

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/27/2015
Agenda Item: 3

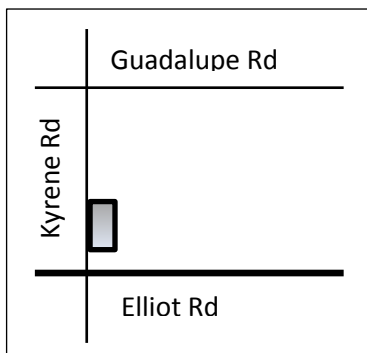
ACTION: Request for a Development Plan Review consisting of 37,102 square-foot addition to an existing 125,134 square-foot building for **AZPACK WAREHOUSE ADDITION (PL150373)**, located at 7255 South Kyrene Road. The applicant is Arizona Production and Packaging, LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **AZPACK WAREHOUSE ADDITION (PL150373)** is a proposed 37,102 square-foot building addition intended for the storage of products. The request includes the following:

1. Development Plan Review including site plan and building elevations.



Existing Property Owner	AZPACK Property, LLC
Applicant	Yibing Wang, Arizona Production and Production, LCC
Total Building Area	162,236 s.f. (125,134 s.f. existing)
Building Height	40 ft. (40 ft. maximum allowed per previous variance entitlement)
Building Setbacks	100' west (front), 61'-6" north (street side), 40'-2" east (rear), 85 south (side) (25', 25', 0', 0' min.)
Vehicle Parking	118 spaces (73 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner I

COMMENTS:

This site is located between Guadalupe Road and Elliot Road on the east side of Kyrene Road and is located within the Southwest Overlay District. The property currently contains a warehouse building that will remain. To the north and south of property are industrial buildings. To the west is multi-family housing. To the east is a spur line for the Union Pacific Railroad and SRP plant.

Existing entitlements for this property that will remain in effect are:

1. BA910018: Variance to allow maximum building height increase from 30' (I-1) and 35' (I-2) to 40'.

Existing uses on the site include: an industrial warehouse building.

This request includes the following:

1. Development Plan Review which includes: Development Plan Review for a site plan and building elevations for a 37,102 square-foot addition to an existing building.

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

PRELIMINARY SITE PLAN REVIEW

Planning staff did not provide any significant comments during preliminary site plan review that should impact the decision of this case.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of the report, staff has not received public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The plan indicates a new 37,102 square-foot building addition to the east elevation of existing building on site. There are currently bay doors along this entire elevation of the building and a few will be removed to accommodate addition to provide more warehousing space.

Building Elevations

The building design consists of precast concrete tilt-panels that will be finished and painted to match existing building on site.

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

1. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed materials are appropriate for the site's use.
2. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building addition is appropriately scaled to site, proposed height is slightly lower than existing.
3. *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;* addition will be finished and painted to match existing on site and will be obscure from the any arterial street views.
4. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design complies with CPTED principles.

5. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project.*
6. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All parking lot lighting and wall-mounted lighting will need to comply with code requirements.*

Conclusion

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

REASONS FOR APPROVAL:

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated October 2, 2015. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. The site plan is approved as submitted October 2, 2015, minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
3. 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.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

6. The materials and colors are approved as presented October 2, 2015:

Building will be formed with precast concrete tilt-panels and finished/painted to match existing, location and colors as follows:

Primary Building Color – Behr – Canyon Wind (BL-W12)
Wainscot Accent Color 1 – Behr – Mortar (N380-1)
Wainscot Accent Color 2 – Glidden – Gray Metal OONN (10/100)
Secondary Accent 1 Color 1 – Behr – Canyon Wind (BL-W12)
Secondary Accent 1 Color 2 – Behr – Mortar (N380-1)
Secondary Accent 1 Color 3 – Behr – Gray Metal OONN (10/100)
Metal Stair Rails – Behr – Canyon Wind (BL-W12)
Aluminum Doors – Behr – Canyon Wind (BL-W12)

Provide primary building 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.

7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. 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.
9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

10. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
11. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

12. Replace all dead and missing landscape on site.
13. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
14. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Repair existing irrigation system on site or in the adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
15. 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.
16. 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.
17. 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.

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 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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **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 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.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- 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 . 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:

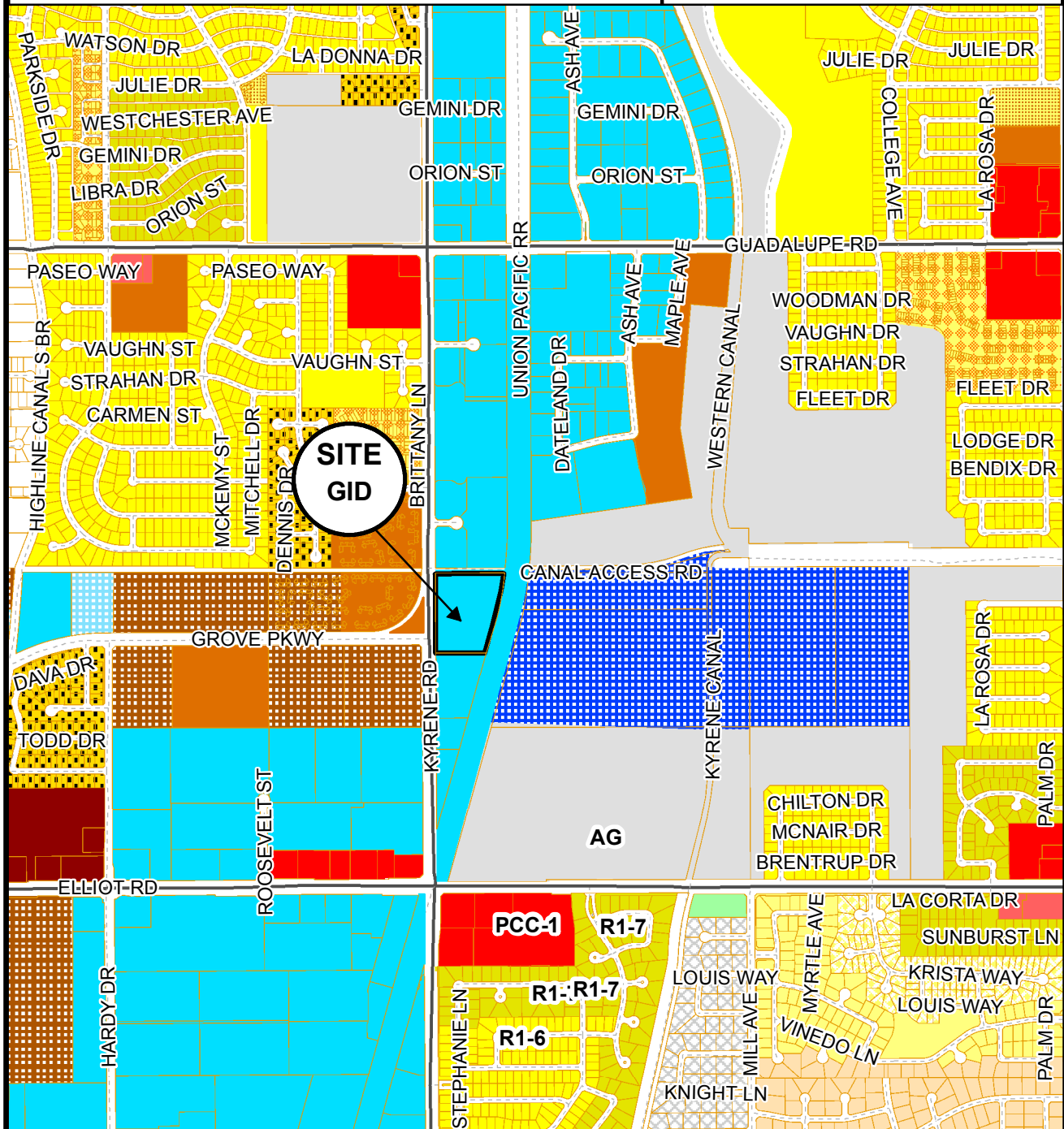
April 2, 1990	Hearing Officer approved a variance to allow bay doors to front a public street (Kyrene Road) and a variance to increase the maximum allowed building height from 30' to 40'.
June 6, 1990	The Design Review Board approved building elevations, landscape, and site plan for Opus Commons.
October 7, 2015	Planning staff administratively approved a product transfer bridge that will connect for the south elevation of the existing building to north elevation of the building directly to the south, which is also an AZPACK building.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

AZPACK WAREHOUSE ADDITION

PL150373



Location Map

AZPACK WAREHOUSE ADDITION

PL150373



Aerial Map

LETTER OF EXPLANATION

7255 SOUTH KYRENE ROAD

Page 1 of 1

This project is located in the Southwest Overlay District, and consists of a 38,000 sq/ft. Addition to the rear (East side) of the existing 125,800 sq/ft. Concrete tilt slab warehouse.

The new side and rear exterior elevations of the addition will match the existing warehouse, as to construction material, height, finish, color, and architectural details.

The existing parking count and layout meets the current City of Tempe requirements, and no changes are needed for this addition.

The existing landscaping meets the current City of Tempe requirements, and no changes to the existing landscaped areas are needed for this addition.

The existing utilities. The SES etc. have been calculated to have more than enough spare capacity for this addition.

The 38,000 sq/ft. Warehouse addition is to be built over one of the existing concrete paved areas. There is no change to the overall site grading plan.

The existing calculated and certified water retention meets current City of Tempe requirements. Two of the existing retention basins are currently located on the East property line towards the north of the property line. The southern most retention basin will be filled in compacted and paved over. The dry well will maintained intact. The capacity of the two retention basins will be combined into the northern most dry well which will be reconfigured to the current City of Tempe requirements to meet the volume capacity of the two existing retention basins. There by retaining the existing calculated and certified water retention capacities.

One fire hydrant at the rear east side of the property will be relocated to meet current City of Tempe Fire Dept. requirements.

End of Document

TENANT IMPROVEMENT

AZPACK PROPERTY LLC

7255 SOUTH KYRENE RD
TEMPE, ARIZONA 85283

LIST OF ABBREVIATIONS

A.I.C. ALT. INTERRUPTING CAPACITY	I.D. INTERIOR DESIGN
A.S. ANCHOR BOLT	INSUL. INSULATION
A.F.F. ABOVE FINISHED FLOOR	L.L.H. LONG EG. HORIZONTAL
A.L.T. ALTERNATE	L.L.V. LONG EG. VERTICAL
ALUM. ALUMINUM	L.P. LOW POINT
AUX. AUXILIARY	LAV. LAVATORY
B.O. BOTTOM OF	LOC. LOCAL
B.D. BOARD	LC. LONG
BLK.G. BLOCKING	MA.S. MASONRY
BM. BEAM	MAX. MAXIMUM
BOT./BOTT. BOTTOM	MIN. MINIMUM
BRZ. BRONZE	MTD. MOUNTED
	MTL. METAL
	N.I.C. NOT IN CONTRACT
	O.C. CON CENTER
	O.D. OUTSIDE DIM., OVERFLOW DRAIN
	OH. OVERHANG
	O/O OUT TO OUT
	Ø. PHASE, DIAMETER
	P. PROPERTY LINE, PLATE
	PLYWD. PLYWOOD
	P.O.S. POINT OF SAIL
	PREFAB. PREFABRICATED
	P.S.F. POUNDS PER SQ. FOOT
	P.S.I. POUNDS PER SQ. INCH
	P.T. PRESSURE TREATED
	PTN. PARTITION
	P.V.C. POLYVINYL CHLORIDE
	R.D. ROOF DRAIN
	RECEPT. RECEPTACLE
	REINF. REINFORCING
	REQD. REQUIRED
	R.W.L. RAIN WATER LEADER
	R.O.W. RIGHT-OF-WAY
	SQ. SQUARE
	S/S, S.S. STAINLESS STEEL
	STEEL. STEEL
	STRUCT. STRUCTURAL
	SURF.MTD. SURFACE MOUNTED
	S.W. SAFE WASTE
	T&G. TONGUE AND GROOVE
	T.O.S. TOP OF SLAB
	TRYP. TYPICAL
	UR. URINAL
	VEN. VENER
	VERT. VERTICAL
	VEST. VESTIBULE
	V.T.R. VENT THRU ROOF
	W. WIDE, WASTE
	W.C. WITH
	W.C.O. WATER CLOSET
	W.C.O. WALL CLEAN OUT
	W.H. WATER HEATER
	W.H. WALK N. BOY
	W.P. WATER PROOF
	W.W.F. WELDED WIRE FABRIC
	W.W.M. WELDED WIRE MESH

LOCAL CODES:

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL CONSTRUCTION CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2011 NATIONAL ELECTRICAL CODE/NFPA-70
- 2010 ADA STANDARD FOR ACCESSIBLE DESIGN
- 2012 I.F.C.

WITH CITY OF TEMPE AMENDMENTS
NOTE: FIRE SPRINKLERS DEFERRED SUBMITTAL

SITE RETENTION

V = (0) AC
12
D = 2.4 INCHES C = 0.95
A = 329,399 SF
V = (2.4) (329,399) (0.95)
12
VOLUME REQUIRED = 62,586 CF
VOLUME EXISTING = 62,755 CF OK

SEE EXISTING VOLUME PROVIDE CERTIFICATION SHEET C-1 BY DEVELOPMENT ENGINEERING INC. DATED 1991

SCOPE OF WORK

THIS PROJECT IS LOCATED IN THE SOUTHWEST OVERLAY DISTRICT, AND CONSISTS OF 4,36,000 SQ/FT ADDITION TO THE REAR (EAST SIDE) OF THE EXISTING 125,800 SQ/FT. CONCRETE TILT SLAB WAREHOUSE.

THE NEW SIDE AND REAR EXTERIOR ELEVATIONS OF THE ADDITION WILL MATCH THE EXISTING WAREHOUSE, AS TO CONSTRUCTION MATERIAL, HEIGHT, FINISH, COLOR, AND ARCHITECTURAL DETAILS.

THE EXISTING PARKING COUNT AND LAYOUT MEETS THE CURRENT CITY OF TEMPE REQUIREMENTS AND NO CHANGES ARE NEEDED FOR THIS ADDITION.

THE EXISTING LANDSCAPING MEETS THE CURRENT CITY OF TEMPE REQUIREMENTS AND NO CHANGES TO THE EXISTING LANDSCAPED AREAS ARE NEEDED FOR THIS ADDITION.

THE 38,000 SQ/FT. WAREHOUSE ADDITION IS TO BE BUILT OVER ONE OF THE EXISTING CONCRETE PAVED AREAS. THERE IS NO CHANGE TO THE OVERALL SITE GRADING PLAN.

THE EXISTING CALCULATED AND CERTIFIED WATER RETENTION MEETS CURRENT CITY OF TEMPE REQUIREMENTS. TWO OF THE EXISTING RETENTION BASINS ARE CURRENTLY LOCATED ON THE EAST PROPERTY LINE TOWARDS THE NORTH OF THE PROPERTY LINE. THE SOUTHERN MOST RETENTION BASIN WILL BE FILLED IN, COMPACTED AND PAVED OVER. THE DRY WELL WILL MAINTAIN INTACT. THE CAPACITY OF THE TWO RETENTION BASINS WILL BE COMBINED INTO THE NORTHERN MOST DRY WELL WHICH WILL BE RECONFIGURED TO THE CURRENT CITY OF TEMPE REQUIREMENTS TO MEET THE VOLUME CAPACITY OF THE TWO EXISTING RETENTION BASINS, THEREBY RETAINING THE EXISTING CALCULATED AND CERTIFIED WATER RETENTION CAPACITIES.

ONE FIRE HYDRANT AT THE REAR EAST SIDE OF THE PROPERTY WILL BE RELOCATED TO MEET CURRENT CITY OF TEMPE FIRE DEPT. REQUIREMENTS.

LEGAL DESCRIPTION

A.P.N. 303-47-015E
A PARCEL OF LAND SITUATED IN THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, SAID CORNER BEING THE INTERSECTION OF THE MONUMENT LINE OF KYRENE ROAD AND ELLIOTT ROAD; THENCE N 00 DEGREES 13 MINUTES 22 SECONDS W, ALONG THE WEST LINE OF SAID SECTION 10 AND THE MONUMENT LINE OF KYRENE ROAD, A DISTANCE OF 1,929.93 FEET TO A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS N 00 DEGREES 13 MINUTES 22 SECONDS W, AS MEASURED ALONG SAID WEST LINE OF SECTION 10, A DISTANCE OF 696.62 FEET; THENCE N 89 DEGREES 46 MINUTES 38 SECONDS E, FROM SAID POINT PERPENDICULAR TO THE WEST LINE OF SECTION 10 A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KYRENE ROAD AND THE TRUE POINT OF BEGINNING.

1. THENCE N 00 DEGREES 13 MINUTES 22 SECONDS W ALONG THE EAST RIGHT-OF-WAY LINE OF KYRENE ROAD, PARALLEL WITH AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 696.55 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET SOUTH OF THE WEST-MIDSECTION LINE OF SAID SECTION 10;
2. THENCE N 89 DEGREES 50 MINUTES 57 SECONDS E ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTH OF THE EAST-WEST MIDSECTION LINE OF SAID SECTION 10, A DISTANCE OF 566.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, WHICH IS A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND CONCENTRIC TO AND 100.00 FEET WESTERLY OF THE CENTER LINE OF THE SOUTHERN PACIFIC RAILROAD TRACKS, A RADIAL BEARING FROM SAID POINT TO THE RADIIUS POINT BEARS N 82 DEGREES 59 MINUTES 23 SECONDS W, A DISTANCE OF 2,336.27 FEET;
3. THENCE SOUTHWESTERLY ALONG SAID CURVE AND SOUTHERN PACIFIC RAILROAD'S WESTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 55 SECONDS, A DISTANCE OF 456.04 FEET TO A POINT OF NON-TANGENCY;
4. THENCE S 15 DEGREES 39 MINUTES 13 SECONDS W, CONTINUING ALONG SAID SOUTHERN PACIFIC RAILROAD WEST RIGHT-OF-WAY LINE, WHICH IS PARALLEL WITH AND 100.00 FEET WEST OF THE CENTER LINE OF THE SOUTHERN PACIFIC RAILROAD TRACKS, A DISTANCE OF 217.98 FEET;
5. THENCE S 89 DEGREES 46 MINUTES 38 SECONDS W, A DISTANCE OF 416.43 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 329,399.0 SQUARE FEET, OR 7.5620 ACRES (MEASURED)

BENCHMARK

BENCH MARK NO.1
FOUND AT THE INTERSECTION OF
GUADALUPE AND KYRENE ROAD
ELEVATION = 1347.46 (C.O.M. DATUM)

BENCH MARK #2
TOP OF 3/4" IRON PIPE IN H.H. 1/2" MILE
SOUTH OF GUADALUPE IN KYRENE ROAD
ELEVATION = 1196.38 (C.O.M. DATUM)

CONSULTANTS

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CONTRACTOR
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(480) 747-8044
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renaissanceceos.com

PROJECT DATA

.....	AZPACK PROPERTY
.....	7255 S KYRENE RD
.....	TEMPE, AZ 85283
PROJECT ADDRESS:	7255 S KYRENE RD
.....	TEMPE, AZ 85283
PARCEL NUMBERS:	303-47-015E
.....	80
GENERAL INDUSTRIAL DISTRICT	
SOUTHWEST TEMPE OVERLAY	
TYPE OF CONSTRUCTION:	TYPE V-B, SPRINKLERED
OCCUPANCY CLASS	2-2 - LOW HAZARD STORAGE
.....	2-B-BUSINESS (ACCESSORY OCCUPANCY)
BUILDING AREAS AND PARKING REQUIREMENTS	
7255 SOUTH KYRENE ROAD CONTAINS 141 PARKING	
7255 SOUTH KYRENE ROAD	
BUILDING AREA	OFFICE AREA 7,481 SQ/FT
.....	WAREHOUSE 117,853 SQ/FT
.....	NEW WAREHOUSE ADDITION 37,102 SQ/FT
.....	TOTAL BUILDING AREA: 162,236 SQ/FT
PARKING REQUIRED	OFFICE AREA 7,481 / 300 = 24 SPACES
.....	1 SPACE PER 300 SF
.....	WAREHOUSE 117,853
.....	1 SPACE PER 500 SF FOR THE FIRST 10,000SF+10,000SF/500 = 20 SPACES
.....	1 SPACE PER 5,000 SF FOR REMAINING(117,853SF-10,000SF=107,853SF)/5,000SF = 22 SPACES
.....	1 SPACE PER 5,000 SF FOR NEW ADDITION(37,102/5,000SF = 7 SPACES
.....	TOTAL REG'D 24+20+22+7 = 73 SPACES
.....	EXISTING REGULAR SPACES 141 SPACES
.....	EXISTING HANDICAP 8 SPACES
.....	EXISTING VAN ACCESSIBLE 8 SPACES
.....	SPACES LOST FOR NEW ADDITION
.....	1 SPACE PER 5,000 SF FOR NEW ADDITION(37,102/5,000SF = 7 SPACES
.....	NEW TOTAL PROVIDED -23 REGULAR SPACES
.....	118 SPACES OK

INDEX OF DRAWINGS

COVER SHEET:

C-1 COVER SHEET

LANDSCAPE:

L- = EXISTING LANDSCAPE PLAN

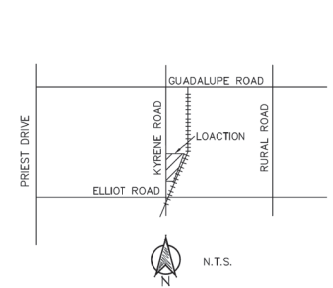
SITE DEVELOPMENT:

SD-1 = SITE PLAN
SD-2 = GRADING/LANDSCAPE
SD-3 = PHOTOMETRICS

ARCHITECTURAL:

A-1 = FLOOR PLAN
A-1-1 = PANEL PLAN
A-2 = EXTERIOR ELEVATIONS
A-2-1 = EXTERIOR ELEVATIONS
A-3 = SECTIONS
A-4 = ROOF PLAN
A-4-1 = REFLECTIVE CEILING PLAN

VACINITY MAP



REVISIONS

DATE
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Fax: (480) 243-7319
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AZPACK WAREHOUSE ADDITION
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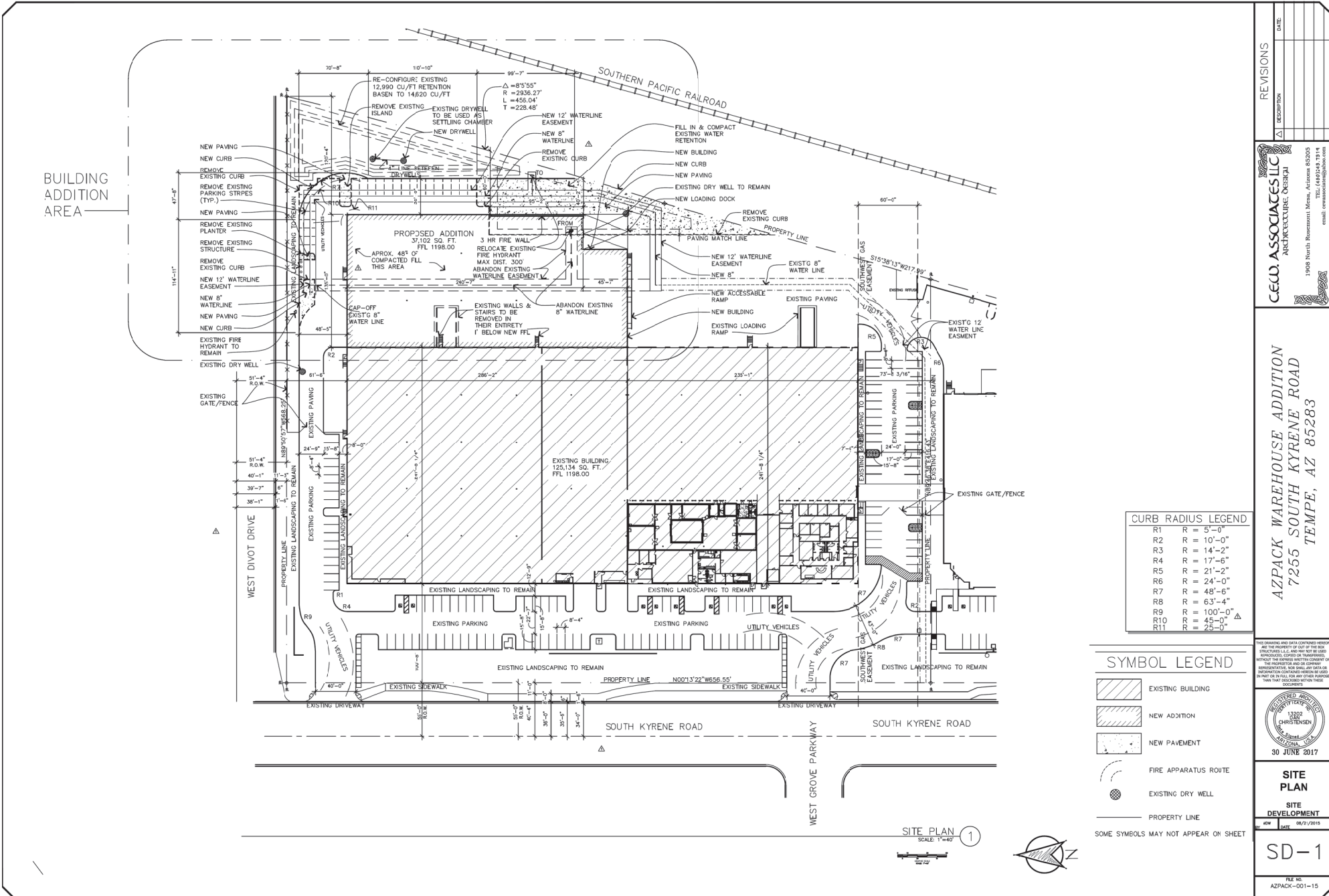
REGISTERED ARCHITECT
13302
PHOENIX, ARIZONA
30 JUNE 2017

COVER SHEET
ARCHITECTURAL DRAWINGS

REV. NO. DATE 08/21/2015

C-1

FILE NO.
AZPACK-001-15



BUILDING ADDITION AREA

CURB RADIUS LEGEND	
R1	R = 5'-0"
R2	R = 10'-0"
R3	R = 14'-2"
R4	R = 17'-6"
R5	R = 21'-2"
R6	R = 24'-0"
R7	R = 48'-6"
R8	R = 63'-4"
R9	R = 100'-0"
R10	R = 45'-0"
R11	R = 25'-0"

SYMBOL LEGEND

- EXISTING BUILDING
 - NEW ADDITION
 - NEW PAVEMENT
 - FIRE APPARATUS ROUTE
 - EXISTING DRY WELL
 - PROPERTY LINE
- SOME SYMBOLS MAY NOT APPEAR ON SHEET

SITE PLAN 1
SCALE: 1"=40'



REVISIONS	DATE	DESCRIPTION

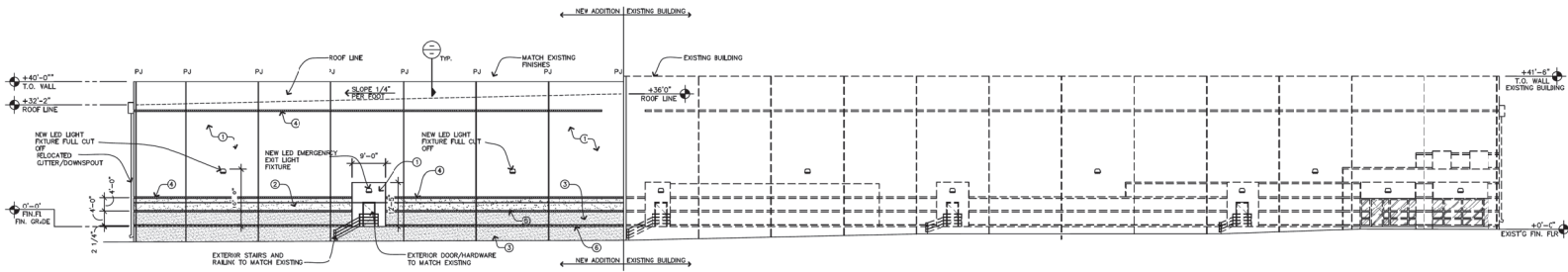
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email: ced@cedassoc.com

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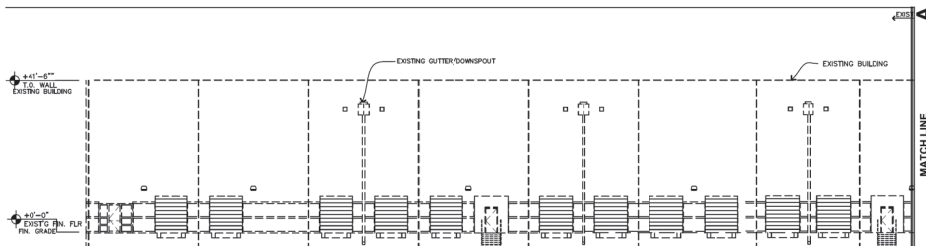
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REGISTERED ARCHITECT
13202
CHRISTENSEN
30 JUNE 2017

SITE PLAN
SITE DEVELOPMENT
DATE: 06/21/2015

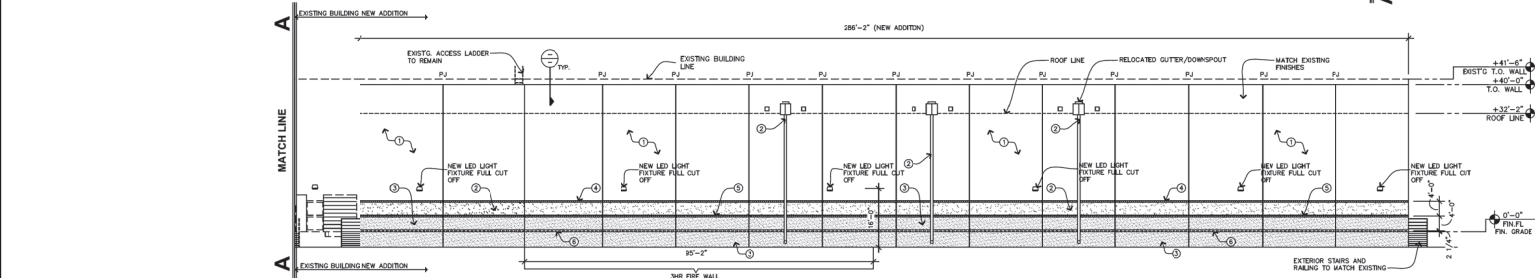
SD-1
FILE NO.
AZPACK-001-15



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



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



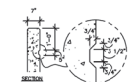
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE:

1 BUILDING BASE COLOR: BEHR CANYON WND BL-W12 MATCH EXISTING COLOR & FINISH		PRECAST CONCRETE TILT-PANEL
2 RAINSGOILT ACCENT COLOR 1: BEHR WORTAR N350-1 MATCH EXISTING COLOR & FINISH		PRECAST CONCRETE TILT-PANEL
3 RAINSGOILT ACCENT COLOR 2: GLENDEN GRAY METAL DQNN 10/000 MATCH EXISTING COLOR & FINISH		PRECAST CONCRETE TILT-PANEL
4 SECONDARY ACCENT A1: BEHR CANYON WND BL-W12 MATCH EXISTING COLOR & FINISH		PRECAST CONCRETE TILT-PANEL
5 SECONDARY ACCENT B1: BEHR WORTAR N350-1 MATCH EXISTING COLOR & FINISH		PRECAST CONCRETE TILT-PANEL
6 SECONDARY ACCENT B3: GLENDEN GRAY METAL DQNN 10/000 MATCH EXISTING COLOR & FINISH		PRECAST CONCRETE TILT-PANEL
7 METAL STAR-BARS: BEHR CANYON WND BL-W12 MATCH EXISTING COLOR & FINISH		METAL
8 ALUM. DOORS: BEHR CANYON WND BL-W12 MATCH EXISTING COLOR & FINISH		HOLLOW METAL

SOME SYMBOLS MAY NOT APPEAR ON SHEET

DETAILS



HORIZONTAL ACCENT
SCALE: N.T.S.

REVISIONS

NO.	DESCRIPTION	DATE

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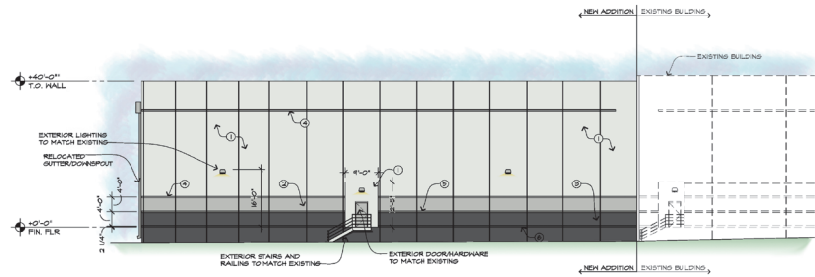
AZPACK WAREHOUSE ADDITION
7255 SOUTH KYRENE ROAD
TEMPE, AZ 85283

REGISTERED ARCHITECT
STATE OF ARIZONA
JERRY CHRISTENSEN
30 JUNE 2017

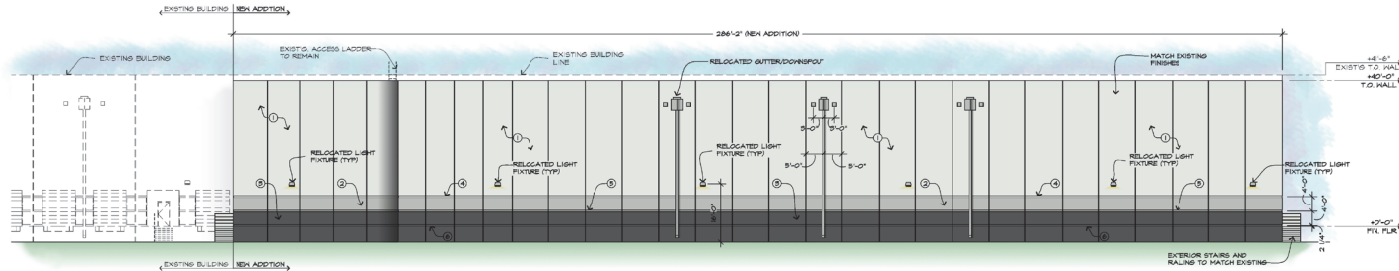
EXTERIOR ELEVATIONS
ARCHITECTURAL DRAWINGS
DATE: 08/21/2015

A-2

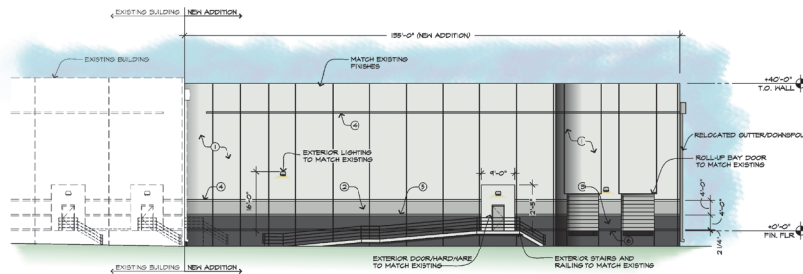
FILE NO: AZPACK-001-15



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



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE:

① BUILDING BASE COLOR: BEIR EXPORT HND BL-W42 MATCH EXISTING COLOR & FINISH	PRECAST CONCRETE TILT-PANEL
② HANSCOTT AGENT COLOR 1: BEIR HORTAR HND-BH-42 MATCH EXISTING COLOR & FINISH	PRECAST CONCRETE TILT-PANEL
③ HANSCOTT AGENT COLOR 2: GLENDEN GRAY METAL CONN 101000 MATCH EXISTING COLOR & FINISH	PRECAST CONCRETE TILT-PANEL
④ SECONDARY AGENT #1: BEIR CANTON HND BL-W42 MATCH EXISTING COLOR & FINISH	PRECAST CONCRETE TILT-PANEL
⑤ SECONDARY AGENT #2: BEIR HORTAR HND-BH-42 MATCH EXISTING COLOR & FINISH	PRECAST CONCRETE TILT-PANEL
⑥ SECONDARY AGENT #3: GLENDEN GRAY METAL CONN 101000 MATCH EXISTING COLOR & FINISH	PRECAST CONCRETE TILT-PANEL
⑦ METAL STAIR RAILS: BEIR CANTON HND BL-W42 MATCH EXISTING COLOR & FINISH	METAL
⑧ ALUM. DOORS: BEIR CANTON HND BL-W42 MATCH EXISTING COLOR & FINISH	HOLLOW METAL

NOTE: SOME SYMBOLS MAY NOT APPEAR ON SHEET

REVISIONS	DATE	
	DESCRIPTION	
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30 JUNE 2017		
EXTERIOR ELEVATIONS		
ARCHITECTURAL DRAWINGS		
DATE	DATE	DATE
1/20/17	1/20/17	04/07/2018
A-2		
<small>FILE NO. AZPACK-001-1-5</small>		

NO.	DATE	REVISIONS

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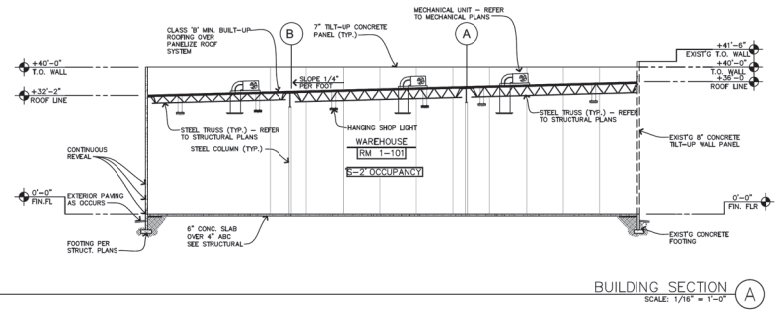


BUILDING SECTIONS
ARCHITECTURAL DRAWINGS
DATE: 08/21/2015

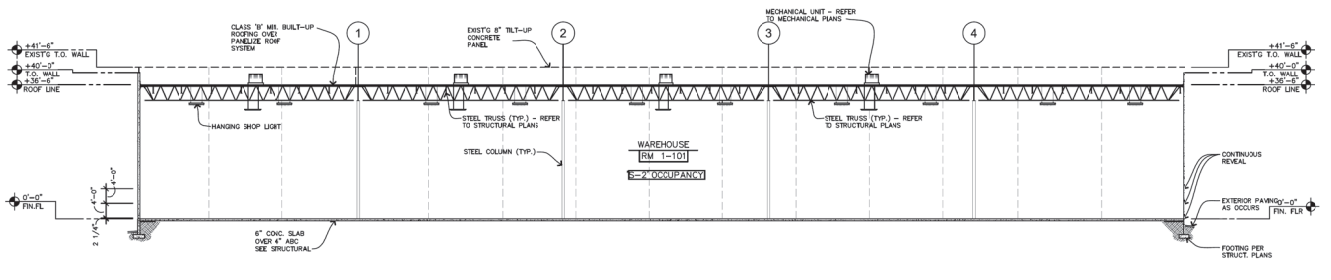
A-3
FILE NO. AZPACK-001-15

- GENERAL NOTES:**
- PER IBC TABLE 803.5 ALL INSULATING MATERIALS INCLUDING FACINGS SUCH AS VAPOR RETARDERS, AND VARIOUS PERMEABLE MEMBRANES, SIMILAR COVERINGS, AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE FOIL INSULATION FOR WALLS AND CEILINGS SHALL HAVE A CLASS "C" (PER IBC 803.1) FLAME SPREAD.
 - MECHANICAL UNITS ARE NOT TO EXCEED HEIGHT OF PARAPET.

IBC 803.1
CLASS A FLAME SPREAD 0-25, SMOKE-DEVELOPED 0-450
CLASS B FLAME SPREAD 26-75, SMOKE-DEVELOPED 0-450
CLASS C FLAME SPREAD 76-250, SMOKE-DEVELOPED 0-450
EXCEPTION: MATERIALS OTHER THAN TEXTILES, TEST IN ACCORDANCE w/ IBC SECTION 803.2



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



LONGITUDINAL BUILDING SECTION B
SCALE: 1/16" = 1'-0"

BL-W12



BL-W12

MATCH EXISTING BUILDING
BASE COLOR
BEHR-BLW-12
CANYON WIND

BL-W12^U
Canyon Wind

MATCH EXISTING BUILDING
ACCENT COLOR
BEHR-N380-3U
WEATHERED MOSS

Weathered Moss N380-3^U

MATCH EXISTING BUILDING
WAINSCOT COLOR
GLIDDEN-OONN 10/000-GREY METAL

AZ PACK
7255 SOUTH KYRENE ROAD
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COLOR CHART
AZ PACK WAREHOUSE
ADDITION

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