

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2019
Agenda Item: 3**

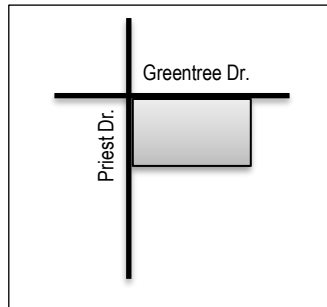
ACTION: Request a Development Plan Review for a new 117,673 square-foot office and warehouse building for PRIEST/GREENTREE BUSINESS CENTER, located at 1315 West Greentree Drive. The applicant is Butler Design Group. (PL190009)

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: PRIEST/GREENTREE BUSINESS CENTER (PL190009) is a proposed 117,673 square-foot office and warehouse building located at the southeast corner of Priest and Greentree Drives. The anticipated tenant of the building is Arizona Tile. The request includes the following:

DPR190016 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	8829 South Priest LLC
Applicant	Anthony Villarreal, Butler Design Group
Zoning District	GID SWOD (General Industrial District, Southwest Overlay District)
Net site area	7.61 acres
Net Building Area	117,673 s.f.
Lot Coverage	36% (NS)
Building Height	37' (60' maximum allowed)
Building Setbacks	91'-2" front (west), 40' rear (east), 102'-1" street side (north), 124'-6" side (south) (25', 0', 25', 0' min.)
Landscape area	23% (10% minimum required)
Vehicle Parking	119 spaces (95 min. required, 119 max allowed)
Bicycle Parking	12 spaces (12 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located at the southeast corner of Priest and Greentree Drives, approximately 1,000 feet south of Warner Road. The applicant intends to construct a 117,673 square-foot office and warehouse building.

This request includes the following:

DPR190016 Development Plan Review which includes: a single-story, 37-foot high office and warehouse building with a building area of 117,673 square feet.

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

SITE PLAN REVIEW

Two preliminary and one formal site plan review were conducted in May 2018, August 2018, and February 2019. Significant comments provided by staff included: provide variation in building wall planes on north and west elevations; increase area of concrete masonry on the north and east elevations; provide a pedestrian connection from Priest Drive; stagger parking lot screen walls along both street frontages; screen parking near northwest corner of the site; provide a refuse enclosure; provide an eight-foot high wall along the south property line; and provide a landscape buffer with trees spaced 20 feet on-center along the south and east property lines.

The applicant addressed most staff's comments. Stipulations are included to provide a refuse enclosure (#7) and screen the vehicle parking spaces from street view with either a wall or landscape berm (#8), both as required by code.

PUBLIC INPUT

- Neighborhood meeting not required
- No public input as of the completion of this staff report

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

The 7.61-acre site is located at the southeast corner of Priest and Greentree Drives. Vehicular access occurs at one driveway on Priest and two driveways on Greentree. Parking lots are located on the west and north sides of the building, and the loading dock is on the south. The plan provides for a shared drive aisle with the existing storage yard to the east, and a condition (#9) is included to create cross access between the two lots. Condition #7 is also included to require a refuse enclosure for the trash and recycle dumpsters located on the south side of the building.

Building Elevations

The building is constructed of tilt-up concrete panels to be painted three shades of beige. Integral color concrete masonry unit (CMU) veneer is used near the three building entrances and carried up as columns at the northwest corner of the building. Steel canopies shade the three storefront entries.

Landscape Plan

Street trees along Priest include Chinese Elm and Desert Willow. Trees along Greentree include Mesquite, Palo Brea, Chinese Elm, and Desert Willow. Landscaping is located adjacent to the west and north building elevations to soften its appearance and provide shade on the building walls. Transmission line and irrigation easements run parallel to the south property line, and an eight-foot high wall is located on the north side of these easements. While not required, an almost 40-foot wide landscape buffer with trees spaced 20 to 25 feet on-center is provided along the south property line, adjacent to the residentially zoned properties within Maricopa County jurisdiction to the south. A stipulation is included (#19) to add higher-growing shrubs between the curb and sidewalk along Priest to create a better buffer for pedestrian comfort.

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 large, concrete building is broken up using reveals, color, and texture.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the building entrances and majority of storefront glass are oriented to the north and shaded by steel canopies. Landscaping, including shade trees, is proposed adjacent to the north and west elevations.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the selected materials are appropriate with their location and function.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; this large office/warehouse building is comparable in scale to the surrounding buildings in this industrial area.*
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; darker paint colors occur at the lower portions of the building. CMU is used to accentuate the three primary building 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; material and color patterns create sufficient architectural detail and interest for the building's location and function.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; plans provide dedicated pedestrian paths between the building and both public streets.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation is identified at three driveways and is separate from the pedestrian access. Where pedestrian paths cross on-site drive aisles, the paths are delineated with a different paving material.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscaping is designed to separate vehicle and pedestrian circulation and accents the building.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated March 18, 2019 and landscape plan dated March 19, 2019. 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. 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.
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. Provide upgraded paving at each driveway consisting of colored concrete. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
5. 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.
6. 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.
7. **Provide refuse enclosure(s) that comply with DS-116.**
8. **Vehicle parking near the northwest corner of the site shall be screened from street view with screen walls or earth berms that are a minimum of three (3) feet above the adjacent parking lot surface. If berms are used, provide dimensioned cross sections extending from both rows of vehicle parking to demonstrate the plans meet this requirement.**
9. **A cross access easement for the shared drive between the subject site and the lot to the east shall be recorded prior to issuance of building permits.**

Building Elevations

10. The materials and colors are approved as presented:
Tilt panel concrete with 2" wide and 1/2" deep reveals, painted – Dunn Edwards – Cochise DEC761
Dunn Edwards – Metal Fringe DET626
Dunn Edwards – Downing to Earth DET634
Building Accent – 8"x8"x16" CMU, running bond pattern – Superlite – Mesa Stone, Black Canyon
Steel canopies – Dunn Edwards – Renwick Brown DET630
Windows – clear anodized aluminum frame
Glazing – 1" low E insulated glass, tinted gray
Overhead dock door – Dunn Edwards – Metal Fringe DET626

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

11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Landscape

15. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
16. 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.
17. 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.
18. 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.
19. **The Purple Lantana (*Lantana montevidensis*) between curb and back of sidewalk adjacent to Priest Drive shall be replaced with Blue Ranger (*Leucophyllum zygophyllum*), Texas Ranger (*Leucophyllum frutescens*) or similar shrub to better buffer from the street.**

Building Address Numerals

20. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications

coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- 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: <http://www.tempe.gov/home/showdocument?id=5327>. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference

the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site 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.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on

Private Development details.

- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

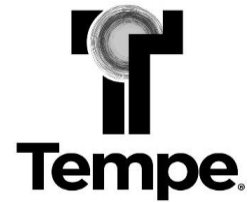
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

HISTORY & FACTS:

None pertinent to this case

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



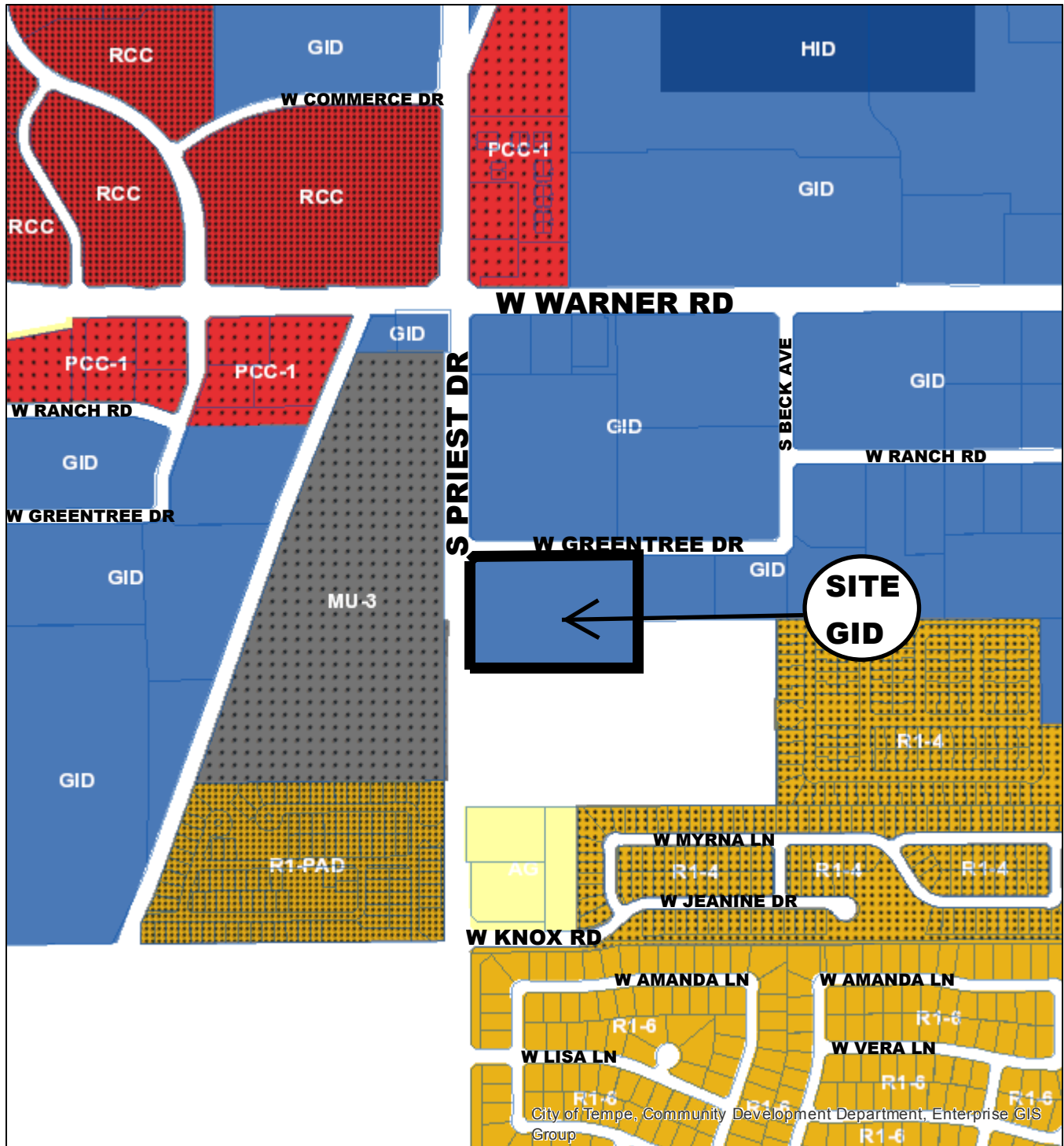
DEVELOPMENT PROJECT FILE
for
PRIEST / GREENTREE BUSINESS CENTER
(PL190009)










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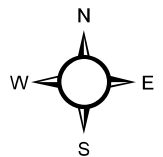
- 1-12. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 13-14. Applicant's Letter of Explanation
- 15-21. Site Design (Site Plan, Landscape Plan, Underground Utility Plan, Lighting Plan and Cut Sheets)
- 22-27. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, Floor Plans)

PRIEST/GREENTREE BUSINESS CENTER

PL 190009



- | | |
|--|---|
|  General Industrial District (GID) |  Agricultural (AG) |
|  Heavy Industrial District (HID) |  Single-Family Residential (R1-6) |
|  Mixed Use Med-High (MU-3) |  Single-Family Residential (R1-4) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Regional Commercial Center (RCC) | |

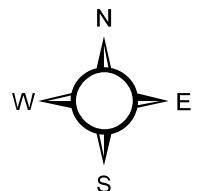


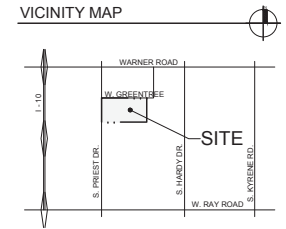
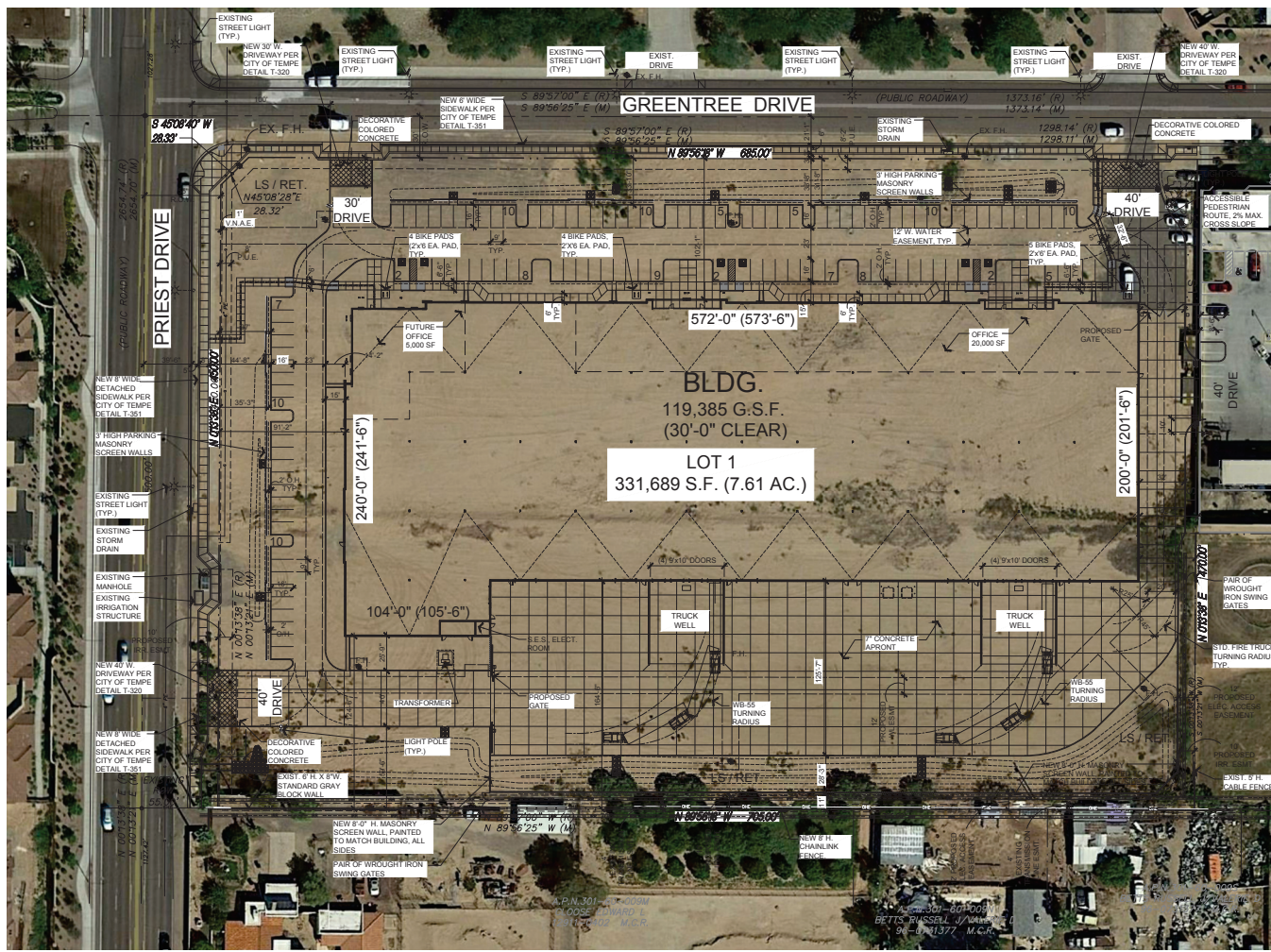
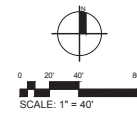
PRIEST/GREENTREE BUSINESS CENTER

PL 190009



Aerial Map





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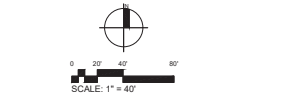
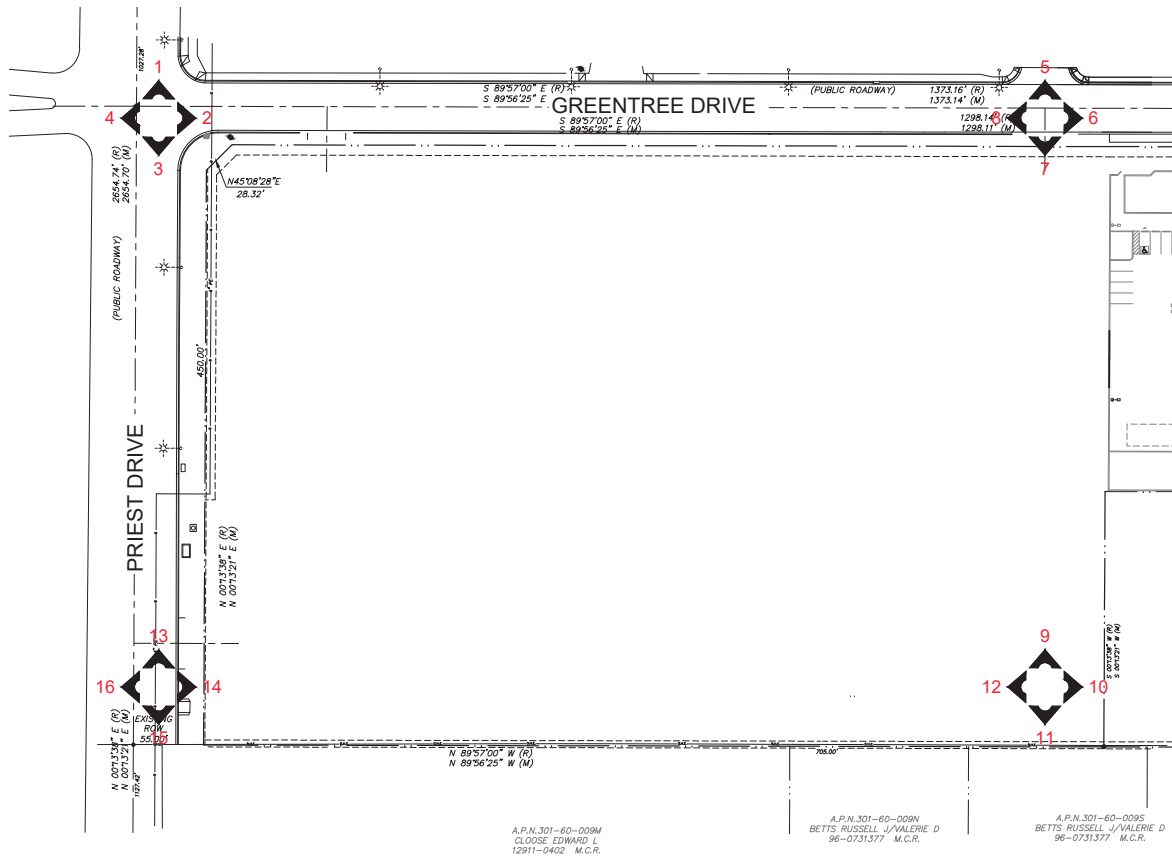
18006 ST08
 03-18-19

ARIZONA TILE

Priest / Greentree Business Center
 1315 West Greentree Drive
 Tempe, Arizona 85284



AERIAL
 AERIAL OVERLAY SITE PLAN

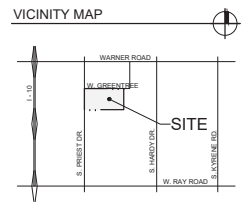


PROJECT DATA

SITE & BUILDING INFORMATION	
PARCEL NUMBER	361-65-980
EXISTING ZONING	= GDO (SOUTHWEST OVERLAY DISTRICT)
PROPOSED ZONING	= GDO
GENERAL PLAN USE	= INDUSTRIAL
SITE AREA	: 331,686 S.F. (7.61 AC)

LEGAL DESCRIPTION
 LOT 1, OF PRIEST-WARNER COMMERCIAL COMPLEX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 489 OF MAPS, PAGE 15.

DEVELOPER	ARCHITECT
ARIZONA TILE 8029 S. PRIEST DR. TEMPE, AZ 85284 PH: (480) 893-9393 CONTACT: GARY SKARTEN EMAIL: GSKARTEN@ARIZONATILE.COM	BUTLER DESIGN GROUP, INC. 5011 E. WASHINGTON SUITE 107 PHOENIX, AZ 85034 PH: (602) 951-1802 FX: (602) 951-7722 CONTACT: ROCK BUTLER EMAIL: RBUTLER@BUTLERDESIGNGROUP.COM



18006 ST08
12-17-18

ARIZONA TILE

Priest / Greentree Business Center
 1315 West Greentree Drive
 Tempe, Arizona 85284



CP.1
CONTEXT PLAN



NWC looking North



NWC looking East



NWC looking South



NWC looking West



NEC looking North



NEC looking East



NEC looking South



NEC looking West



SEC looking North



SEC looking East



SEC looking South



SEC looking West



SWC looking North



SWC looking East



SWC looking South



SWC looking West

March 18TH 2019

City of Tempe
Development Services
Attn: Karen Stovall
31 E. Fifth Street
Tempe, Arizona 85281



Re: Priest / Greentree Business Center
1315 W. Greentree Drive
Tempe, AZ 85284

Case No: **SPR18060**
BDG Project No: 18006.100

Re: *Letter of Explanation* / **Priest/Greentree Business Center**

Dear Ms. Stovall,

Introduction:

Please accept this Letter, submitted by Butler Design Group on behalf of our client, Arizona Tile, for a proposed light industrial building. This narrative is intended to meet the *Letter of Explanation* requirements for a DPR application as set for in Section 6-306, Section D.

The Proposed Development is located on approximately 7.61 acres located on the southeast corner of Priest Drive and West Greentree Drive, in Tempe. The parcel is zoned General Industrial District (GID) and is in the *SW Tempe Overlay District*. Adjacent zoning districts include GID, MU-3 and Maricopa County RU-43.

The project will be a one-story 119,385s.f. office/warehouse building designed to provide expansion capacity to the existing adjacent Arizona Tile facility located to the North (SEC Priest Dr. and Warner), while being designed as a functional *multi-tenant* light industrial building for divisibility in the future.

Site Orientation / Circulation:

The building will be oriented in an East/West direction with potential office entries at each corner and a potential entry in the center of the building facing Greentree Drive. Additional storefront will be provided facing Priest Drive to promote a retail/showroom appearance. The site access is organized with three vehicular access points, which lead to employee and visitor parking areas on the front (north) of the building and truck access to the rear loading dock areas from Priest Drive. Two ADA accessible routes are provided to the building from both Greentree Drive and Priest Drive. These accessible routes provide convenient pedestrian friendly access to the building from local transit patronage and quick access for bike traffic to the bicycle parking spaces, which are evenly distributed on the North side of the building. A 40' driveway provided off of Priest Drive and Greentree Drive allows for functional truck movement through the site with minimal disturbance to the car vehicle parking located on the West and North side of the site / building. A separate and dedicated 30' driveway is provide on the NWC of the site for employee / car parking.

The adjacent property to the east is a 4-acre open 'yard' owned/utilized by Arizona Tile. A 40'-0" vehicular access drive and new gate is proposed to connect the two sites (as noted on the site plan).

CPTED / Site Lighting:

The site is provided with adequate site lighting via building wall mounted light fixtures at 25' AFF around the entire perimeter of the building to provide a proactive approach to deterring crime with a sufficiently illuminated site. The building lighting is evenly distributed around the perimeter of the building along in coordination with landscaping to provide visible site security, providing a natural deterrent for crime.

Building Aesthetics:

The building design will include a warm-neutral palette of colors and materials, organized to break-up the linear nature of the building while sharing a uniformity in context of materials. The primary wall structure for the building is tilt panel concrete construction with punched window openings. The office entry elements of the building will include full height glass storefronts accent masonry and steel canopy elements. The corner building entries and potential middle entry are



enhanced with additional vertical and horizontal articulation, using a combination of split face masonry and architectural steel. This articulation carries around the building entries and will include split-face masonry accents and exposed steel elements that together combine to provide a unique design solution to the surrounding neighborhood. Future tenant signage will comply with the Tempe Sign Ordinance.

Landscape Design:

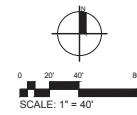
Landscaping is provided throughout the site to complement the building architecture and to enhance (future) Tenant entries. Accent lighting will be used for safety and to enhance the pedestrian areas around the building and site landscaping. The landscape palette provided has been selected based upon low water use, visual screening and shading. All retention areas will be landscaped and foundation planting shall be planted around the building entries to enhance the projects overall aesthetic appeal.

Summary:

Based upon the overall information provided, Butler Design Group strongly believes this Development Plan Review application is consistent with the overall intent and goals of the Tempe Zoning and Development Code. The Greentree Business Center will provide an opportunity for Arizona Tile to increase its long standing relationship with Tempe and to provide opportunities for future job creation in the City of Tempe. Arizona Tile is proud to be a continuing business partner in the City of Tempe.

Regards,

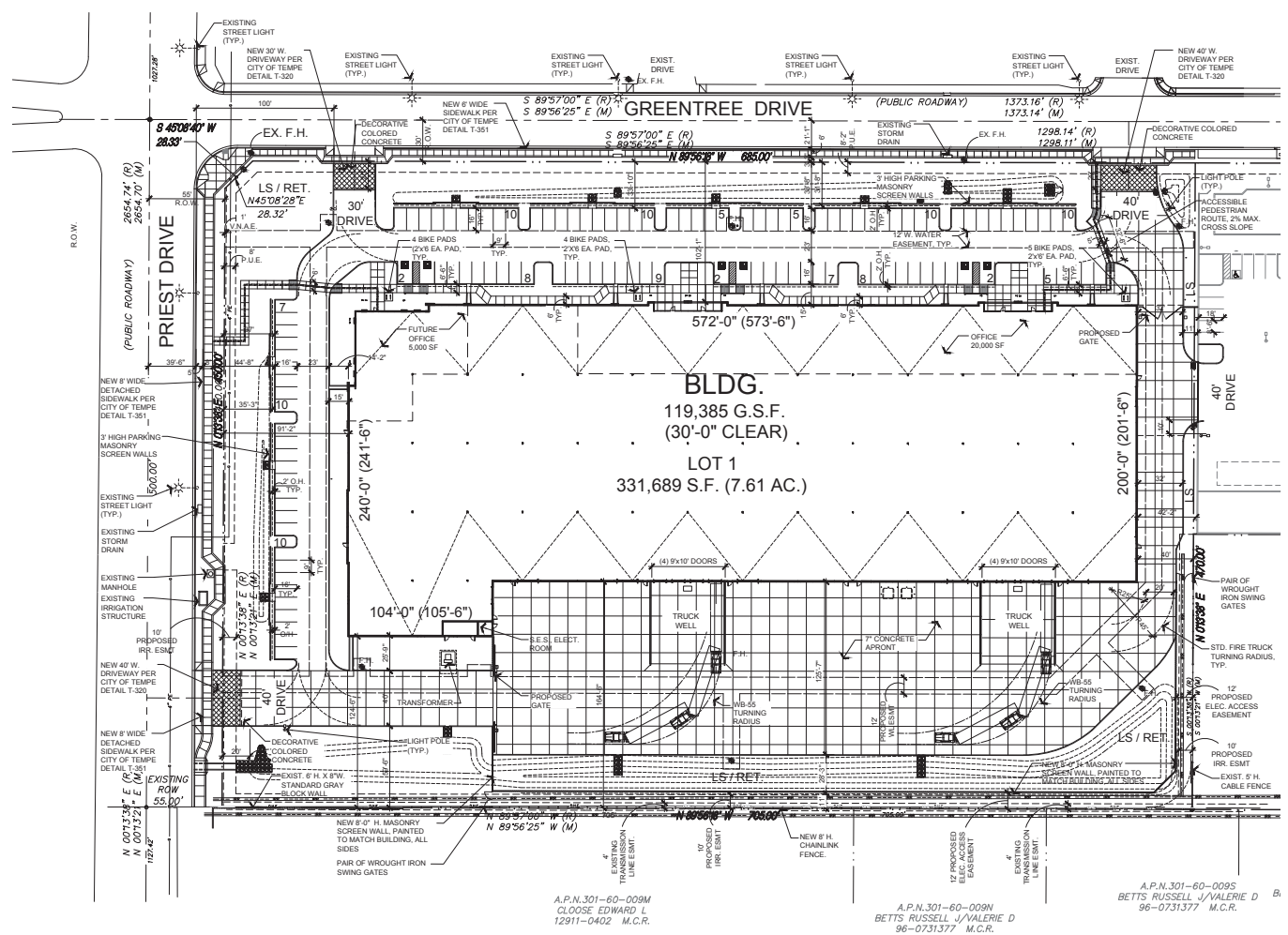
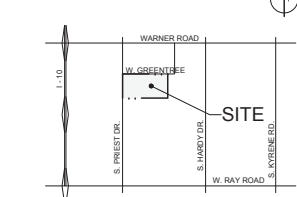
Anthony J. Villarreal, Project Manager
Butler Design Group, Inc.



PROJECT DATA

SITE & BUILDING INFORMATION		
PARCEL NUMBER	30140-980	
EXISTING ZONING	= GD (SOUTHWEST OVERLAY DISTRICT)	
PROPOSED ZONING	= INDUSTRIAL	
GENERAL PLAN USE	= 60'-0"	
ALLOWABLE BUILDING HEIGHT	= 35'-0"	
PROPOSED BUILDING HEIGHT	= B	
OCCUPANCY	= V-B FIRE SPRINKLER/DALARMED	
LEGAL DESCRIPTION		
LOT 1, OF PRIEST-WARNER COMMERCIAL EX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 489 OF MAPS, PAGE 15.		
SITE AREA	: 331,689 S.F. (7.61 AC)	
BUILDING AREA (GROSS)	: 119,385 SF GROSS	
BUILDING AREA (NET)	: 117,873 SF NET	
PARKING DATA		
VEHICLE PARKING REQUIRED (OFFICE)	: 67 SPACES	
VEHICLE PARKING REQUIRED (WAREHOUSE)	: 28 SPACES	
10,000 / 500 (1ST 10,000 S.F.)	: 28 SPACES	
87,671 / 5,000	: 18 SPACES	
TOTAL PARKING REQUIRED:	: 95 SPACES	
TOTAL PARKING PROVIDED:	: 119 SPACES	
95 SP. x 125% = 119 MAX. SPACES ALLOWED.		
ACCESSIBLE PARKING		
REQUIRED	: 6 VEHICLE SPACES	
PROVIDED	: 6 VEHICLE SPACES	
BIKE PARKING PROVIDED		
REQUIRED (OFFICE)	: 2 BIKE SP.	
20,000 / 10,000 (OFFICE)	: 2 BIKE SP.	
97,671 / 10,000 (WAREHOUSE)	: 10 BIKE SP.	
TOTAL REQUIRED:	: 12 BIKE SP.	
PROVIDED:	: 12 BIKE SP.	
BIKE PARKING PROVIDED:		
(2x6' CONC. PAD PER BIKE)	: 12 BIKE SP.	
LOT COVERAGE		
REQUIRED	: 36% (NO STANDARD)	
PROVIDED	: 23% PROVIDED	
LANDSCAPE AREA (78,000 S.F.)	: 10% MIN. REQUIRED	
SETBACKS		
REQUIRED	PROVIDED	
FRONT (WEST)	25 FT.	31'-2"
PARKING (WEST)	20 FT.	35'-3"
SIDE	0 FT.	124'-6"
REAR (EAST)	0 FT.	40'-0"
STREET SIDE (NORTH)	25 FT.	102'-1"
PARKING (NORTH)	20 FT.	31'-8"
GOVERNING CODES - TEMPE, ARIZONA		
2012 INTERNATIONAL BUILDING CODE		
2012 INTERNATIONAL MECHANICAL CODE		
2012 INTERNATIONAL PLUMBING CODE		
2011 NATIONAL ELECTRICAL CODE		
2012 INTERNATIONAL FIRE CODE		
2012 INTERNATIONAL ENERGY CONSERVATION CODE		
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND IBC CHAP. II AMENDMENTS		

VICINITY MAP



A.P.N. 301-60-009M CLOOSE EDWARD L 12911-0402 M.C.R.
 A.P.N. 301-60-009N BETTS RUSSELL J/VALERIE D 96-0731377 M.C.R.
 A.P.N. 301-60-009S BETTS RUSSELL J/VALERIE D 96-0731377 M.C.R.

DEVELOPER
 ARIZONA TILE
 8629 S. PRIEST DR.
 TEMPE, AZ 85284
 PH: (480) 893-9393
 CONTACT: GARY SKARSTEN
 EMAIL: GSKARTEN@ARIZONATILE.COM

ARCHITECTS
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 FX: (602) 967-7722
 CONTACT: RICK BUTLER
 EMAIL: RBUTLER@BUTLERDESIGNGROUP.COM

18006 ST08
 03-18-19

ARIZONA TILE

Priest / Greentree Business Center
 1315 West Greentree Drive
 Tempe, Arizona 85284



PSP.1
 PRELIMINARY SITE PLAN

LANDSCAPE LEGEND:

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)
ALL TREES TO BE 1.5" CAL.

TREES	SIZE
Quercus virginiana 'Cathedral' Cathedral Live Oak	36" box
Parkinsonia praecox Palo Brea	24" box U.O.N
Prosopis alba 'Cooper' Copper's Mesquite 'Thornless'	36" box
Ulmus Parvifolia 'True Green' tm True Green Elm Tree	24" box U.O.N
Ulmus Parvifolia 'True Green' tm True Green Elm Tree	36" box
Acacia salicina Willow Acacia	24" box
Existing Tree To Remain	
Chamaerops humilis Mediterranean Fan Palm	36" Box 4" x 4" Multi Arm
Chilopsis lnearts Desert Willow	36" box

SHRUBS / ACCENTS	SIZE
Hesperaloe parviflora Yellow Yucca	5 gallon
Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 gallon
Dasylistron wheeleri Desert Spoon	5 gallon
Agave murpheyi Murphy's Agave	5 gallon
Tecoma stans 'Orange Jubilee' Orange Jubilee	5 gallon
Callistemon citrinus 'Little John' Dwarf Bottlebrush	5 gallon
Ruellia peninsularis Desert Ruellia	5 gallon
Leucophyllum frutescens 'compacta' Compact Sage	5 gallon
Leucophyllum candidum Silver Cloud Sage	5 gallon
Bougainvillea 'Torch Glow' 'Torch Glow'	5 gallon
Acacia redolans Desert Carpet	5 gallon
Existing Shrub To Remain	

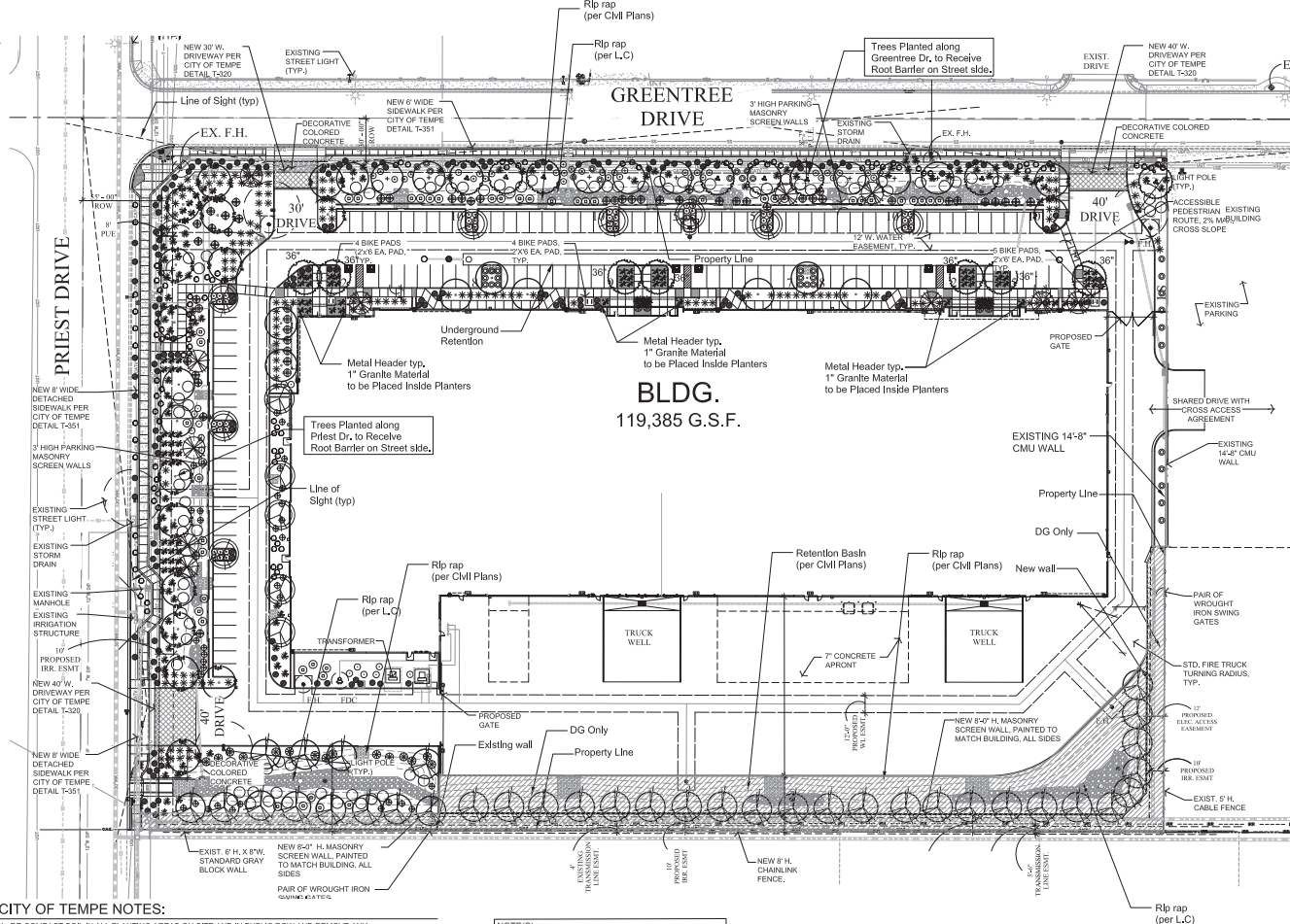
GROUND-COVERS	SIZE
Lantana X New Gold New Gold	1gallon
Lantana montevidensis Purple Lantana	1 gallon
Decomposed Granite-1/2" Select Express Gold 2" min thickness in all landscape areas.	
Decomposed Granite 1/2" Select Express Gold 1" min thickness in all landscape areas.	
Rip Rap 3/4" Express Gold Not Grouted 3" min thickness in all indicated areas.	
Decomposed Granite-1" Select Express Rose 2" min thickness in all landscape areas.	
Rip Rap 3/4" Express Gold (Grouted) (Grout to be gold in color) 3" min thickness in all indicated areas.	

CPTED NOTES:

ALL SHRUBS AND GROUND-COVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.

- PARKING LANDSCAPE ISLANDS
- PARKING BOARDERS FROM 0'-0"
- WALKS FROM 0'-6"
- ENTRY 15' RADIUS
- SIGHT TRIANGLES

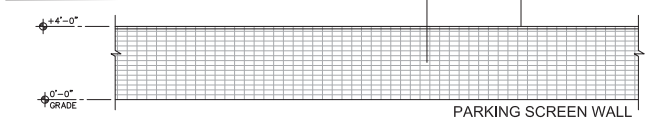
ALL SHRUBS AND GROUND-COVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.



CITY OF TEMPE NOTES:

- DE-COMPACT SOIL IN ALL PLANTING AREAS ON-SITE AND IN PUBLIC ROW AND REMOVE ANY CONSTRUCTION DEBRIS FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- TOP DRESS PLANTING AREAS WITH DECOMPOSED GRANITE APPLICATION. PROVIDE DG IN UNIFORM 2" THICKNESS. PROVIDE PRE-EMERGENCE WEED CONTROL APPLICATION AND DO NOT UNDERLAY ROCK OR DG APPLICATIONS W/ PLASTIC. PROVIDE CERTIFICATE OF PRE-EMERGENCE TO OWNER UPON COMPLETION.
- TREES SHALL BE PLANTED A MIN OF 20' FROM ANY EXISTING OR PROPOSED PUBLIC WATER OR SEWER LINES. THE TREE PLANTING SEPARATION REQUIREMENT MAY BE REDUCE FROM THE WATERLINE UPON THE INSTALLATION OF A LINEAR ROOT BARRIER, A MIN. OF 8" PARALLEL FROM THE WATERLINE OR AROUND THE TREE. THE ROOT BARRIER SHALL BE A CONTINUOUS MATERIAL MIN. OF 0.68" THICK, INSTALLED 2" ABOVE FINISH GRADE TO A DEPTH OF 8" BELOW GRADE. FINAL APPROVAL SUBJECT TO DETERMINATION BY THE PUBLIC WORKS, WATER UTILITIES DIVISION.
- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE PLANNING DEPARTMENT.
- THERE ARE NO EXISTING OVERHEAD ELECTRICAL LINES.
- ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS.
- SIGHT DISTANCE TRIANGLE AREAS ARE TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.

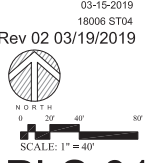
NOTES:
1. SEE "WALL ELEVATION TABLE" ON CIVIL SHEETS FOR C.M.U. T.O.W. ELEVATIONS.



PRELIMINARY LANDSCAPE PLAN

Priest / Greentree Business Center

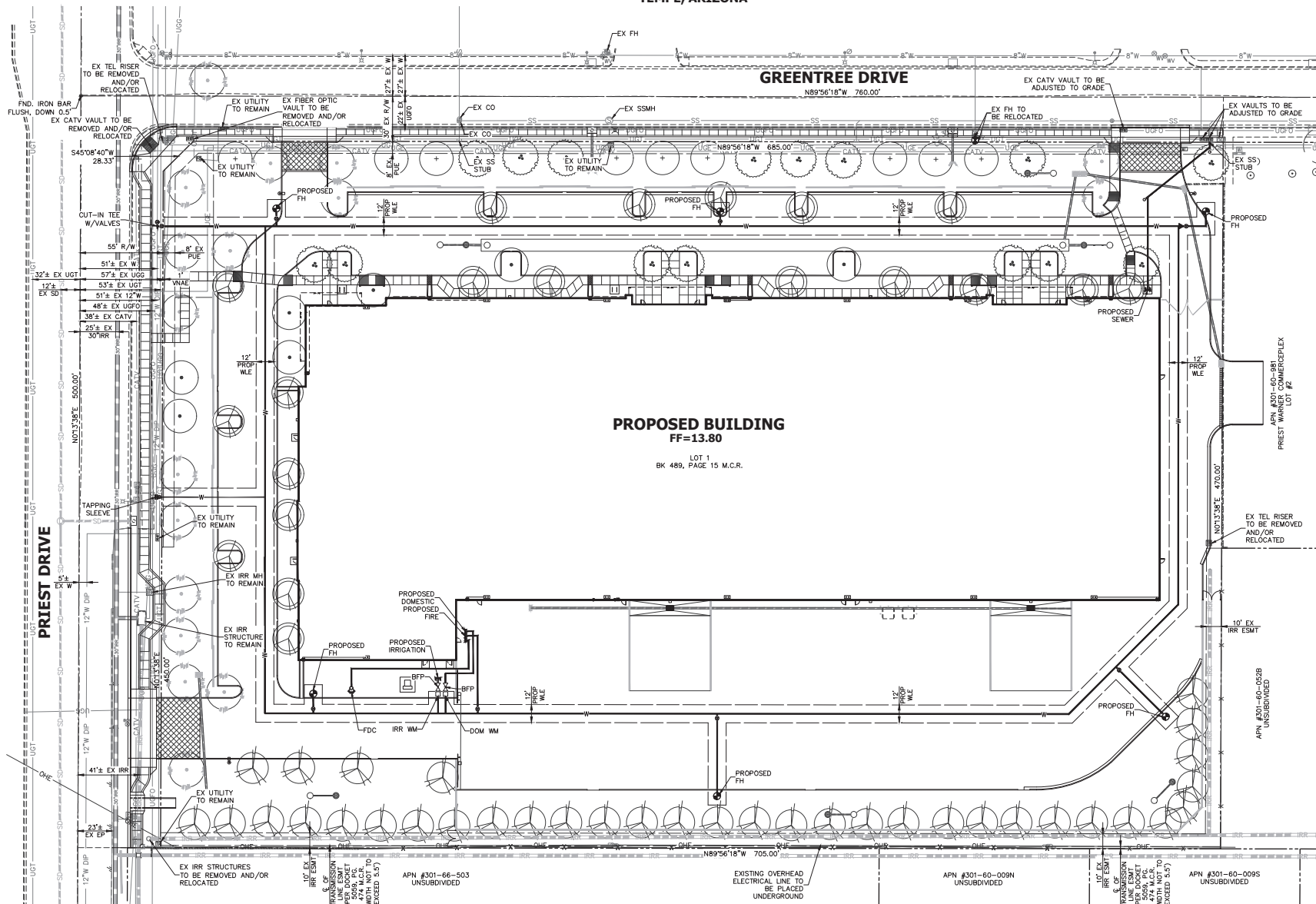
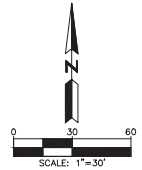
1315 West Greentree Drive
Tempe, Arizona



PLS.01
PRELIMINARY LANDSCAPE PLAN

ARIZONA TILE

CONCEPTUAL UTILITY PLAN FOR PRIEST/GREENTREE BUSINESS CENTER 1315 W. GREENTREE DRIVE TEMPE, ARIZONA



NO.	DATE	REVISION	BY

DESIGN BY: R.M.
DRAWN BY: R.M.
CHECKED BY: BKS

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480.991.3850
F 480.991.3866



**CONCEPTUAL UTILITY PLAN
FOR
PRIEST/GREENTREE BUSINESS CENTER
1315 W. GREENTREE DRIVE
TEMPE, ARIZONA**

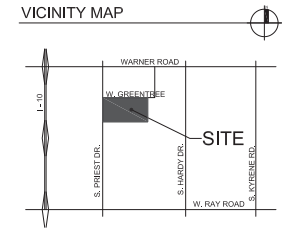
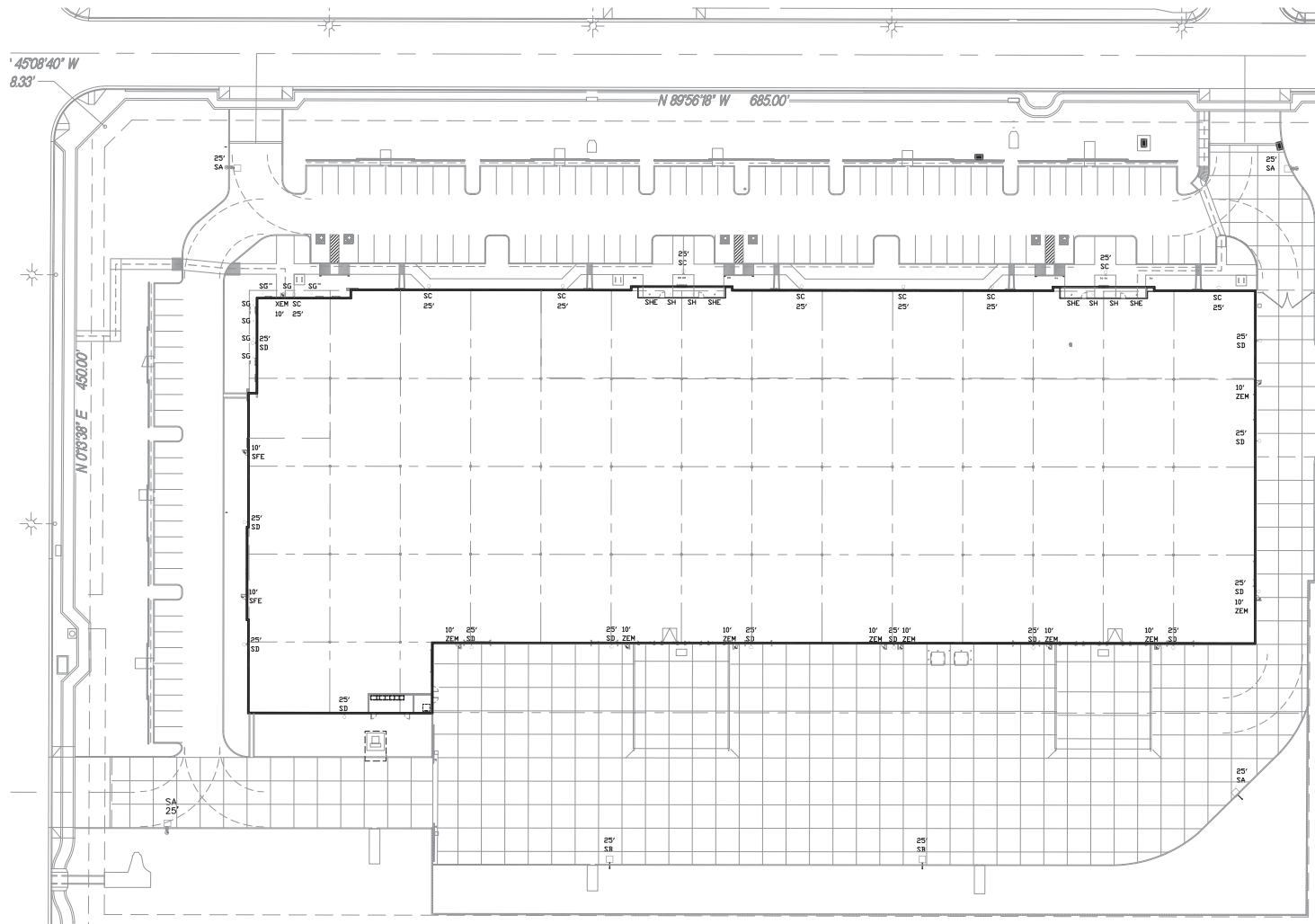
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

ARIZONA
ALL BY CIVIL ENGINEERING

PROJECT NAME:
PRIEST/GREENTREE BUSINESS CENTER

HE NO.: D0CK001
SCALE: 1"=30'

SHEET:
C3



ARIZONA TILE

Priest / Greentree Business Center

1315 West Greentree Drive
 Tempe, Arizona 85284



18006 ST08
 12-17-18



E0.1
 SITE LIGHTING PLAN

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	4	Lithonia Lighting	DSX2 LED P6 40K T4M MVOLT/SSS 22.5 WITH 2.5' BASE	SINGLE HEAD POLE MOUNTED AREA LIGHT	LED	1	DSX2_LED_P6_40K_T4_M_MVOLT.jes	39925	0.95	343
	SB	2	Lithonia Lighting	DSX2 LED P6 40K T3M MVOLT/SSS 22.5 WITH 2.5' BASE	SINGLE HEAD POLE MOUNTED AREA LIGHT	LED	1	DSX2_LED_P6_40K_T3_M_MVOLT.jes	39621	0.95	343
	SC	9	Lithonia Lighting	DSX2 LED P6 40K T1TM MVOLT	WALL MOUNTED AREA LIGHT	LED	1	DSX2_LED_P6_40K_T1TM_MVOLT.jes	40787	0.95	343
	SD	13	Lithonia Lighting	DSX2 LED P6 40K T4M MVOLT WBA	WALL MOUNTED AREA LIGHT	LED	1	DSX2_LED_P6_40K_T4_M_MVOLT.jes	39925	0.95	343
	SFE	2	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT ELWCW	WALL MOUNTED WITH EMERGENCY BATTERY	LED	1	DSXW1_LED_10C_1000_40K_T4M_MVOLT.jes	3795	0.95	38.8
	SG	7	V2 LIGHTING	C2LM D N W 20 83 40 60 (SHELL COLOR)	CORE 200 SURFACE MOUNT	LED	1	CORE_CUBE_TILT_80CRL_2000lm_6_0_degree.IES	2000	0.95	15.2
	SH	8	Lithonia Lighting	LDN6 40/05 LO6AR LSS MVOLT GZ10 WL	6IN LDN 4000K 500LM 80CRL CLEAR SEMI-SPECULAR REFLECTOR	LED	1	LDN6_40_05_LO6AR_LSS.jes	645	0.95	7.57
	SHE	4	Lithonia Lighting	LDN6 40/05 LO6AR LSS MVOLT GZ10 EL WL	6IN LDN 4000K 500LM 80CRL CLEAR SEMI-SPECULAR REFLECTOR	LED	1	LDN6_40_05_LO6AR_LSS.jes	645	0.95	7.57
	ZEM	10	Lithonia Lighting	AFN PREM WL	ARCHITECTURAL EMERGENCY LIGHT	TWO 6-WATT FROSTED T3-14 WEDGE BASE XENON	2	AFN.jes	104	0	12

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	X	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
SITE	+	4.7 fc	11.5 fc	0.2 fc	57.5:1	23.5:1

ARIZONA TILE

Priest / Greentree Business Center

1315 West Greentree Drive
Tempe, Arizona 85284




18006 ST08
12-17-18



Butler Design Group, Inc
architects & planners

E0.2B
FIXTURE SCHEDULE

D-Series Size 2 LED Area Luminaire



Specifications
 EPA: 1.1 Efficacy
 Length: 42"
 Width: 19"
 Height: 7.54"
 Weight: 36 lbs

Capable Luminaire
 This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level energy savings.
 • All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
 • This luminaire is an A+ Certified luminaire under the DTI* controls marked by a **White Background**.
 • DTI* equipped luminaires meet the A+ specification for luminaires to photocontrol.
 • This luminaire is part of an A+ Certified solution for RCMV for 100VAC** Wireless control network, providing out of the box control compatibility with simple commissioning, when ordered with all wire and control options marked by a **White Background**.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
 2. A+ Certified Solutions for RCMV require the order of one RCMV node per luminaire. Sold Separately. Visit www.acuitybrands.com/aplus.

Ordering Information
 EXAMPLE: DSXV1 LED P7 13M MVOLT SPA DOBXD

Letter	Code	Code Description	Default	Options
DSXSD	DSX	DSX Series	DSX	DSX Series
	P7	P7 LED	P7	P7 LED
	13M	13M LED	13M	13M LED
	MVOLT	MVOLT LED	MVOLT	MVOLT LED
	SPA	SPA LED	SPA	SPA LED
	DOBXD	DOBXD LED	DOBXD	DOBXD LED

Ordering Options

Code	Description	Code	Description
DSXSD	DSX Series	DSXSD	DSX Series
P7	P7 LED	P7	P7 LED
13M	13M LED	13M	13M LED
MVOLT	MVOLT LED	MVOLT	MVOLT LED
SPA	SPA LED	SPA	SPA LED
DOBXD	DOBXD LED	DOBXD	DOBXD LED

Ordering Information

DSXSD DSX Series
 P7 P7 LED
 13M 13M LED
 MVOLT MVOLT LED
 SPA SPA LED
 DOBXD DOBXD LED

Ordering Information

Accessories

External Glass Shield

Drilling


Photometric Diagrams

To see complete photometric reports or download files for this product, visit www.lithonia-lighting.com.

Ordering Information

DSXSD DSX Series
 P7 P7 LED
 13M 13M LED
 MVOLT MVOLT LED
 SPA SPA LED
 DOBXD DOBXD LED

D-Series Size 1 LED Wall Luminaire



Specifications
 Width: 12.54"
 Depth: 4.50"
 Height: 6.50"

Back Box (BBW, ELCW)
 Width: 12.54"
 Depth: 4.50"
 Height: 6.50"

Ordering Information
 EXAMPLE: DSXW1 LED ZOC 1000 40K 13M MVOLT RDBTDX

Letter	Code	Code Description	Default	Options
DSXWD	DSX	DSX Series	DSX	DSX Series
	W1	W1 LED	W1	W1 LED
	ZOC	ZOC LED	ZOC	ZOC LED
	1000	1000 LED	1000	1000 LED
	40K	40K LED	40K	40K LED
	13M	13M LED	13M	13M LED
	MVOLT	MVOLT LED	MVOLT	MVOLT LED
	RDBTDX	RDBTDX LED	RDBTDX	RDBTDX LED

Ordering Options

Code	Description	Code	Description
DSXWD	DSX Series	DSXWD	DSX Series
W1	W1 LED	W1	W1 LED
ZOC	ZOC LED	ZOC	ZOC LED
1000	1000 LED	1000	1000 LED
40K	40K LED	40K	40K LED
13M	13M LED	13M	13M LED
MVOLT	MVOLT LED	MVOLT	MVOLT LED
RDBTDX	RDBTDX LED	RDBTDX	RDBTDX LED

Ordering Information

DSXWD DSX Series
 W1 W1 LED
 ZOC ZOC LED
 1000 1000 LED
 40K 40K LED
 13M 13M LED
 MVOLT MVOLT LED
 RDBTDX RDBTDX LED

ARIZONA TILE

FIXTURE TYPES SA, SB

Priest / Greentree Business Center
 1315 West Greentree Drive
 Tempe, Arizona 85284

FIXTURE TYPES SC, SD, SFE

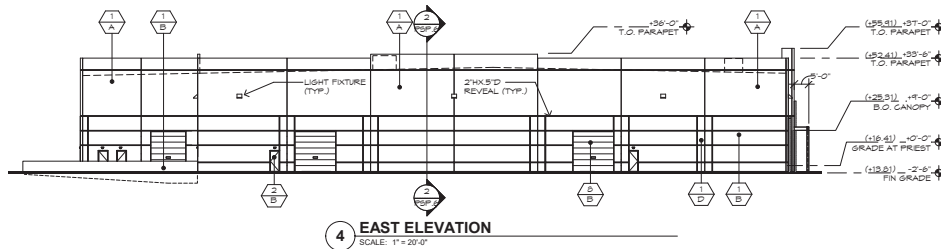
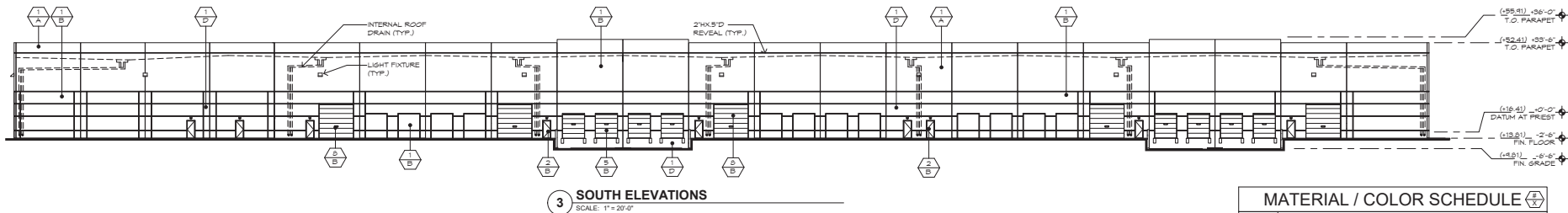
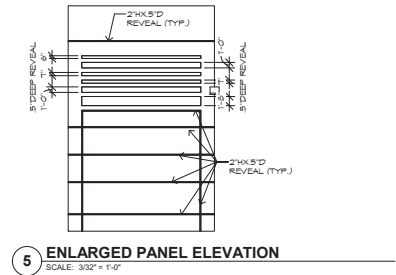
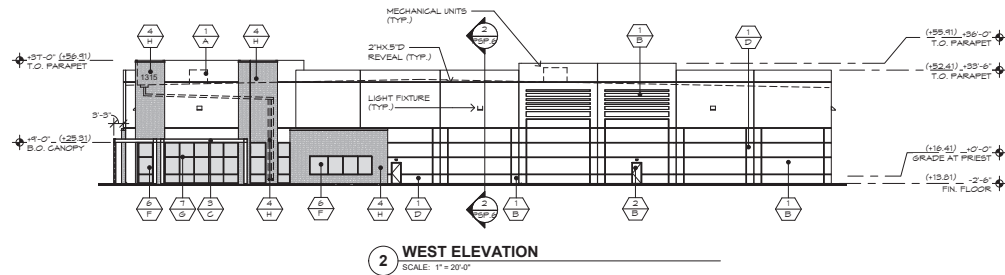
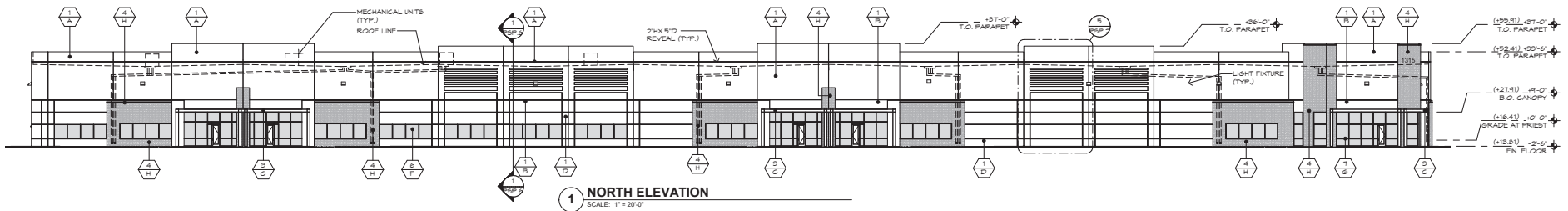
18006 ST08
12-17-18




McGrew Consulting Engineers, Inc.
 ENGINEERS ARCHITECTS
 18006 N. 15TH AVENUE, SUITE 200
 PHOENIX, ARIZONA 85024
 TEL: 480.839.1000 FAX: 480.839.1001
 WWW.MCGREWENGINEERS.COM

Butler Design Group, Inc.
 architects + planners

E0.3
FIXTURE CUT SHEET



MATERIAL / COLOR SCHEDULE			
SYMBOL	MATERIAL		
1	CONCRETE TILT PANEL		
2	HOLLOW METAL MAN DOOR		
3	ARCHITECTURAL STEEL		
4	5/8x16 RUNNING BOND CMU		
5	EXTENDED DOCK DOOR		
6	1" LOW E INSULATED GLASS		
T	ALUMINUM STOREFRONT		
D	12'x6 HULLIT DOOR		
SYMBOL	NAME/COLOR	NUMBER/FINISH	MANUFACTURER
A	COGHISSIE	DET6181	DUNN EDWARDS PAINT
B	METAL FRINGE	DET628	DUNN EDWARDS PAINT
C	REINACK-BROWN	DET630	DUNN EDWARDS PAINT
D	DOYNING TO EARTH	DET634	DUNN EDWARDS PAINT
E	NOT USED	-	-
F	TINTED GRAY	-	-
G	CLEAR ANGLIZED	-	-
H	BLACK CANYON	MESA-STONE	SUPERLITE

ARIZONA TILE

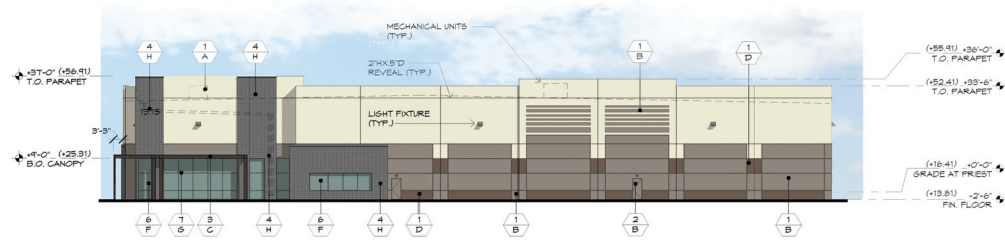
Priest / Greentree Business Center
1315 West Greentree Drive
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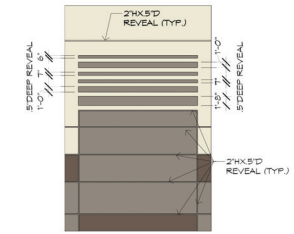
PSP.2
EXTERIOR ELEVATIONS



1 NORTH ELEVATION
SCALE: 1" = 20'-0"



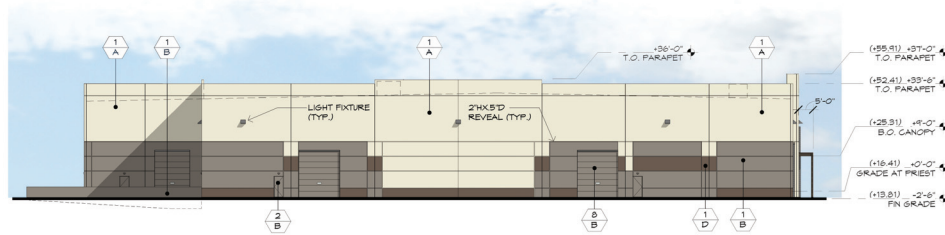
2 WEST ELEVATION
SCALE: 1" = 20'-0"



5 ENLARGED PANEL ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATIONS
SCALE: 1" = 20'-0"



4 EAST ELEVATION
SCALE: 1" = 20'-0"

MATERIAL / COLOR SCHEDULE			
SYMBOL	MATERIAL	NUMBER/FINISH	MANUFACTURER
1	CONCRETE TILT PANEL		
2	HOLLOW METAL MAN DOOR		
3	ARCHITECTURAL STEEL		
4	6x6x6 RUNNING BOND CMU		
5	OVERHEAD DOOR DOOR		
6	1" LOW E INSULATED GLASS		
7	ALUMINUM STOREFRONT		
8	12x14 HULLIFT DOOR		
SYMBOL	NAME/COLOR	NUMBER/FINISH	MANUFACTURER
A	GGHSIE	DET6181	DUNN EDWARDS PAINT
B	METAL FRINGE	DET628	DUNN EDWARDS PAINT
C	RENNICK BROWN	DET630	DUNN EDWARDS PAINT
D	DOWNING TO EARTH	DET634	DUNN EDWARDS PAINT
E	NOT USED	-	-
F	TINTED GRAY	-	-
G	CLEAR ANODIZED	-	-
H	BLACK CANYON	MESA STONE	SUPERLITE

18006
03-18-19

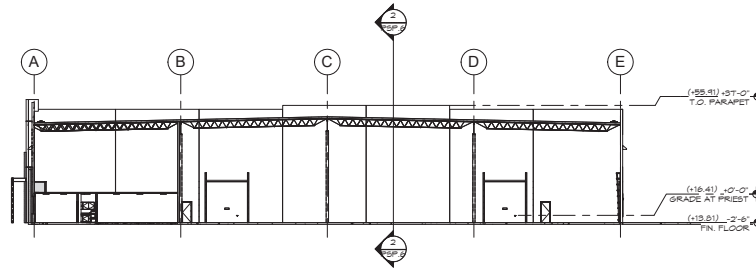
ARIZONA TILE

Priest / Greentree Business Center
1315 West Greentree Drive
Tempe, Arizona

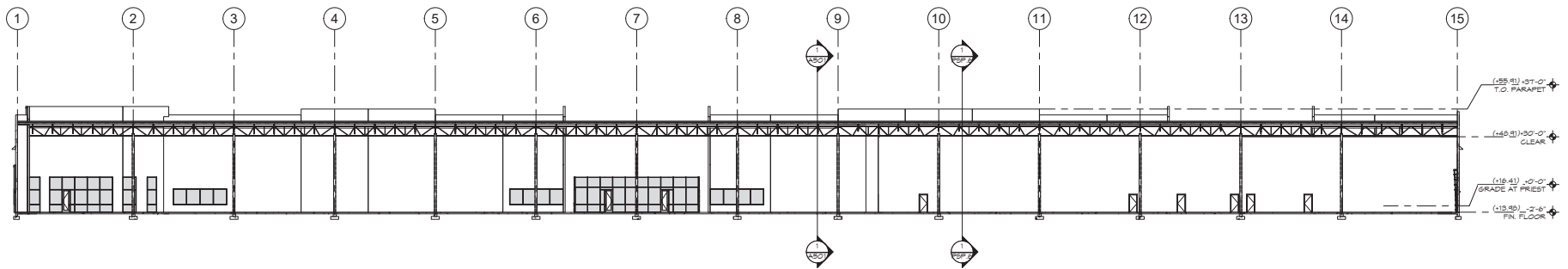


Butler Design Group, Inc
architects & planners

PSP.2
EXTERIOR ELEVATIONS



1 BUILDING SECTION
SCALE: 1" = 20'-0"



2 BUILDING SECTION
SCALE: 1" = 20'-0"

ARIZONA TILE

Priest / Greentree Business Center
1315 West Greentree Drive
Tempe, Arizona



PSP.6



NORTHWEST CORNER



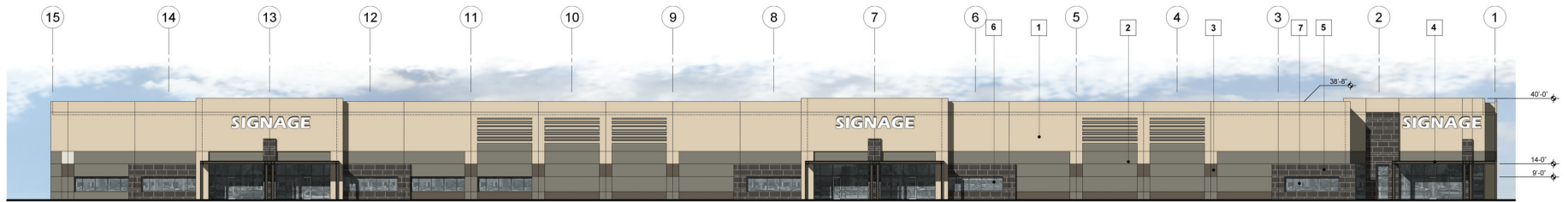
NORTHEAST CORNER

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Tempe, Arizona



PSP.3



North Elevation

PAINT by Dunn Edwards

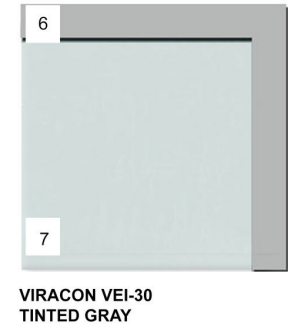


MASONRY by Trenwyth Industries, INC



GLAZING

Clear Anod. Storefront



18006 07.19.2018

ARIZONA TILE

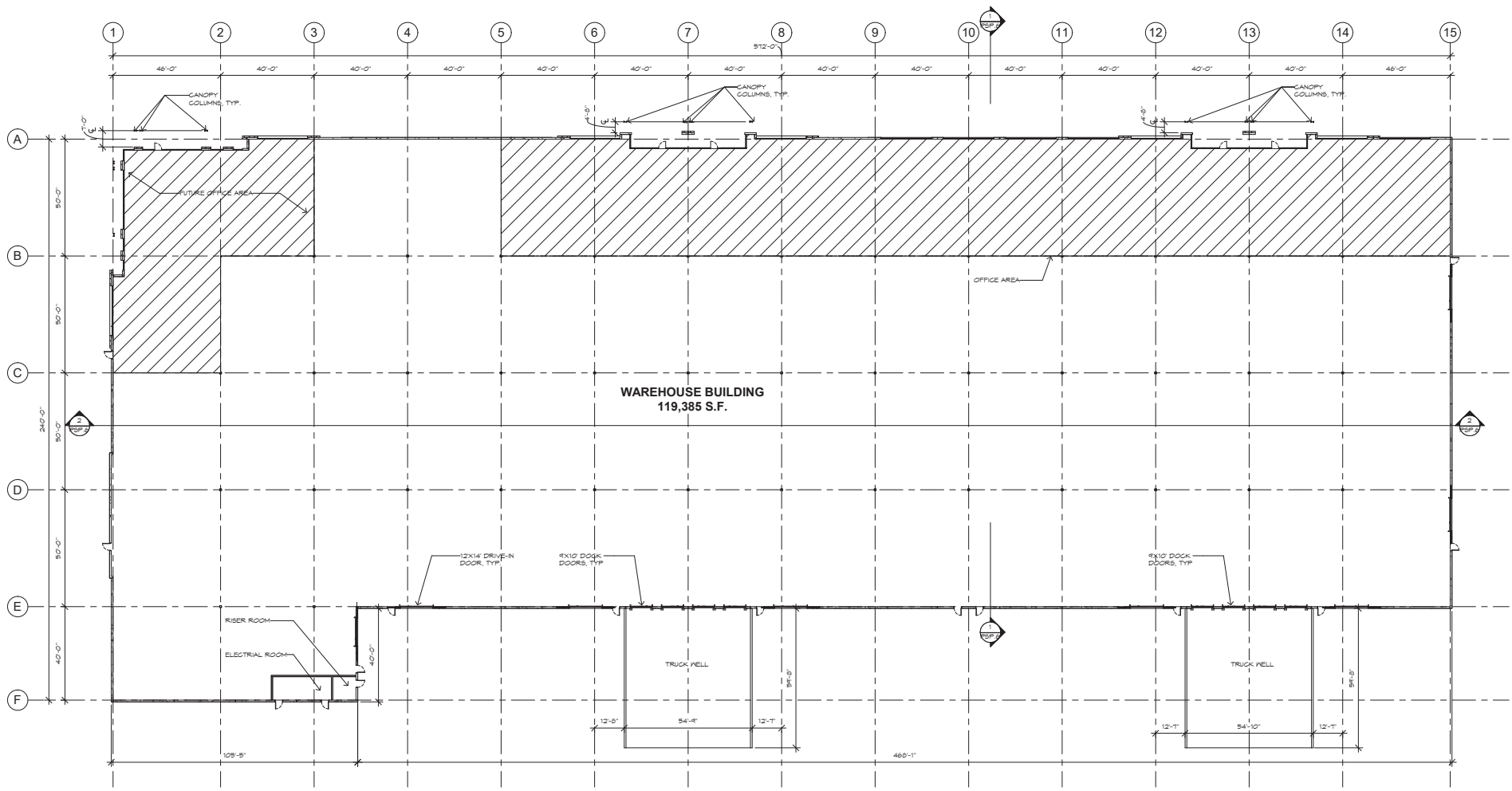
Priest / Greentree Business Center

COLOR MATERIALS

1315 West Greentree Drive

Tempe, Arizona





1 Pres. Floor Plan
SCALE: 1" = 20'-0"