

# Staff Summary Report

**Development Review Commission Date:** 04/10/07

**Agenda Item Number:**   4  

**SUBJECT:** Hold a public meeting for a Development Plan Review for **ACURA OF TEMPE** located at 7800 South Autoplex Loop.

**DOCUMENT NAME:** DRCr\_AcuraOfTempe\_041007

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

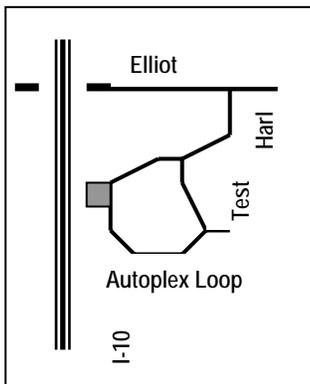
**COMMENTS:** Hold a public meeting for **Acura of Tempe (PL070060)** (Robert Thurston, Eclipse IV / Jake Bailey L.L.C., owner; George Sheller, Sheller Architecture, Inc., applicant) for a three level inventory storage parking structure alongside the existing dealership. The site is +/- 4.998 acres and is in the General Industrial District and the Southwest Overlay district. The request includes the following:

**DPR07046** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Kevin O'Melia, Senior Planner (480-350-8432)  
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) *LC*  
**LEGAL REVIEW BY:** N/A  
**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1 - 20).

**ADDITIONAL INFO:**



Gross/Net site area	+/- 4.998 acres
Building area	55,783 s.f. (37,738 s.f. dealer & 18,045 s.f. garage)
Lot Coverage	25.60 % (100% maximum allowed)
Dealer Bldg Height	+/- 30 ft. (60 ft. maximum allowed)
Garage Bldg Height	+/- 25 ft.
Dealer Bld'g setbacks	+/- 176 ft. front; 57 ft. south; 113 ft. north; 98 ft. rear
Garage Bld'g setbacks	+/- 309 ft. front; 281 ft. south; 0 ft. north; 40 ft. rear
Landscaped area	10 % (10 % minimum required)
Vehicle Parking	+/- 491 spaces provided (153 spaces required)
Bicycle Parking	8 spaces required (8 spaces required)

A neighborhood meeting is not required with this application.

A successful dealership requires additional parking for product inventory. Given the limitation of space, the architect has designed a three level garage to accommodate the volume of inventory required for the business. The parking structure is located within an existing parking area behind the dealership. The structure is located at the north property line to minimize modification to the existing service yard and preserve an emergency lane around the dealership.

**CONTENTS:**

1. List of Attachments
2. Comments / Reasons for Approval
- 2-5. Conditions of Approval
6. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Photo
- C. Letter of Explanation / Design Narrative
- D. Architect's Memorandum, Parking Space Size
- E. Site Plan
- F. Site Plan Project Information 1/2
- G. Site Plan Project Information 2/2
- H. South & East Elevations, sheet A3.1
- I. North & West Elevations, sheet A3.2
- J. Section, sheet A.4
- K. Ground Floor Plan, sheet A5.1
- L. Second Floor Plan, sheet A5.2
- M. Roof Plan, sheet A5.3
- N. Preliminary Grading & Drainage Plan sheet 1 of 3
- O. Preliminary Grading & Drainage Plan, sheet 2 of 3
- P. Preliminary Grading & Drainage Plan, sheet 3 of 3

## COMMENTS:

The applicant is requesting an approval for a parking structure. The area that the parking structure will occupy is an existing dealership surface parking area and a landscape retention basin. The garage is 18,045 s.f. in area and includes three levels. The garage is located on the north side of a five acre site that contains an existing Acura dealership.

The garage is utilitarian in design, with elevations that consist of exposed concrete masonry units and pre-cast concrete shear walls. Both materials of these walls are painted "mindful gray" to compliment the color of the existing E.I.F.S. wall surfaces on the dealership. The structure is approximately 25 ft. tall and includes parking on the roof deck as well as an intermediate and a ground floor level. The first and second levels of the structure are entirely closed on the north elevation, where a masonry wall stands at the property line. The structure is approximately fifty percent open on the other three elevations.

Staff has conditioned increased landscape in the yard south and west of the parking structure to replace the landscape lost in the way of the structure and to restore the minimum required landscape area for the site. Staff has also conditioned canopies for the areas of roof level parking to deflect solar gain from the mass of the structure and provide a concealed mounting for security lights for this level.

## REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project is within the GID, General Industrial District.
3. The project, including as allowed by previously approved variances, will meet the development standards required under the Zoning and Development Code.

## DPR 07046

### CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A DESIGN CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THE BULLET ITEMS ARE NOT AN EXHAUSTIVE LIST.

### General

1. Submit your drawings to the Development Services Building Safety Division for building permit by **April 10, 2008** or the Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **May 19, 2006** and **February 14, 2007**. Direct questions related to specific comments to the appropriate department. Coordinate modifications with concerned parties during building plan check process. Planning staff reviews construction documents as part of the building plan check process to ensure consistency with the Development Plan approval.
  - 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 this project. As applicable, have the landscape architect and the 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, available from Building Safety (480-350-8341). Contact Water Resources (Pete Smith 480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
  - The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding this process.

- Specific requirements of the **Zoning and Development Code** 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, it is necessary that the design team be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov](http://www.tempe.gov), to 'Tempe in Touch', to 'Government', to 'Documents' and to 'Zoning and Development Code', or purchased at Development Services.
- Standard Details:
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov/tdsi/bsafety](http://www.tempe.gov/tdsi/bsafety) or may be obtained at Development Services.

## Site Plan

2. Increase landscape site area to minimum ten percent of net site area. Project Information indicates a deficiency, which is reflected by the removal of existing landscape to make way for the parking structure. Remove asphalt, including surface parking spaces and striped borders to south and west of parking structure, to at least the minimum extent to increase site planting area to the area required. Examples of areas that may receive landscape include north and west of the proposed refuse enclosure and in the landscape strip along the west property line adjacent to the parking structure.
  3. Modify storm water retention system to accommodate the parking structure addition. Incorporate the following Engineering Division comments (Chris Kabala 480-350-8341) into the retention system and related site plan modifications.
    - a. Existing retention basin between east end of parking structure and service reception canopy will require a drywell if basin depth is greater than 12".
    - b. Design parking structure so existing drywells under ramp and proposed tanks under north drive aisle are accessible to maintenance trucks.
  4. Gate to parking structure and gate to service yard:
    - a. Provide emergency ingress device ("Opticom" or other) for gates, subject to approval of Fire Department (Jim Walker 480-350-8341). Generally, security, ingress and egress features of gate and accompanying fence are subject, respectively, to Planning, Fire, Building Safety review during building plan check process.
    - b. Match standard of construction and finish of gates and fence installed at parking structure and between structure and dealership to existing gate south of dealership. In particular, design gates and fence to restrict unauthorized access.
  5. Do not overhang the fire lane with any cable or device (security light, tree canopy, etc.) that is less than 14'-0" above paving.
  6. Reorient the refuse pad slightly so it faces directly the fire lane coming from the southeast. Construct the pad in accordance with standard detail DS-116 except, optionally, delete the screen wall that faces northeast. The rear and southwest walls that face the freeway are required.
  7. 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 screen wall that matches site wall surfaces and follows the requirements of Standard Detail T-214.
- Underground electric (and other, if any) utility to parking structure. Coordinate site layout with utility provider and provide access easement (if a public line) that is satisfactory to the provider.

- 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 other property restrictions and ensure no conflict exists with the site layout or foundation design.
- Parking spaces:
  - Where surface parking is modified and striped spaces are provided, provide spaces of size that complies with ZDC, Sec. 4-601 through 4-606.
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.

### **Floor Plans**

8. Provide primary and secondary striping of parking structure spaces as follows:
  - a. Provide primary striping in the parking structure at 8.5 ft. x 18 ft. Indicate this quantity of parking in the Project Information for the parking structure. Conform to ZDC Sec. 4-601 through 4-606 in every aspect of the primary parking layout.
  - b. Provide secondary striping or other demarcation in a different color with numbers for inventory. The secondary striping or demarcation may include tandem parking, as is indicated on the ground floor and roof plans. This tandem parking will not require a use permit because the quantity of parking and the planning review is based on the primary parking. The secondary striping or demarcation may be at the size stipulated by the dealership.
9. Provide complete design for the fenced and gated yard in the southwest corner of the parking structure roof plan. Include the following: height of enclosure and whether enclosure has a roof. Indicate the material and finish of the enclosure fence. Provide a semi-opaque screen adjacent to parking and drive aisle to maximize visual surveillance. Describe the purpose of the enclosure. Swing gate into a drive aisle or an area not demarcated with primary parking spaces. Consider relocation of this enclosure to the east area on the roof opposite the head of the drive ramp.
10. Maintain open rail stair design to maximize visual surveillance on and surrounding vertical pedestrian circulation.
11. Paint interior vertical and overhead surfaces in garage floor levels with a highly reflective white color. The maximum 75 percent reflectance value for exterior colors and materials does not apply to these interior surfaces.

### **Building Elevations**

12. In lieu of light standards mounted to the roof level of the parking structure, provide canopies over the roof parking spaces and illuminate the roof spaces and drive aisles from the underside of the canopies. Design canopies to the following standards:
  - a. Provide material and finish at upper side of canopy with light reflectance value of 75 percent or less.
  - b. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
  - c. Position light in canopy to direct light to interior of garage deck and away from perimeter.
  - d. Relate canopy in color and architectural detailing to the parking structure and dealership.
13. Conceal roof drainage system within the interior of the parking structure. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.

14. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
  15. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of parking structure from top of curb on Autoplex Loop opposite the center front of the property.
  - Provide 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. Submit any additions or modifications for review during building plan check process. Planning inspection staff field verifies colors and materials during construction.

### **Lighting**

16. Provide a photometric plan of each of the three parking structure levels. Additionally, provide a photometric site plan of the surrounding dealership yard.
- Follow requirements of ZDC Sec. 4-801 through 4-805 and the guidelines listed in the ZDC under Appendix E "Photometric Plan." Do this for security illumination of the parking structure and the surrounding dealership area that has been disturbed by the addition of the parking structure.

### **Landscape**

17. In landscape areas that were formerly asphalt, de-compact soil, remove asphalt, aggregate base and other debris from planting areas and extend irrigation system as required into the planting areas.
  18. Increase tree planting to the south and west of the garage. Provide at least four canopy trees of minimum 24" box size at installation. Position trees so the canopies do not interfere with the fire lane (trees that extend over fire lane require a canopy of at least 14'-0" for fire and refuse trucks). Extend irrigation system as required to irrigate these trees.
  19. Repair damage to existing landscape or irrigation caused by this construction. Provide a commercial grade, hard pipe (poly-vinyl chloride) irrigation system that matches the design and details used for the irrigation system of the dealership.
- Follow requirements of ZDC Sec. 4-701 through 4-804 and the guidelines listed in the ZDC under Appendices B and C "2' and 3' Plant List." Do this for completion of landscape modifications associated with the parking structure.

### **Signage**

20. For the parking structure, provide one dealership address sign on the south elevation, centered on the masonry shear wall near the southwest corner, and one on the east elevation, also centered on the masonry shear wall. Approximate the height of these signs with that of the existing address signs on the dealership.
    - a. Conform to the following guidelines 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) Adjust locations on building so sign is unobstructed by trees, vines, etc.
      - 4) Do not affix a number or letter to the parking structure that might be mistaken for the address.
- Follow requirements of ZDC Sec. 4-903 (A) for address sign illumination and background contrast requirements.

## HISTORY & FACTS:

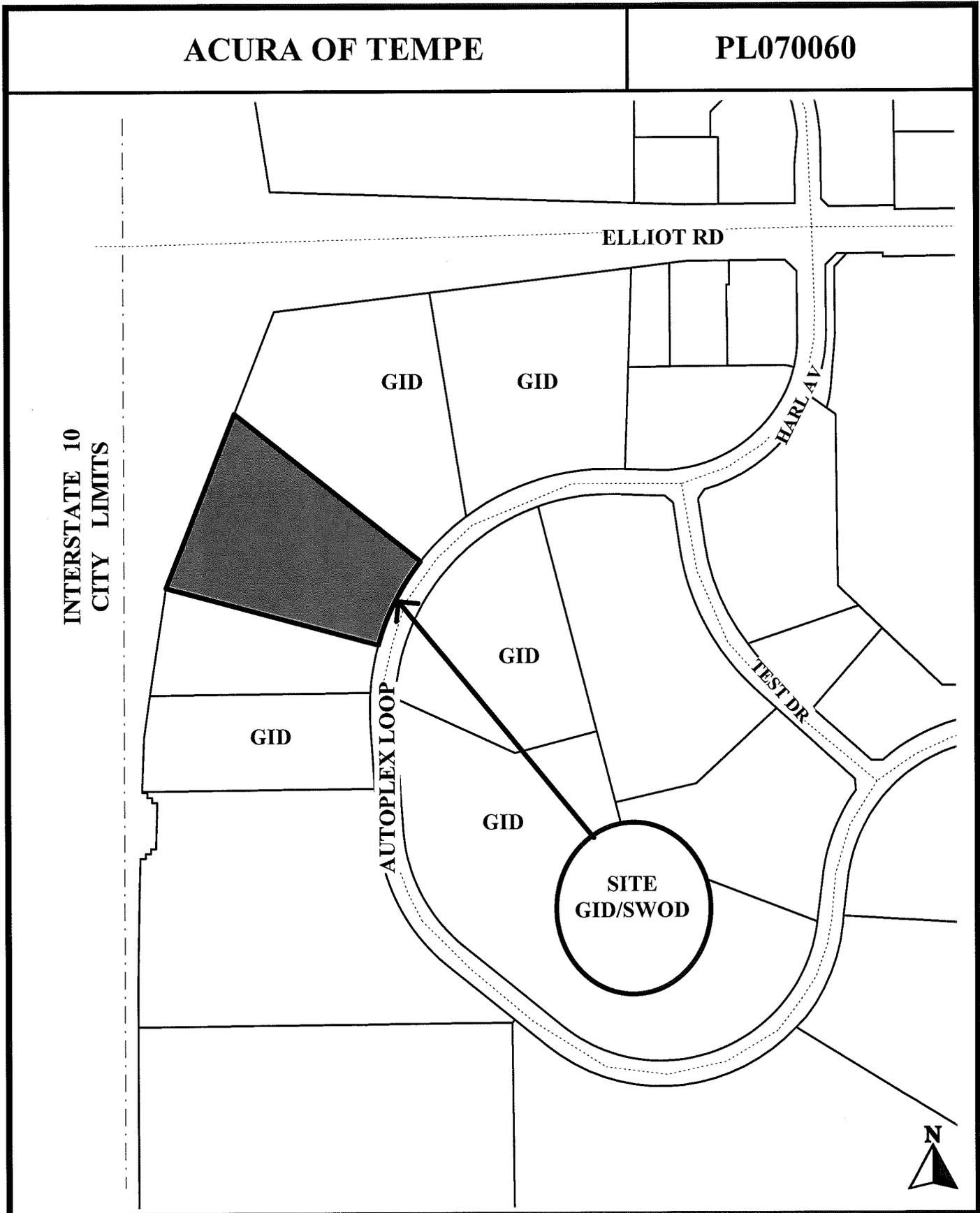
- April 5, 1989 The Design Review Board approved the request for a site plan and landscape plan for **AUTOPLEX**. This entire project was addressed as 1725 West Elliot Road. The project is in the I-1, Light Industrial District and the Southwest Overlay District.
- June 29, 1989 The City Council approved the request for **AUTOPLEX**. This subdivision originally included 26 parcels. The original lot 2, a parcel of 20 acres, was located in the northwest portion of the subdivision.
- August 24, 2000 The City Council approved the request by **AUTOPLEX LOT 2** (Sun Automotive Group, George Brochick, property owner) for an Amended Final Subdivision Plat for two lots consisting of lot 2A (6.24 acres) and 2B (1.50 acres, on the south side of 2A). The two lots together were 7.74 acres and were addressed as 7800 South Autoplex Loop.
- December 5, 2001 The Design Review Board approved a request for building elevations, site and landscape plans for **TEMPE HONDA** at 7900 South Autoplex Loop. The vacant portion of the north part of site became the site for Acura of Tempe.
- January 18, 2002 The City Council approved the request for a Final Plat for **AUTOPLEX LOTS 31 and 32**. Lot 31 is 4.99 acres and lot 32 is 1.25 acres on the south side of lot 31. The two lots together make up the area of lot 2A mentioned in the August 24, 2000 entry above. Lot 32 is the northern piece of the proposed Tempe Honda project mentioned in the December 5, 2001 entry above. Lot 31 is the site proposed for Acura of Tempe and is addressed as 7800 South Autoplex Loop.
- August 6, 2002 The Hearing Officer approved two variances for **ACURA OF TEMPE** located at 7800 South Autoplex Loop in the I-1, Light Industrial and Southwest Overlay Districts. The variances are as follows:
- a. Delete required 15 gallon trees in the parking lot landscape islands and site perimeter over the gas line easement (60' wide).
  - b. Delete the required parking lot landscape islands (in the service yard) at every 15 spaces and at the end stalls.
- August 7, 2002 The Design Review Board approved the building elevations, site plan and landscape plan for **ACURA OF TEMPE** located at 7800 South Autoplex Loop in the I-1, Light Industrial and Southwest Overlay Districts.
- November 6, 2002 In post-session discussion at the meeting of November 6, 2002, the Design Review Board approved the building elevation modifications for **ACURA OF TEMPE**. The modification consists of the replacement of an exposed masonry wainscot on the east (entrance) north and south elevations with a "Dryvit" E.I.F.S. wainscot. The E.I.F.S. wainscot shall be Kings Grey color and Quartzputz texture.

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

ACURA OF TEMPE

PL070060



Location Map



PARKING STRUCTURE FOR ACURA (PL070060)

# LETTER OF EXPLANATION

## A NEW PARKING STRUCTURE FOR ACURA OF TEMPE

The fact that business is good at Acura of Tempe has created a need for more vehicle storage space. There is nowhere to go but up. Therefore, Acura's owners want to construct a two level parking structure to hold new and used vehicle inventory. Access to and up the structure will be via a ramp about in the middle of the structure. Access to the structure will be by lot attendant employees only and is not accessible to the public. It is for inventory storage only.

Due to a variety of site determinants, the structure will occupy the northwest existing parking areas and will displace an existing open retention basin. The first level will be on-grade at the existing parking lot and will contain parking as it does now plus some detail bays.

The structure will be pre-cast concrete columns and double concrete tee's. The fascia panels will be pre-cast concrete which extend 36" below finish floor and 42" above finish floor with reveals that will form a textural pattern. The shear walls and the wall along the north property line will be standard concrete masonry units. The entire building will be painted (Sherwin Williams No. SW 7016 "MINDFUL GRAY") to generally match the existing field color of the dealership building which is a multi-colored aggregate EIFS (Dryvit - Ameristone, # S7K5662 "ASH WHITE").

At the southwest corner of the upper level parking deck, there will be a single car display area that will occur on the parking surface. There will be a concrete panel that will extend up above the parking surface 6" in lieu of the full height fascia panels. At the back side of the corner there will be 3 foot high railings to isolate the display area. Lighting will occur from 15 foot high poles with floodlights aimed downward on the cars. The flood lights will have shields to eliminate the point source of light. Lighting for the top deck will be from 15 foot high poles using the existing parking lot lights that will be displaced by the construction. Interior lighting will be mounted on the underside of the structure. There will also be some lights mounted on the side of the building at about 22" above grade (again, the existing parking lot lights that will be displaced by the construction) to light the ground areas next to certain parts of the new parking structure.

The existing storm water retention basin which will be eliminated will be replaced with underground pipe storage and a shallow landscape retention basin.

MAR - 8 2007

FAX • TRANSMITTAL • MEMORANDUM



DATE: March 6, 2007

RE: **Acura of Tempe**  
Parking Structure

TO: **City of Tempe**  
Development Review  
Commission

PROJECT NO: **06013**

FROM: George Sheller

NO. OF PAGES: 1  
(Including Cover)

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Date:            Copies:            Contents:

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Dear Commission members,

The proposed parking structure of Acura of Tempe is for inventory storage only. The Owner wishes to store as many vehicles as possible in this structure and therefore wants to have the parking stalls at 8 feet wide by 18 feet long rather than the required 8 ½ feet by 18 feet. The vehicles will be parked by the lot attendants and the public and other employees will not have access to the structure. Since this is a private garage for the sole use of the owners operation, we feel that that a variance should not be required. Even if the parking is striped at 8 ½ feet wide, the attendants will park the cars more tightly. The reason to have the stalls marked is for tracking of inventory as each space will be numbered.

Thank you for your consideration in this matter..

1414 West Broadway Road  
Suite 119  
Tempe, Arizona 85282  
480.214.1050/office  
480.214.1052/fax  
sarch@sheller-arch.com

COPY TO:  
File

MAR - 8 2007



# PROJECT INFORMATION

PROJECT DESCRIPTION: A PARKING STRUCTURE FOR THE ACURA CAR DEALERSHIP

APPLICANT:  
GEORGE SHELLER  
SHELLER ARCHITECTURE

OWNER:  
ECLIPSE IV / JAKE BAILEY, LLC  
BUD THURSTON

1414 WEST BROADWAY RD STE 119  
TEMPE, AZ 85282  
T: 480.214.1050  
F: 480.214.1052  
E: gsheller@sheller-arch.com

7800 S. AUTOPLEX LOOP  
TEMPE, AZ 85284  
T: 480.833.5177  
F: 480.705.7101  
E: budthurston@acuraoftempe.com

PROJECT LOCATION: 7800 S. AUTOPLEX LOOP TEMPE, AZ 85284

PARCEL NO: 301-54-861 (PARCEL #31)

ZONING: GID (I-1) (WITH SOUTHWEST OVERLAY DISTRICT AND SEPARATE AGREEMENTS FOR AUTOPLEX)

DESIGN CODES: 2003 IBC, 2003 IMC, 1996 NEC, AZ STATE PLUMBING CODE, 2003 IFC, 1991 NFPA 13

GROSS SITE AREA: 227,915 SF (5.2322 ACRES)

NET SITE AREA: 217,746 SF (4.9987 ACRES)

LOT COVERAGE: 37,738 + 18,045 SF = 55,783 SF (BUILDING AND PARKING  
STRUCTURE FOOTPRINT)

GROSS / NET LOT COVERAGE:

TOTAL COVERAGE/GROSS SITE AREA =  $55,783 / 227,915 = 25.6\%$

BUILDING AREA:

FIRST LEVEL: 37,738 SF

SECOND LEVEL: 8,663 SF

TOTAL: 46,401 SF

NEW PARKING STRUCTURE BUILDING: 54,134 SF

TOTAL: 100,535 SF

OCCUPANCY: PARTS AND SERVICE: S-1

SHOWROOM & OFFICE: B

NEW PARKING STRUCTURE: S-2

CONSTRUCTION TYPE:

EXISTING CAR DEALERSHIP BUILDING TYPE: II-B (SPRINKLERED)

NEW PARKING STRUCTURE BUILDING TYPE: II-B (SPRINKLERED)

BASIC ALLOWABLE AREA (PER IBC - TABLE 503):

S-1: 17,500

B: 23,000

S-2: 26,000

ASSUME ONE BUILDING ON THE SITE

EXISTING BUILDING AND PARKING STRUCTURE ALLOWABLE AREA INCREASE:

SETBACKS: FRONT YARD = 212.67'  
 SIDE YARD = 56.00'  
 SIDE YARD = 0'  
 REAR YARD = 200'

FRONTAGE INCREASE:

If = 100 [ F/P - .25] W/30  
 If = 100 [ 1040/1395 - .25] 190/30  
 If = 100 [0.5] I  
 If = 50% INCREASE

AREA INCREASE:

S-1 (TWO STORY)

Aa = At + [At If/100] + [AtIs/100]  
 = 17,500 + [17,500 X 50/100] + [17,500 x 200/100]  
 = 17,500 + 8,750 + 35,000  
 = 65,625 SF x 2 = 131,250 S.F. ALLOWABLE

B (TWO STORY)

Aa = At + [At If/100] + [AtIs/100]  
 = 23,000 + [23,000 X 50/100] + [23,000 x 200/100]  
 = 23,000 + 11,500 + 46,000  
 = 86,250 SF x 2 = 172,500 S.F. ALLOWABLE

S-2 (TWO STORY)

Aa = At + [At If/100] + [AtIs/100]  
 = 26,000 + [26,000 X 50/100] + [26,000 x 200/100]  
 = 26,000 + 15,500 + 52,000  
 = 93,500 SF x 2 = 187,000 S.F. ALLOWABLE

SUM OF THE RATIOS:

S-1	B	S-2	
20,806	18,883	81,819	= .706 ≤ 1.00 OKAY
131,250	172,500	187,000	

SEPARATIONS:  EXISTING 1 HOUR RATED WALL BETWEEN B AND S-1 OCCUPANCIES  
 IN EXISTING BUILDING  
 NONE REQUIRED BETWEEN EXISTING BUILDING AND NEW PARKING  
 STRUCTURE PER TABLE 602

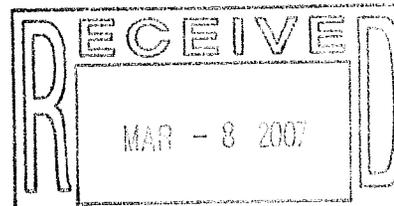
PARKING:

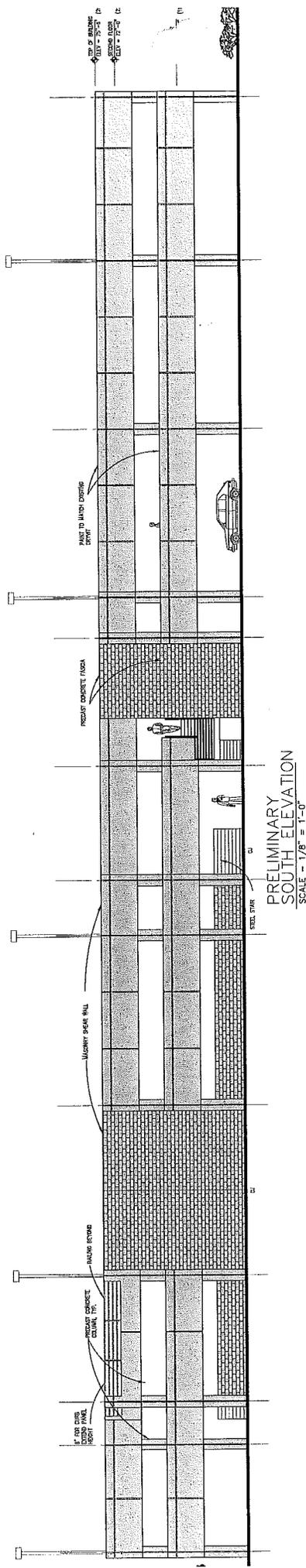
TOTAL PARKING REQUIRED: 46,401/300 = 153 SPACES  
 TOTAL PARKING PROVIDED: 489 SPACES  
 ACCESSIBLE: (BASED ON 2/3 REQ'D. PARKING) 8 SF  
 BICYCLE: 8

LANDSCAPING CALCULATIONS:

10% OF NET SITE AREA REQUIRED: 217,746 SF x 10% = 21,774.6 SF  
 PROVIDED: 27,115 SF

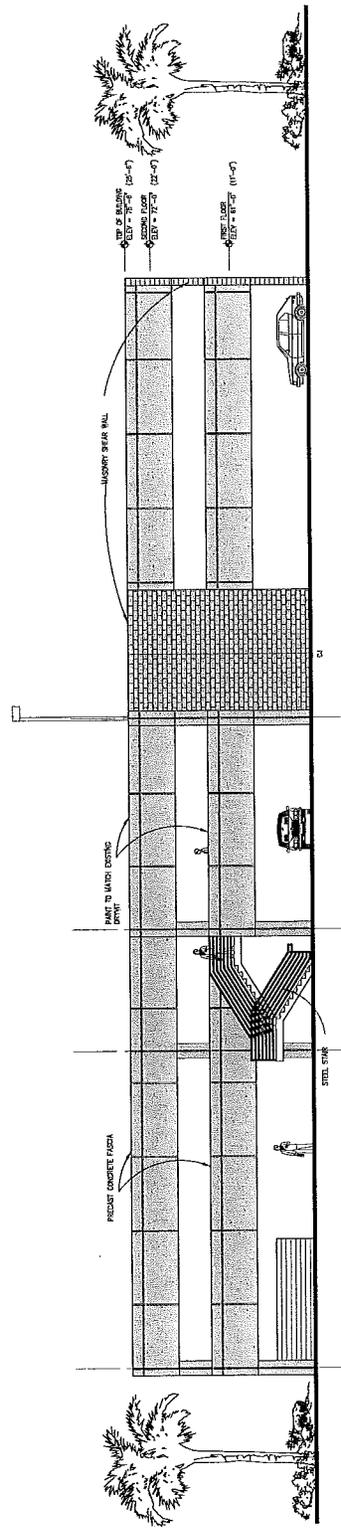
MAXIMUM STRUCTURE HEIGHT ALLOWED: 60'-0"  
 STRUCTURE HEIGHT ACTUAL: EXISTING BUILDING: 30'-0"  
 PARKING STRUCTURE: 25'-0"



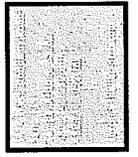


PRELIMINARY SOUTH ELEVATION  
SCALE - 1/8" = 1'-0"

H



PRELIMINARY EAST ELEVATION  
SCALE - 1/8" = 1'-0"

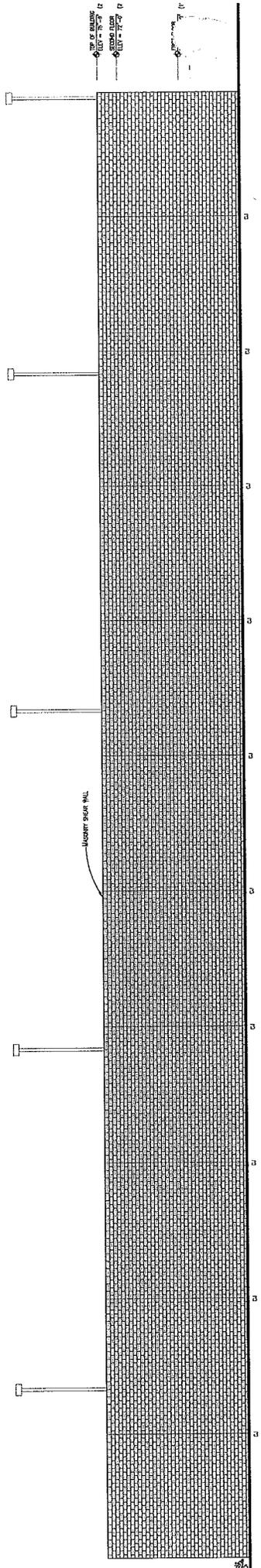


SHELLER ARCHITECTURE  
1000 N. GILBERT  
SUITE 100  
TAMPA, FL 33602  
TEL: 813.288.1111  
WWW.SHELLERARCHITECTURE.COM

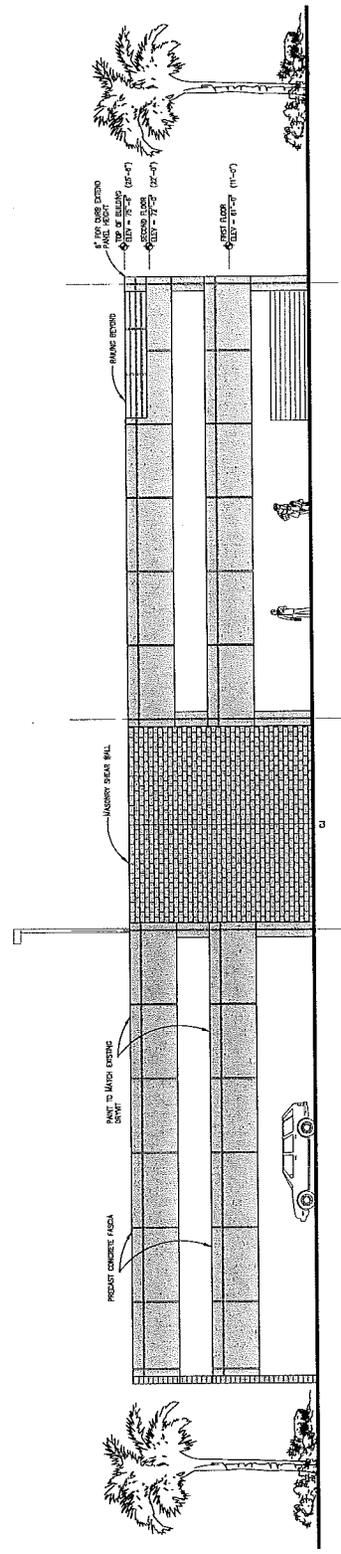
NEW INVENTORY STORAGE PARKING GARAGE FOR  
**A C C U R A** O F T E M P E  
7800 SOUTH AUTOPLEX LOOP  
TEMPE, ARIZONA 85705

PROJECT NO. 07-001  
DATE: 03/08/07  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
PROJECT NUMBER: 07-001  
SHELLER ARCHITECTURE  
1000 N. GILBERT  
SUITE 100  
TAMPA, FL 33602  
TEL: 813.288.1111  
WWW.SHELLERARCHITECTURE.COM

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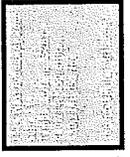
PRELIMINARY  
NORTH ELEVATION  
SCALE - 1/8" = 1'-0"



PRELIMINARY  
WEST ELEVATION  
SCALE - 1/8" = 1'-0"



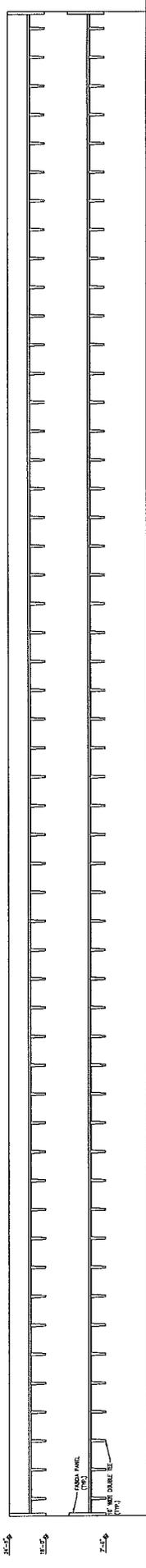
**SHELLER ARCHITECTURE**  
ARCHITECTS  
7800 SOUTH AUTOPLEX LOOP  
TEMPE, ARIZONA 85705  
PH: 480.838.8888  
WWW.SHELLERARCHITECTURE.COM



ROBERT J. SHELDER  
PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
LICENSE NO. 10013  
ELEVATION  
**A3.2**

NEW INVENTORY STORAGE PARKING GARAGE  
FOR  
**A C U R A O F T E M P E**  
7800 SOUTH AUTOPLEX LOOP  
TEMPE, ARIZONA 85705

MAR - 8 2007



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

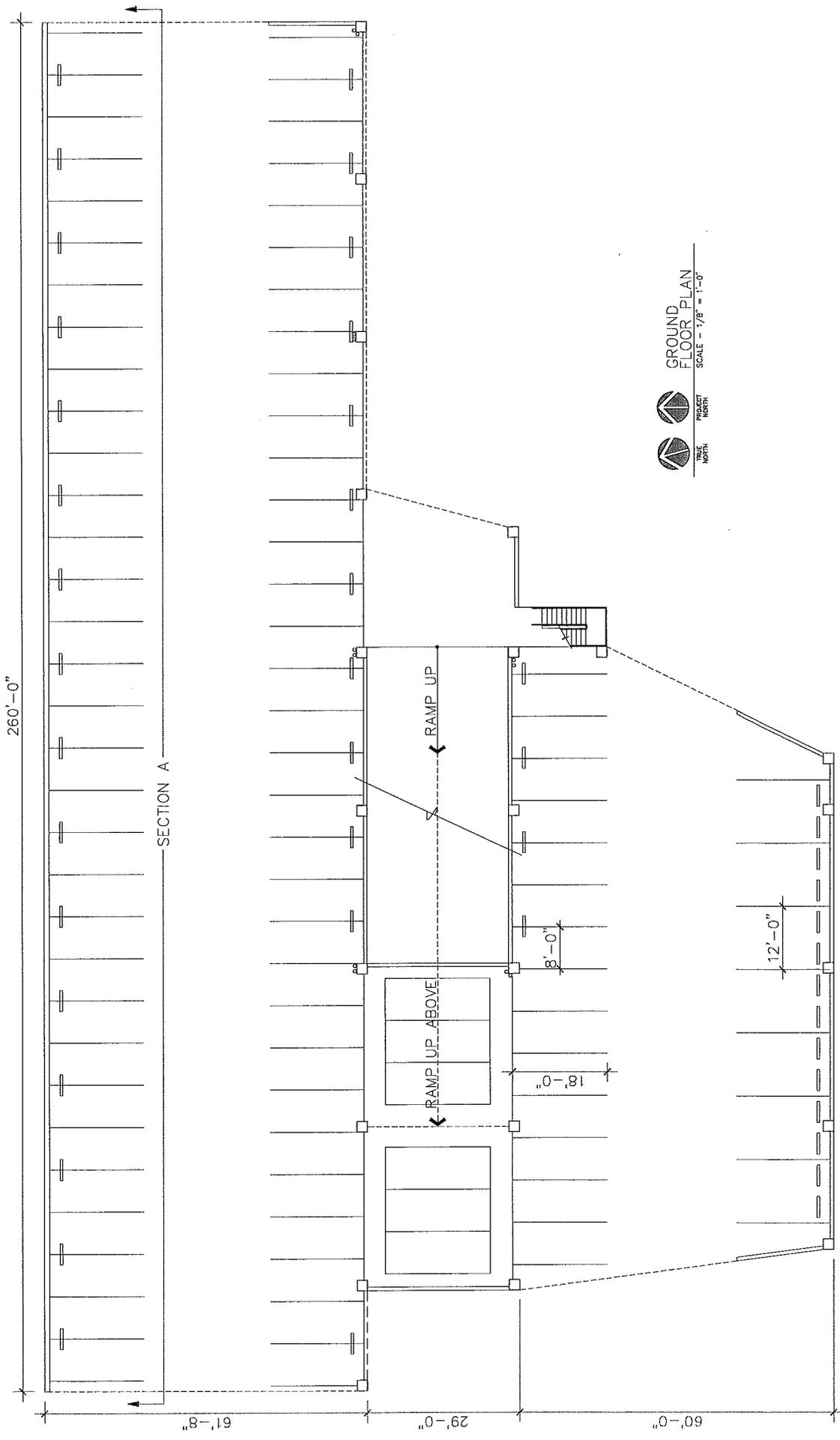


PROJECT NO. 00033  
 SHELLER ARCHITECTURE  
 7800 SOUTH AUTOPLEX LOOP  
 TEMPE, ARIZONA 85705  
 PHONE: 480.831.1111  
 FAX: 480.831.1112  
 WWW: www.shellerarch.com

SECTION  
 SCALE: 1/8" = 1'-0"  
**SECTION A4**

NEW INVENTORY STORAGE PARKING GARAGE  
 FOR  
**A C C U R A** **O F** **T E M P E**  
 7800 SOUTH AUTOPLEX LOOP  
 TEMPE, ARIZONA 85705

MAR - 8 2007



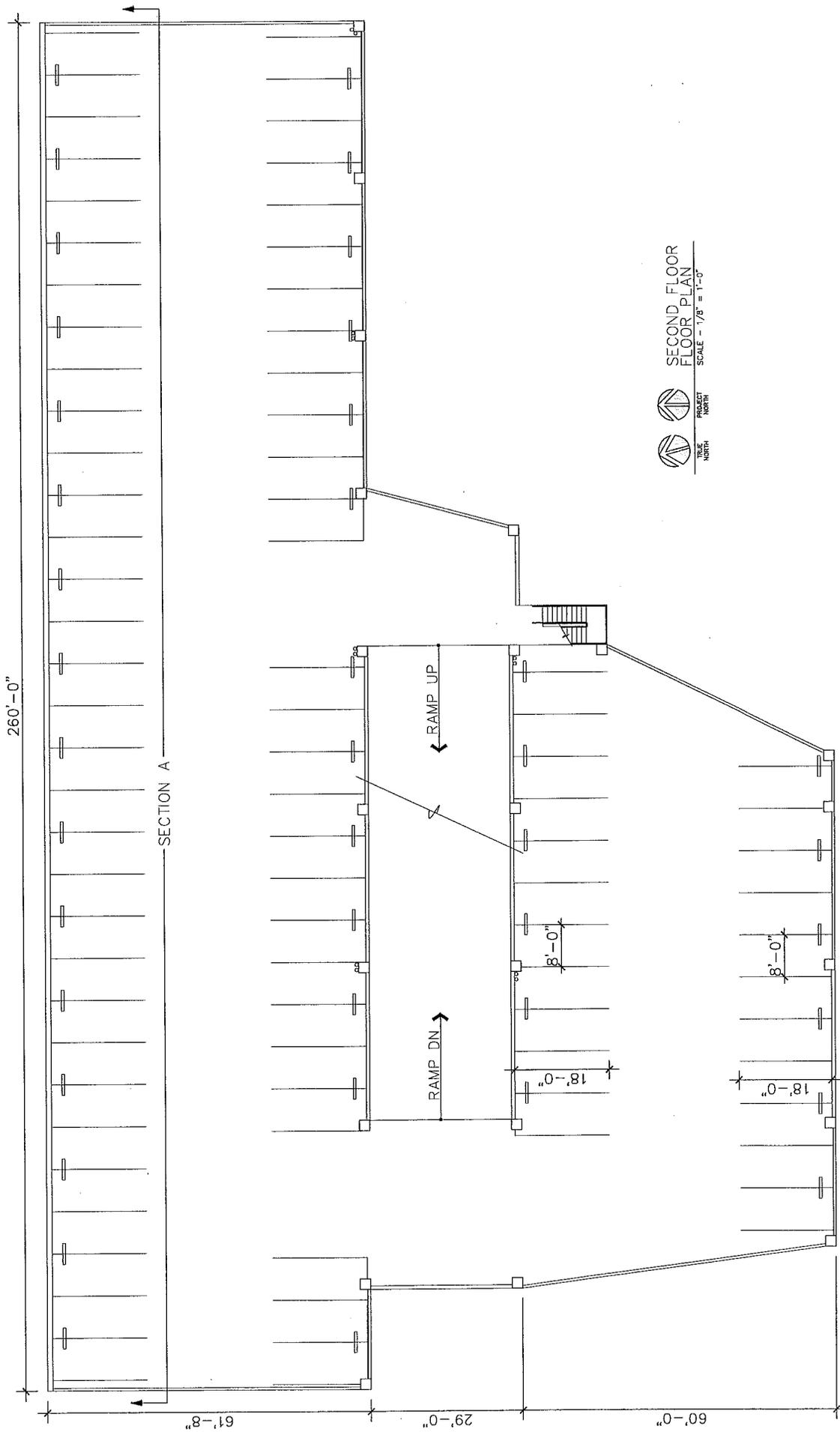
 TRUE NORTH  
 PROJECT NORTH  
 GROUND FLOOR PLAN  
 SCALE - 1/8" = 1'-0"

SHELLER ARCHITECTURE  
 1000 N. GILBERT  
 SUITE 200  
 PHOENIX, AZ 85004  
 TEL: 602.998.8888  
 FAX: 602.998.8889  
 WWW.SHELLERARCHITECTURE.COM

GROUND FLR.  
**A5.1**

NEW INVENTORY STORAGE PARKING GARAGE  
 FOR  
**ACURA OF TEMPE**  
 7800 SOUTH AUTOPLEX LOOP  
 TEMPE, ARIZONA 85705

SHELLER ARCHITECTURE  
 1000 N. GILBERT  
 SUITE 200  
 PHOENIX, AZ 85004  
 TEL: 602.998.8888  
 FAX: 602.998.8889  
 WWW.SHELLERARCHITECTURE.COM



 TITLE NORTH  
 PROJECT NORTH  
 SECOND FLOOR FLOOR PLAN  
 SCALE - 1/8" = 1'-0"

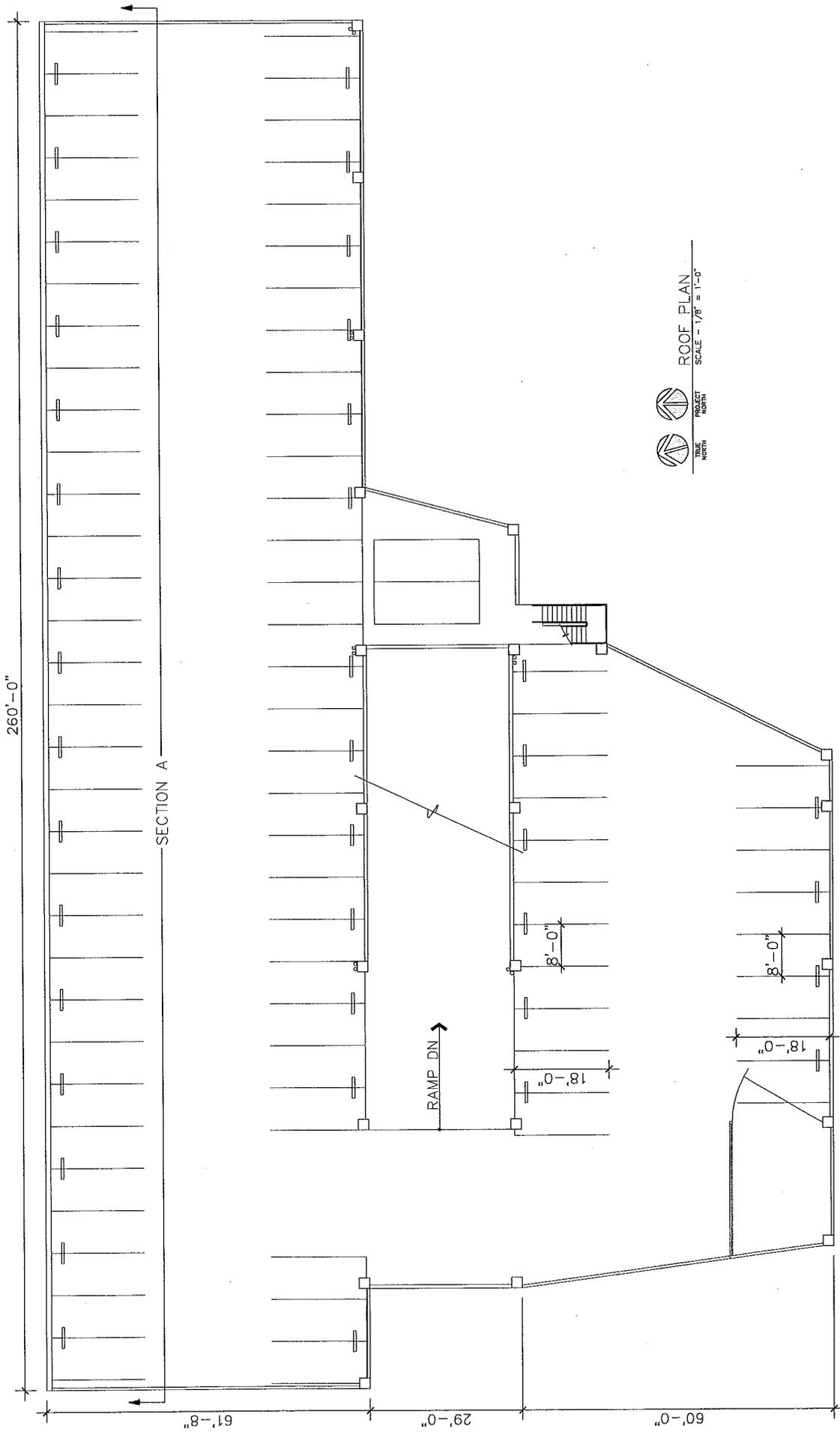


SHELLER ARCHITECTURE  
 1000 N. GAVIN AVENUE  
 SUITE 100  
 TEMPE, AZ 85281  
 TEL: 480-948-8888  
 FAX: 480-948-8889  
 WWW.SHELTERARCHITECTURE.COM

NEW INVENTORY STORAGE PARKING GARAGE  
 FOR  
**A C C U R A** **O F** **T E M P E**  
 7800 SOUTH AUTOPLEX LOOP  
 TEMPE, ARIZONA 85705

SHELLER ARCHITECTURE  
 1000 N. GAVIN AVENUE  
 SUITE 100  
 TEMPE, AZ 85281  
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 FAX: 480-948-8889  
 WWW.SHELTERARCHITECTURE.COM

MAR - 8 2007





 PROJECT NO. 030607  
 ROOF PLAN  
 SCALE - 1/8" = 1'-0"

  
 PROJECT NO. 030607  
 ROOF PLAN  
**A5.3**

NEW INVENTORY STORAGE PARKING GARAGE  
 FOR  
**ACURA OF TEMPE**  
 7800 SOUTH AUTOPLEX LOOP  
 TEMPE, ARIZONA 85705

  
 PROJECT NO. 030607  
 SHELLER ARCHITECTURE



**RETENTION VOLUME CALCULATIONS**

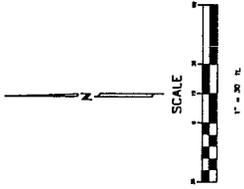
RETENTION REQUIRED	RETENTION PROVIDED
DA1 2,472 X 0.95 X 8.1677 = 1,552 C.F.	
DA2 2,472 X 0.95 X 3.185 = 920 C.F.	1,379 C.F.
DA3 2,472 X 0.95 X 18.025 = 41,547 C.F.	33,200 C.F.
<b>TOTAL RETENTION REQUIRED 42,019 C.F.</b>	<b>TOTAL RETENTION PROVIDED 34,579 C.F.</b>

**BASE DETAILS**

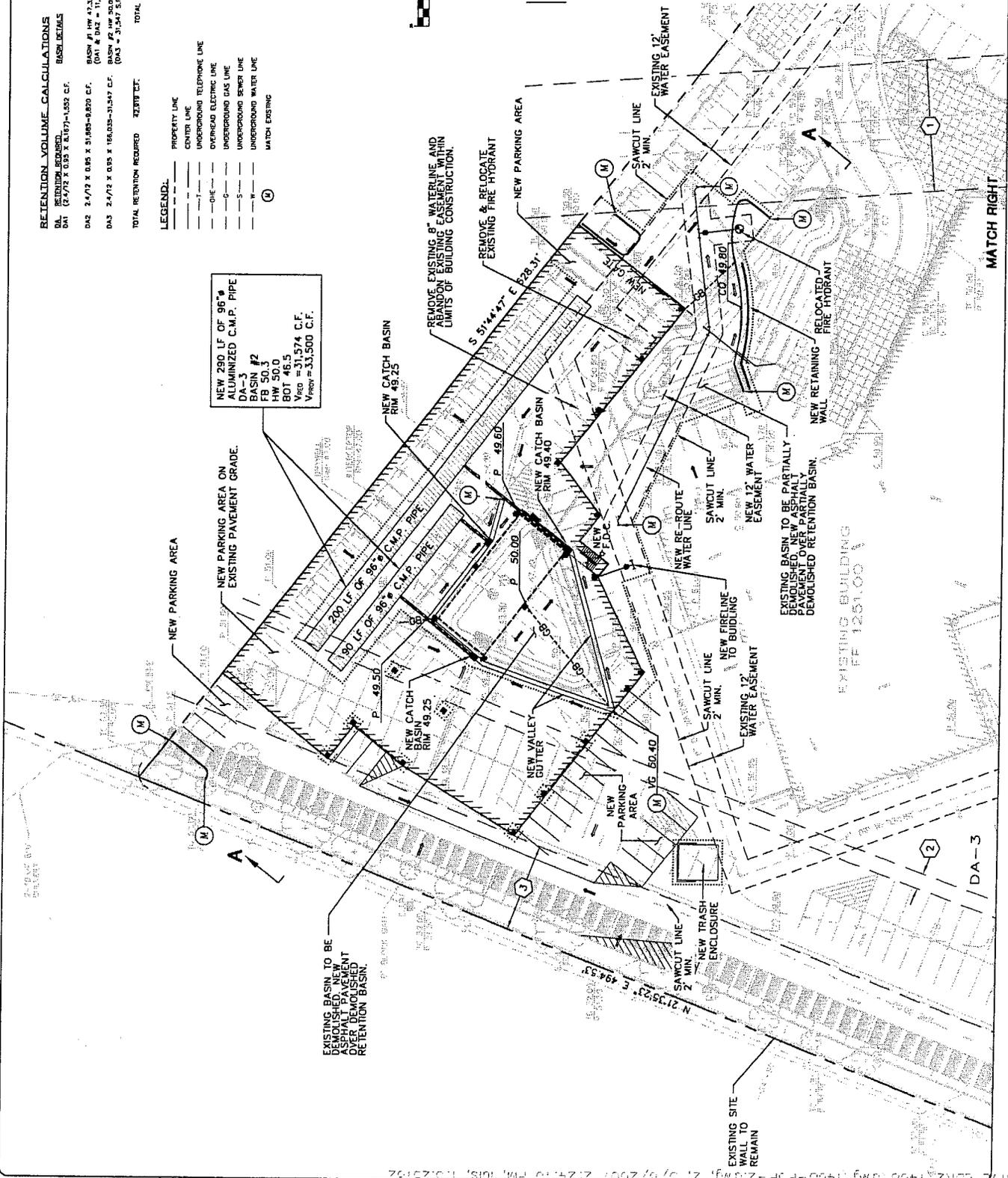
BASE #1 10" x 1.5" x 1.5" (10" x 1.5" x 1.5" REQUIRED)  
 (DA1 & DA2 = 11,379 C.F.)

BASE #2 10" x 3.0" x 3.0" (10" x 3.0" x 3.0" REQUIRED)  
 (DA3 = 31,547 S.F. REQUIRED)

- LEGEND:**
- PROPERTY LINE
  - CENTER LINE
  - UNDERGROUND TELEPHONE LINE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND SEWER LINE
  - UNDERGROUND WATER LINE
  - MATCH EXISTING



NEW 290 LF OF 96" ALUMINIZED C.M.P. PIPE BASIN #2  
 FB 50.0  
 HW 50.0  
 BOT 46.5  
 V<sub>PROP</sub> = 31,574 C.F.  
 V<sub>PROP</sub> = 33,500 C.F.



PRELIMINARY NOT FOR CONSTRUCTION

DA-3

MAN - 8 2007

**Site Consultants, Inc.**  
 ENGINEERS - SURVEYORS - CONSULTANTS  
 113 SOUTH ROCKWELL DRIVE, SUITE 100, PHOENIX, ARIZONA 85004  
 TEL: (480) 964-2822, FAX: (480) 964-2847

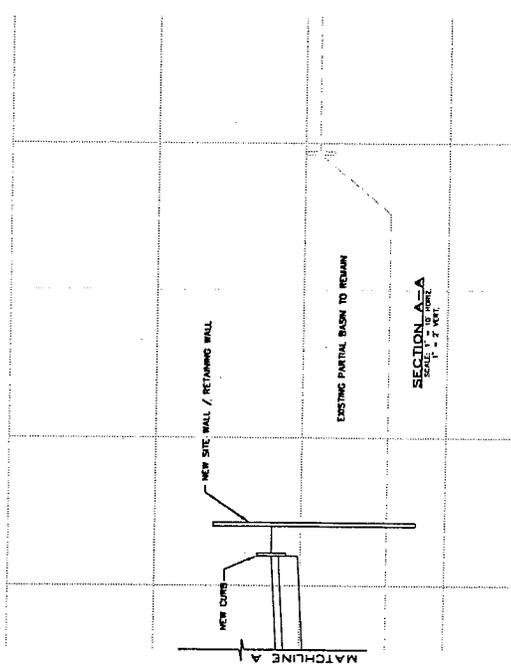
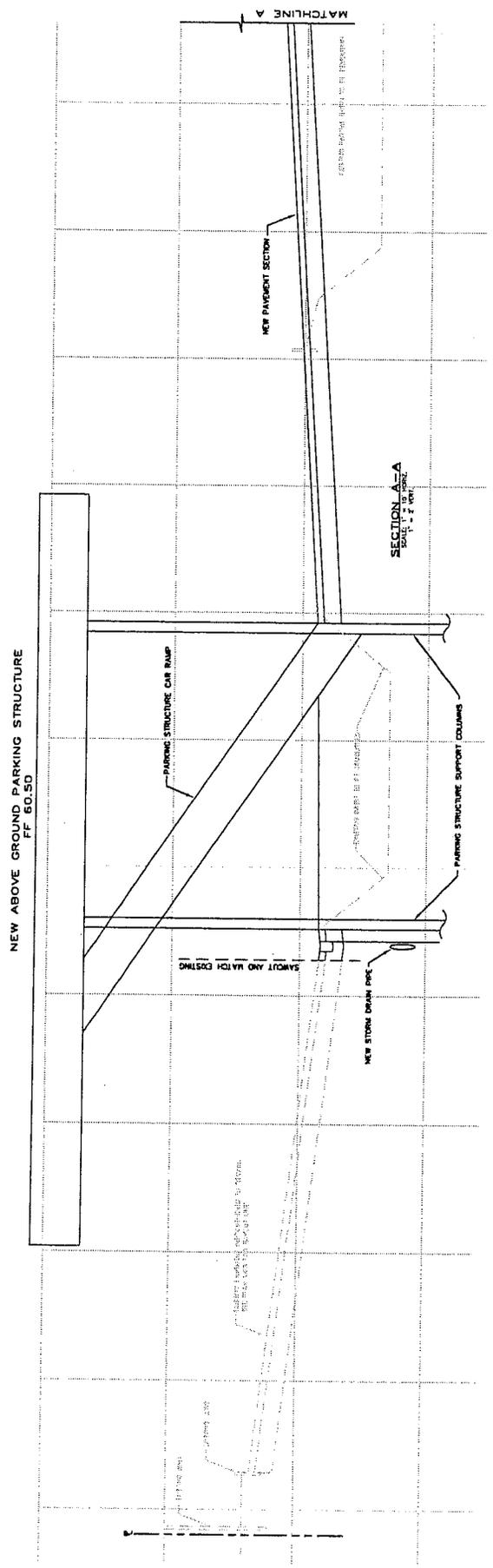
**PARKING STRUCTURE AT ACURA VALLESHOP 3 PLEX 7800 S ALEX LOOP TEMPE, ARIZONA**



DATE: 08-08-07	DATE: 08-08-07
SCALE: 1" = 20'	SCALE: 1" = 20'
DRAWN BY: JLC	DRAWN BY: JLC
CHECKED BY: JLC	CHECKED BY: JLC
DATE: 08-08-07	DATE: 08-08-07
DRAWING TITLE: PDP-2	DRAWING TITLE: PDP-2

2 3

PRELIMINARY NOT FOR CONSTRUCTION



Site Consultants, Inc.  
ENGINEERS - SURVEYORS - CONSULTANTS  
113 SOUTH ROCKWOOD DRIVE, TEMPE, ARIZONA 85281  
TEL: (480) 884-2820, FAX: (480) 884-2847

PRELIMINARY CROSS SECTION  
PARKING STRUCTURE  
AT ACURIA REAL ESTATE  
PLEX LOOP  
7800  
ARIZONA



PROJECT NO.: 1000  
SCALE: 1" = 3'-0"  
DRAWN BY: LK  
CHECKED BY: SAC  
DATE: 08-20-2007  
DATE: 08-20-2007

3  
3  
3