CALIPER (MATCHING)
-  DALBERGIA SISSOO  
SISSOO TREE  
1.5" CALIPER
-  OLEA EUROPEA 'SWAN HILL'  
SWAN HILL OLIVE  
1.5" CALIPER
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
-  3'x3'x3' SURFACE SELECT  
GRANITE BOULDER  
MINIMUM 2000lbs EACH

-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  -  DASYLIION WHEELERII  
DESERT SPOON  
5 GALLON
  -  RUELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON
  -  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
  -  ROSEMARINUS 'PROSTRATA'  
TRAILING ROSEMARY  
1 GALLON
  -  ALOE 'BLUE ELF'  
BLUE ELF ALOE  
1 GALLON
- 1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

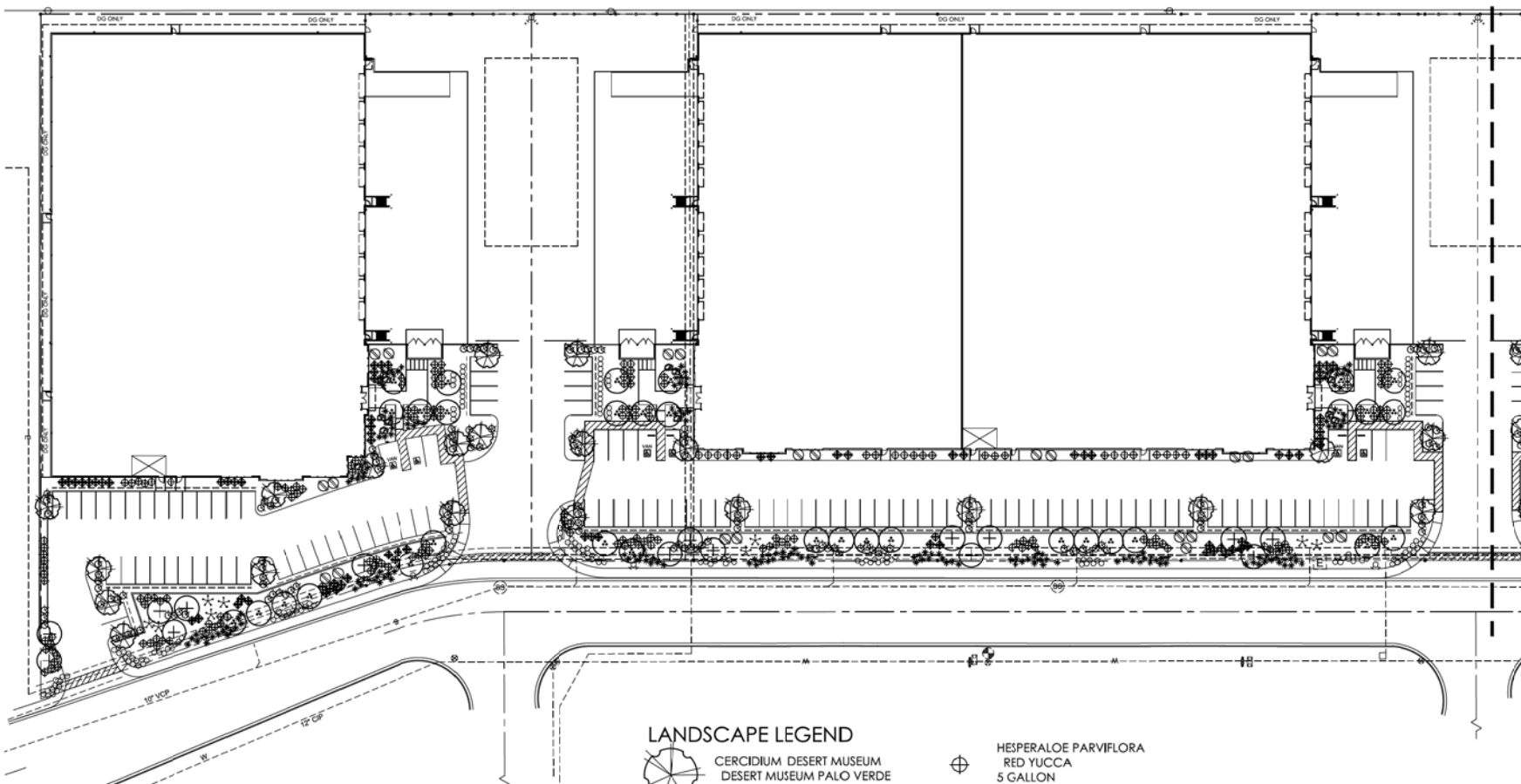


T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 265-0320 F. (602) 265-6619  
EMAIL: [tjmcqueen@tjma.net](mailto:tjmcqueen@tjma.net)



<p>COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Skunk Creek, California 91746-3497 Telephone: (562) 805-0433 License No. 723302</p>																
<p>LANDSCAPE PLAN Proposed Industrial Buildings For: Majestic Tempe 6116 South Ash Ave., Tempe, Arizona</p>																
<p>Drawing Plot Size This site plan is for the property shown has not been adopted or approved from projects of this site plan is not guaranteed to show the physical site or existing conditions.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY												
NO.	DATE	BY														
<p>DRAWN BY DATE JN 05.15.15</p>	<p>CCC JOB NO. 6778</p>															
<p>SHEET NO. La.01</p>	<p>DATE</p>															





MATCH LINE SEE SHEET La.01

**LANDSCAPE LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | CERCIDIUM DESERT MUSEUM<br>DESERT MUSEUM PALO VERDE<br>1.5" CALIPER (MATCHING) |  | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON           |
|  | DALBERGIA SISSOO<br>SISSOO TREE<br>1.5" CALIPER                                |  | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON         |
|  | OLEA EUROPEA 'SWAN HILL'<br>SWAN HILL OLIVE<br>1.5" CALIPER                    |  | RUELLIA PENINSULARIS<br>BAJA RUELLIA<br>5 GALLON         |
|  | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE<br>5 GALLON                   |  | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON        |
|  | TECOMA 'ORANGE JUBILEE'<br>ORANGE JUBILEE<br>5 GALLON                          |  | ROSEMARINUS 'PROSTRATA'<br>TRAILING ROSEMARY<br>1 GALLON |
|  | 3'x3'x3' SURFACE SELECT<br>GRANITE BOULDER<br>MINIMUM 2000lbs EACH             |  | ALOE 'BLUE ELF'<br>BLUE ELF ALOE<br>1 GALLON             |
|  |  |  | 1/2" MINUS MADISON GOLD<br>DECOMPOSED GRANITE            |
|  |  |  | 2" DEPTH IN ALL LANDSCAPE AREAS                          |



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EMAIL: [tjmcqueen@tjma.net](mailto:tjmcqueen@tjma.net)



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Skunk River, California 91746-3497  
Telephone: (562) 895-0463  
License No. 723302

LANDSCAPE PLAN  
Proposed Industrial Buildings For:  
Majestic Tempe  
6116 South Ash Ave., Tempe, Arizona

REVISIONS

NO.	DESCRIPTION	DATE	BY

Drawing Plot Bar  
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La.02









