



# OPUS / 4<sup>TH</sup> AVENUE MIXED-USE



## 4th Avenue - PAD 33

### Responses to Design Review Committee October 15, 2019 Meeting

Comment	Response	Page
Provide shade at amenity deck	Add shade sail fabric to trellis element	13
Study shadow influence on neighborhood	Create solar pattern study	23
Study detailing of the tower architecture	Further development of towers architectural elements	18-19
How is glazing on the stair handled?	Further development of stair facade	18-19
Eyes on the street	Add glazing to Stevens Street facade	20
Protect pedestrians at vehicular areas	Add bollards along pedestrian pathways	10, 17
Activate streetscape	Introduce art, landscaping & glazing along Stevens Street	20
Suns influence on glazing	Introduce eyebrows and solar screens to windows	17, 19
Open area at 2nd level	Decorative mesh at 2nd level parking	16,18-19
Historic retail storefront reference	Add base detail at retail storefront	21
Provide community drinking fountain	Drinking fountain for people and pets located near retail on pedestrian pathway	17
Verify parking/ unit count	Provide updated metrics	10
Shield parking light	Spec directional lighting	
Rainwater runoff	Review on-site capacity	

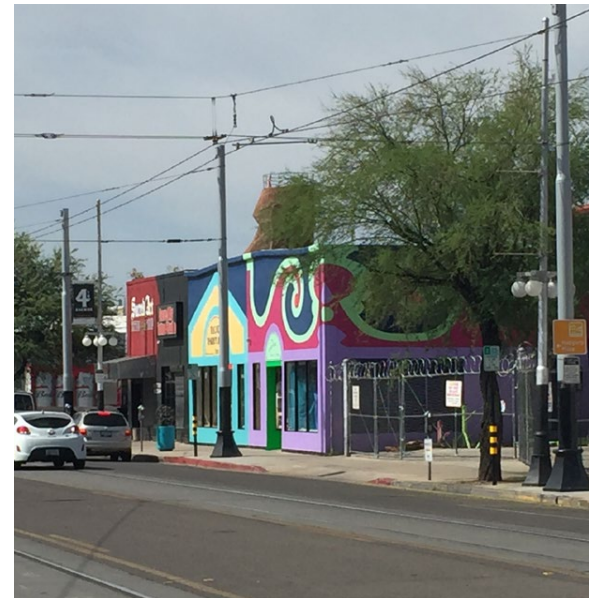




# TABLE OF CONTENTS

- Identity Imagery 04
- Minor Amendments to Partners on Fourth PAD 05
- Overall Site Context 06
- Neighborhood Aerial 07
- Existing Structures 08
- Floor Plans 09
- Concept Diagram 15
- Material Board 16
- Product Examples 17
- Elevations 18
- Stevens Avenue 20
- Streetscape 21
- Sculpture / Art Context 22
- Solar Pattern Study 23
- Renderings 24
- Landscape Plan 31



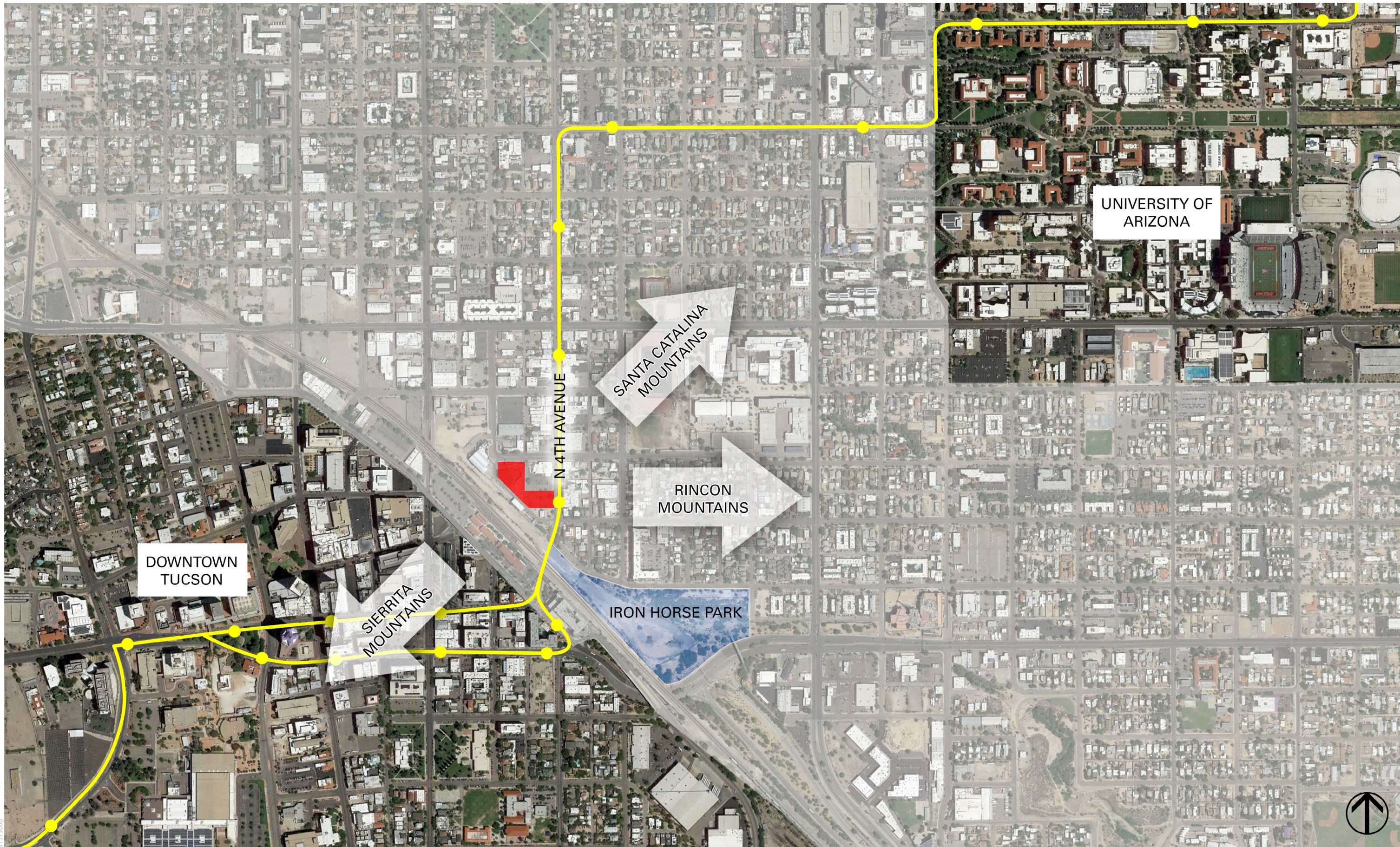




# MINOR AMENDMENTS TO PARTNERS ON FOURTH PAD-33

MINOR AMENDMENTS	PAD REFERENCE
<b>PARKING &amp; ACCESS</b>	
1. COMPACT PARKING SPACES	VEHICLE PARKING, PG. 25
2. PARKING REQUIREMENT	VEHICLE PARKING, PG. 25
3. CIRCULATION PLAN	EXIHIBIT 10, PG. 34
<b>PEDESTRIAN CIRCULATION</b>	
1. SIDEWALK WIDTHS	EXHIBIT 9, PG. 18
2. ACCESS FROM STEVENS TO HERBERT	PEDESTRIAN ACCESS, PG. 27
<b>PROPOSED USES</b>	
1. GROUND FLOOR USES IN SECTION D	SECTION D, PG. 23
<b>DESIGN STANDARDS</b>	
1. BUILDING ARTICULATION	SECTION A, PG. 40 - 41

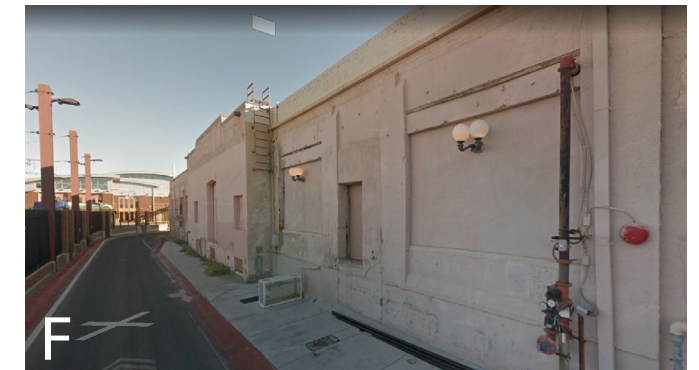
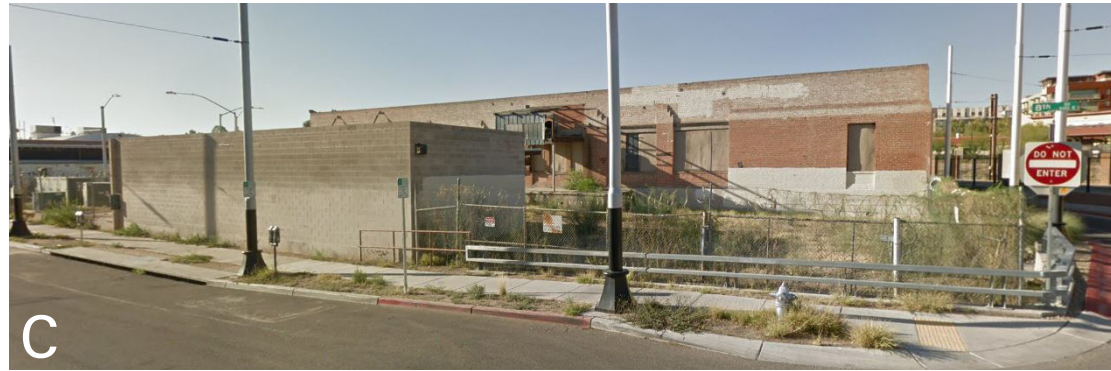
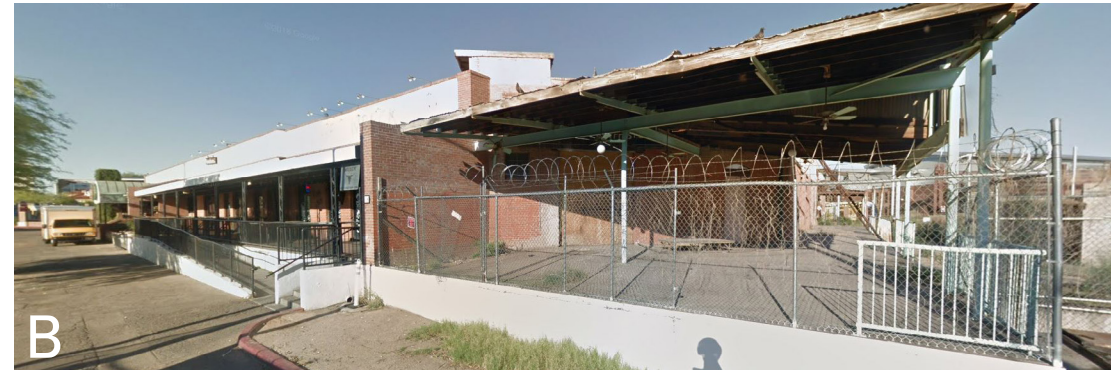




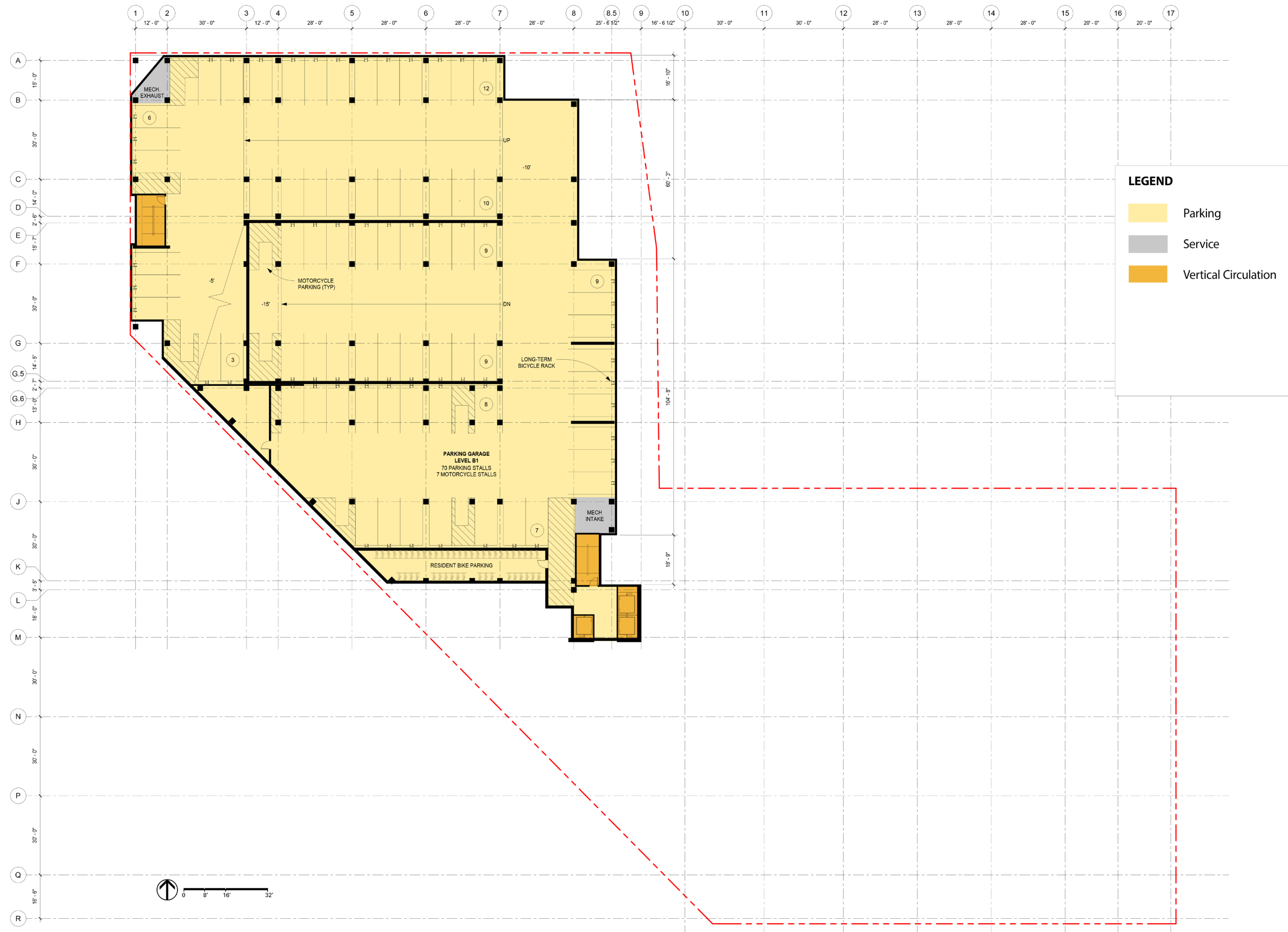




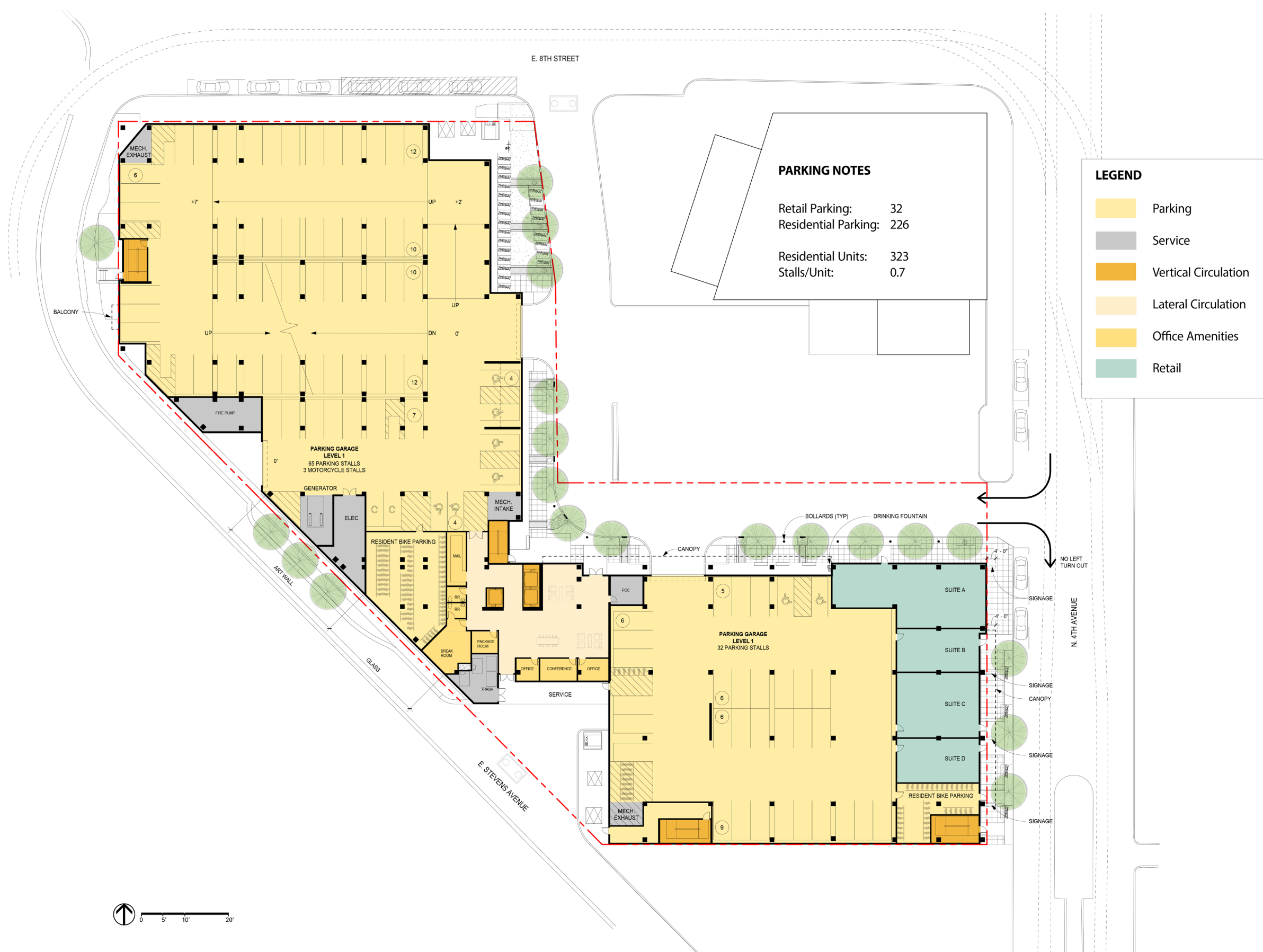










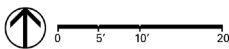


**PARKING NOTES**

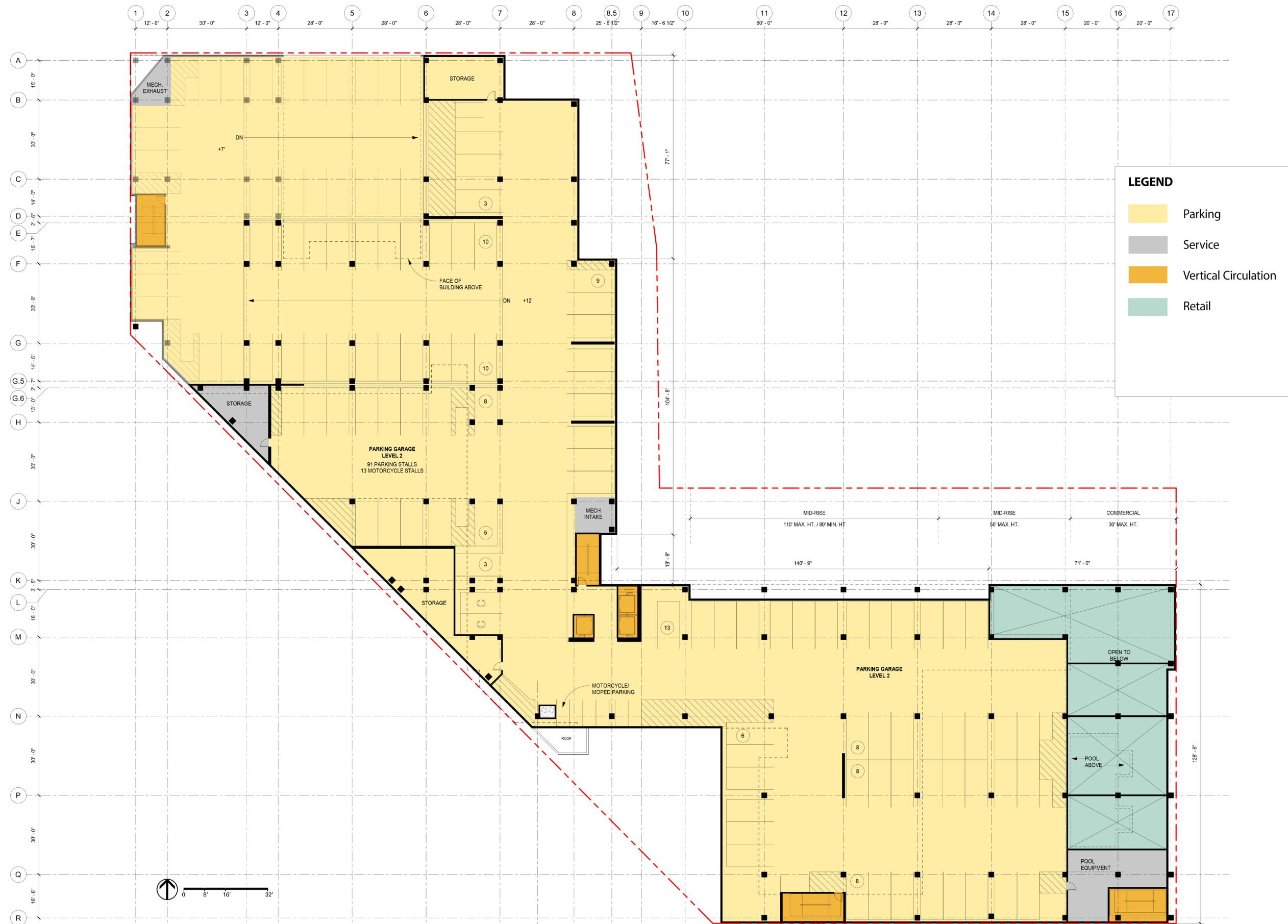
Retail Parking: 32  
 Residential Parking: 226  
 Residential Units: 323  
 Stalls/Unit: 0.7

**LEGEND**

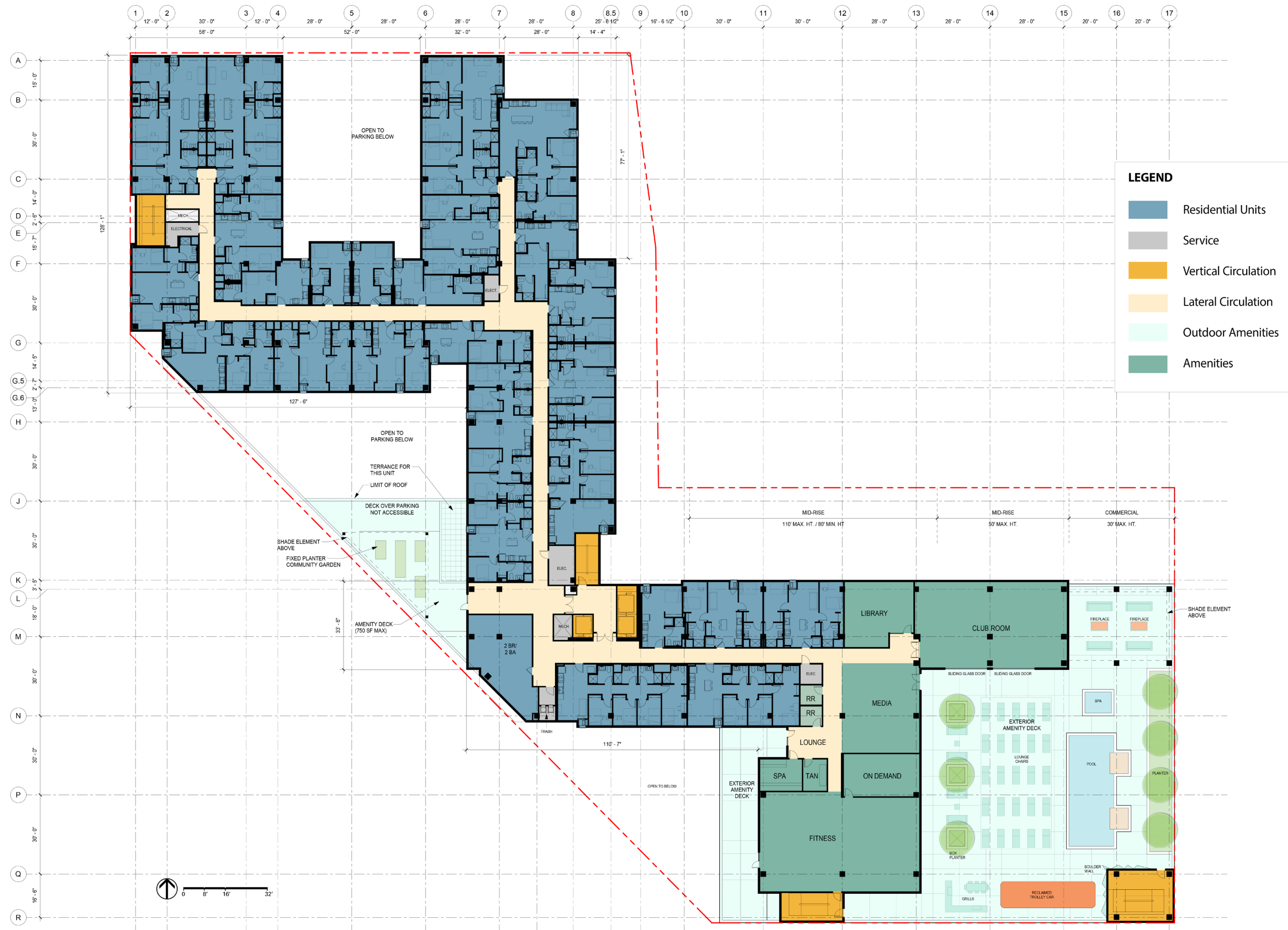
- Parking
- Service
- Vertical Circulation
- Lateral Circulation
- Office Amenities
- Retail



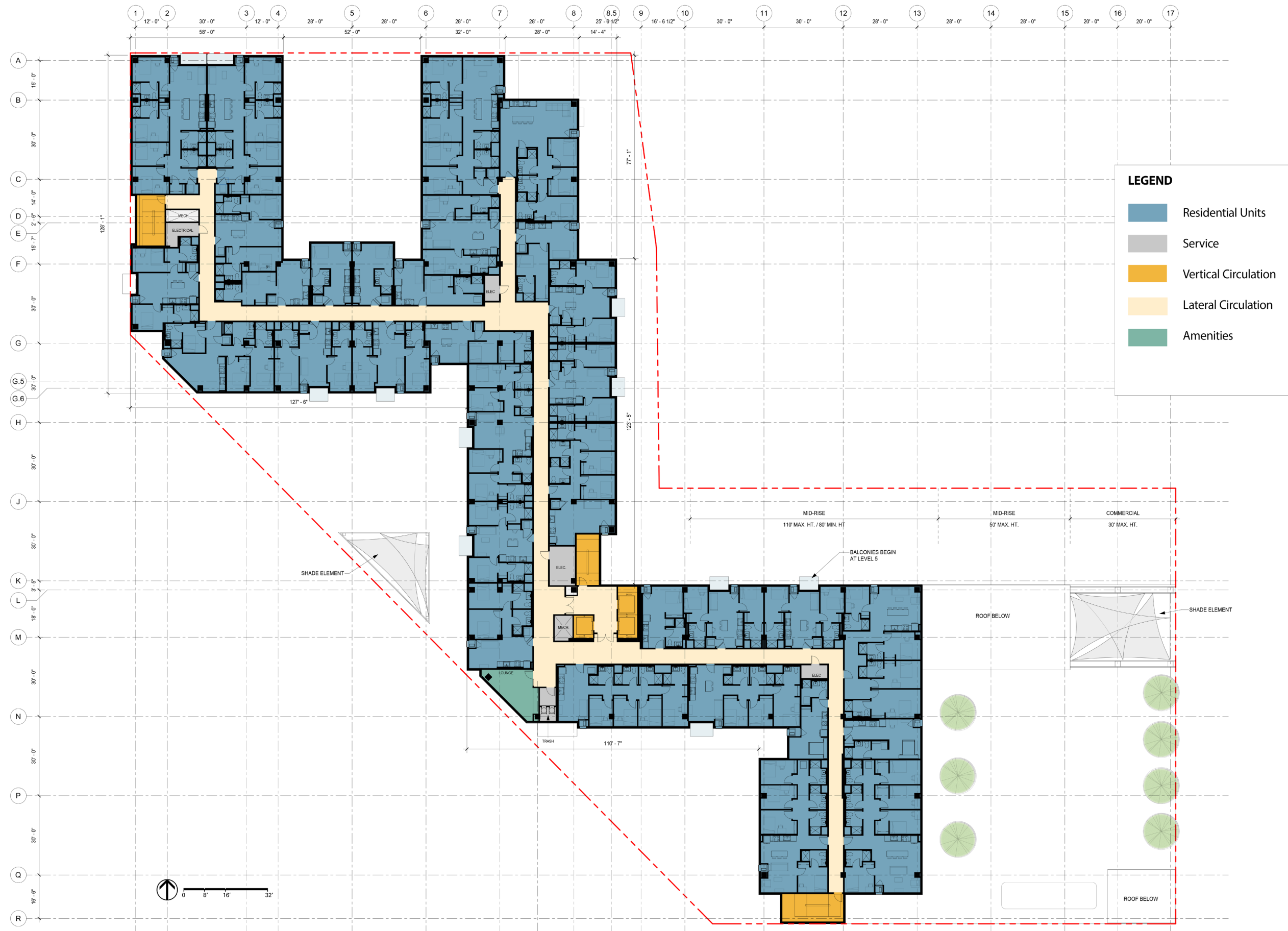




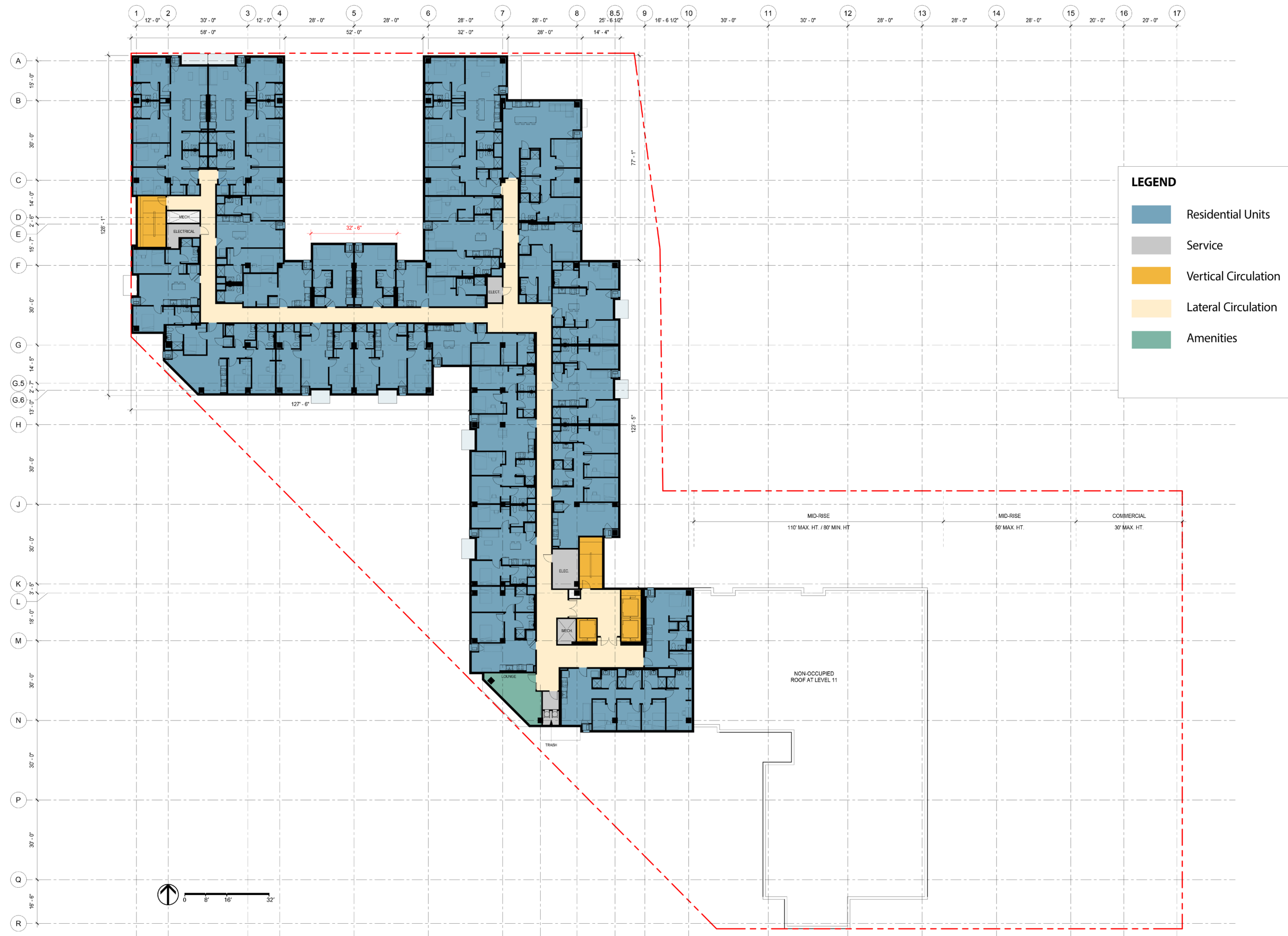




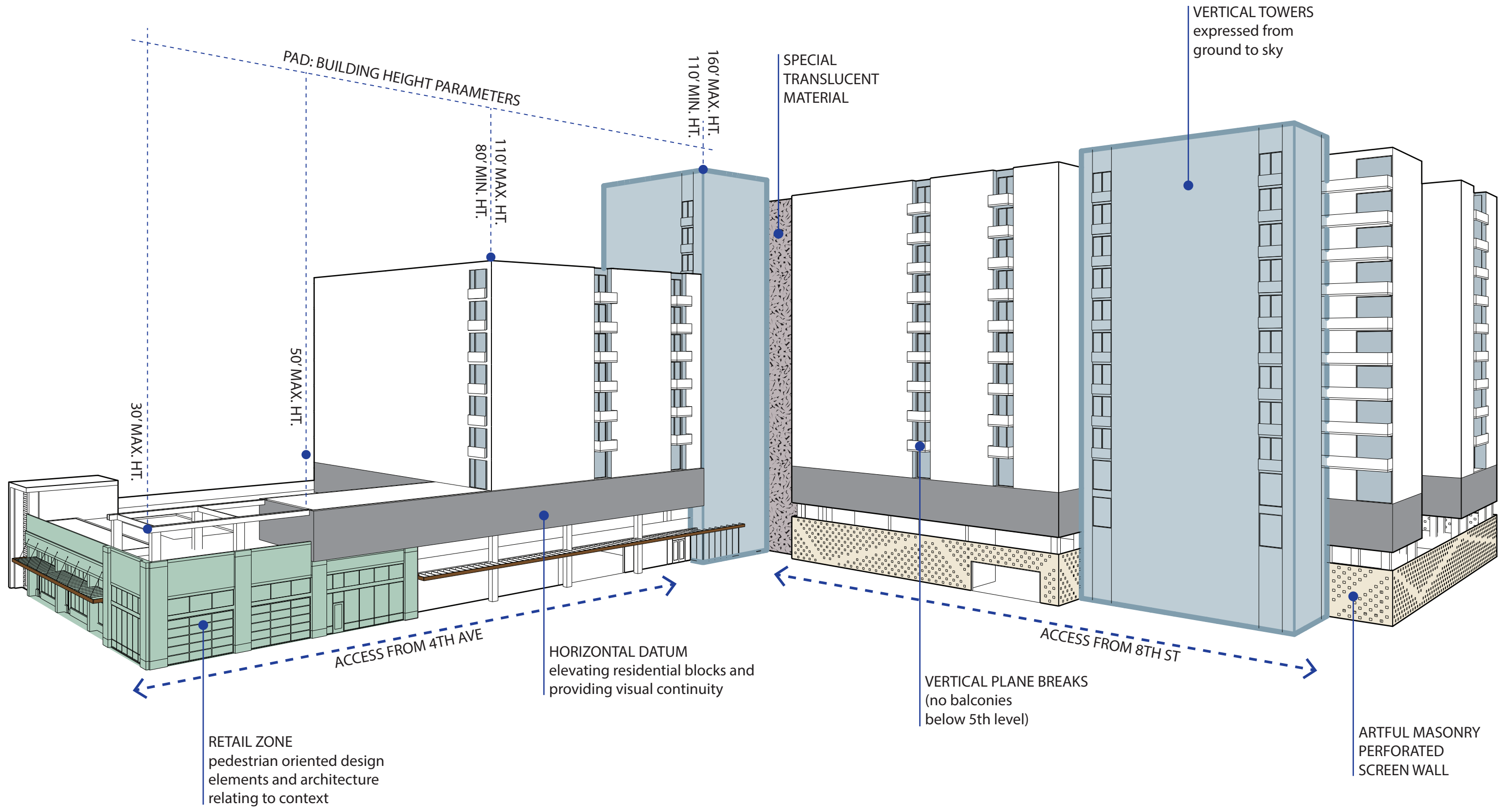




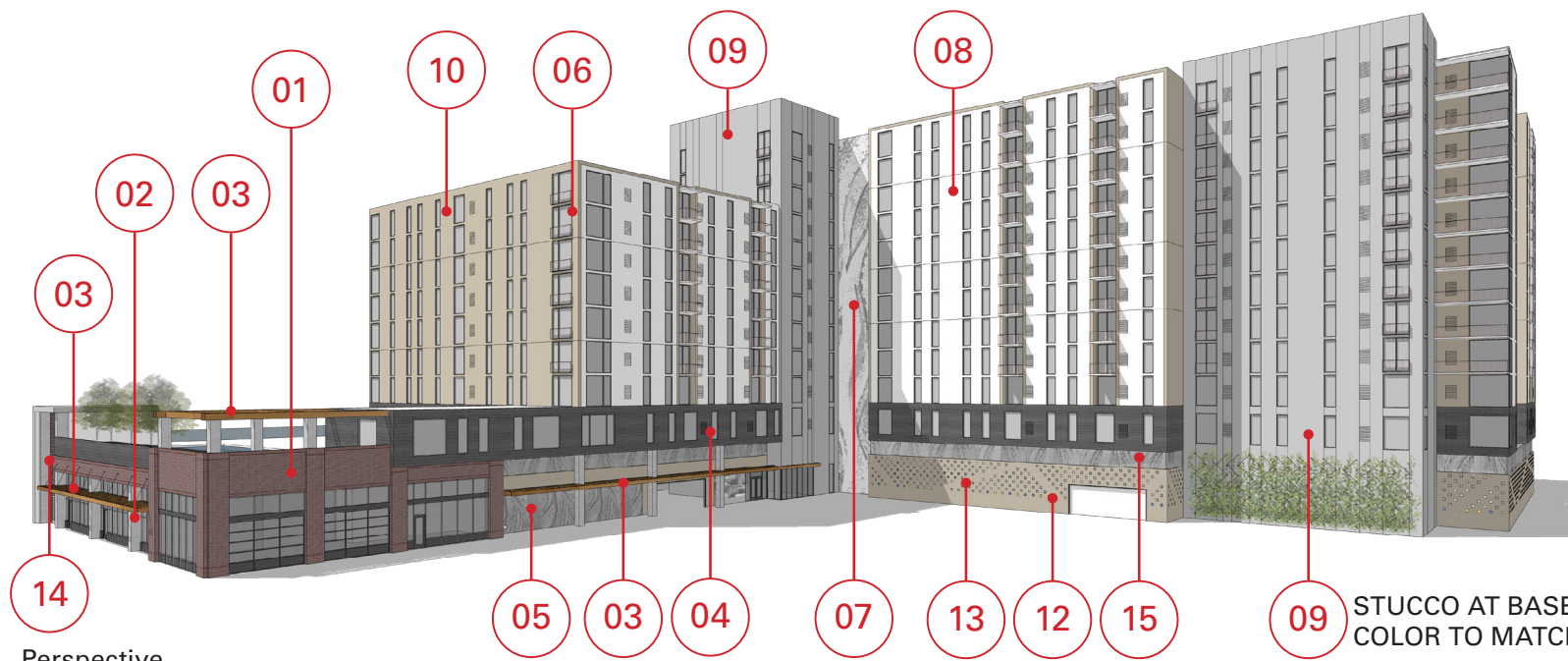




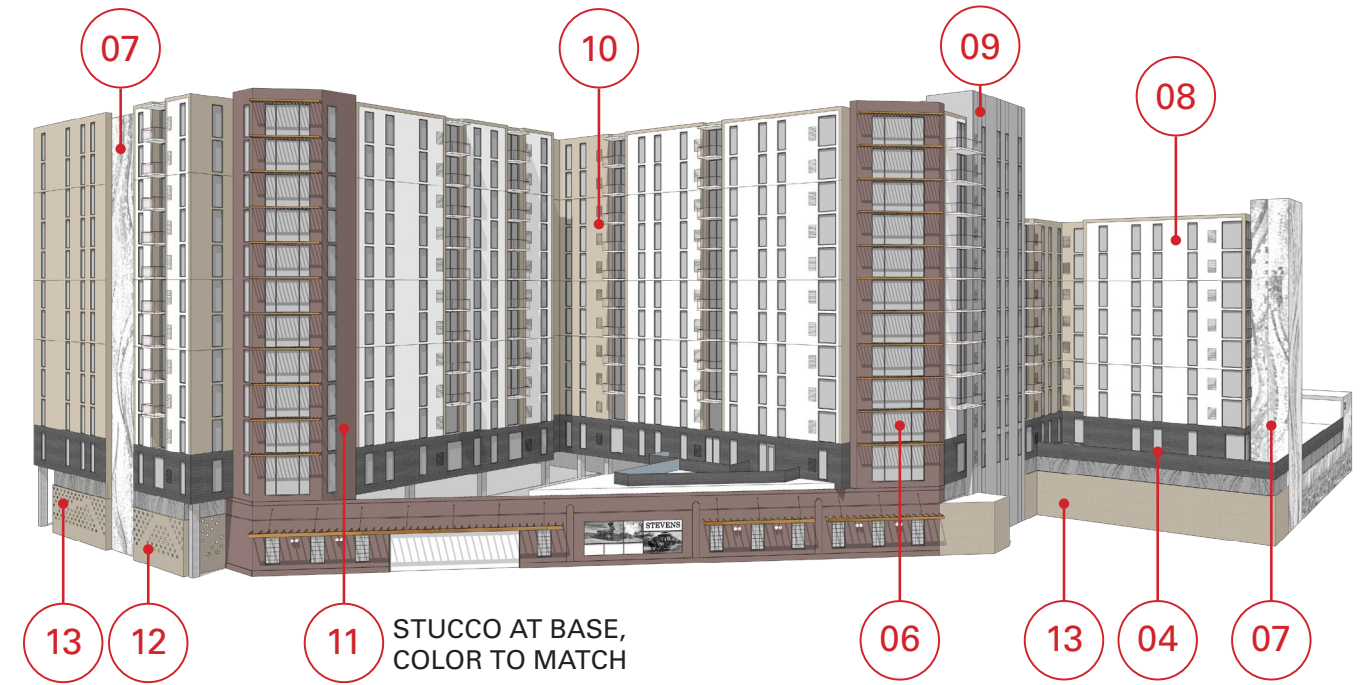








Perspective  
not to scale



**01** FACE BRICK (MODULE SIZE)  
LIGHT RED COLOR BLEND



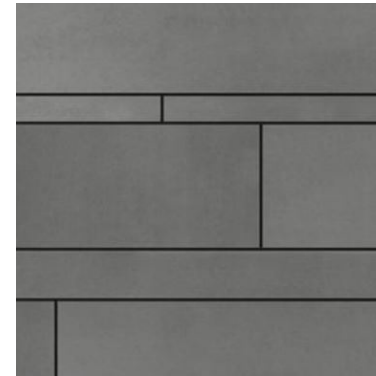
**02** EXPOSED CONCRETE  
COLUMNS



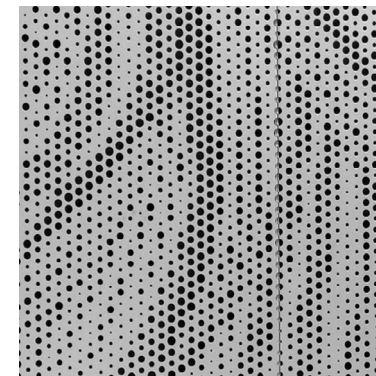
**03** WOOD COLOR CANOPY



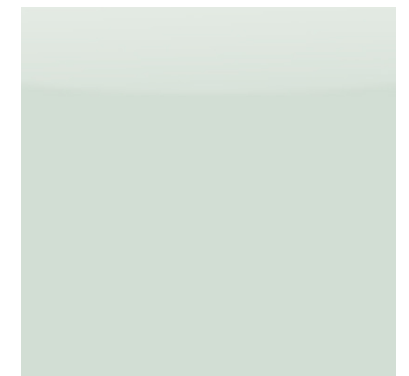
**04** METAL PANEL



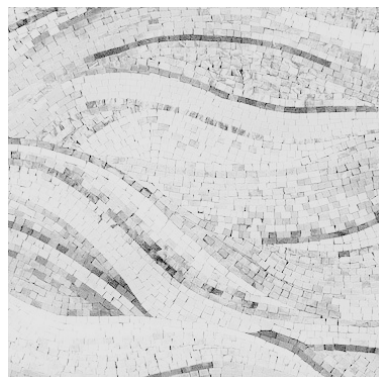
**05** PERFORATED METAL  
SCREEN



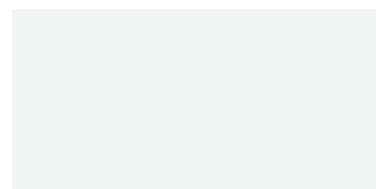
**06** VISION GLASS  
(CLEAR OR TINT)



**07** E.I.F.S. PATTERN



**08** E.I.F.S. COLOR #1



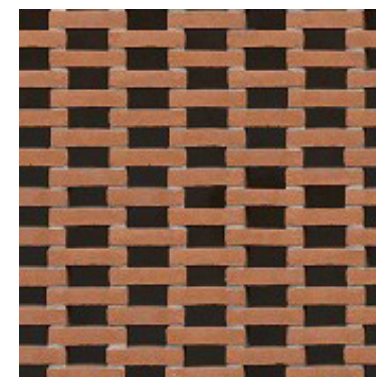
**10** E.I.F.S. COLOR #3



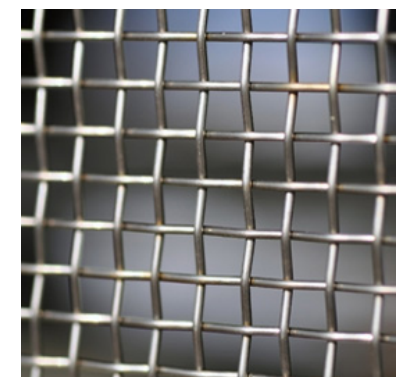
**12** COLORED LENS GLASS



**14** BRICK OR BLOCK



**15** WIRE MESH



**09** E.I.F.S. COLOR #2



**11** E.I.F.S. COLOR #4



**13** ENHANCED FINISHED CMU







E.F.I.S. PATTERN PRECEDENT EXAMPLE



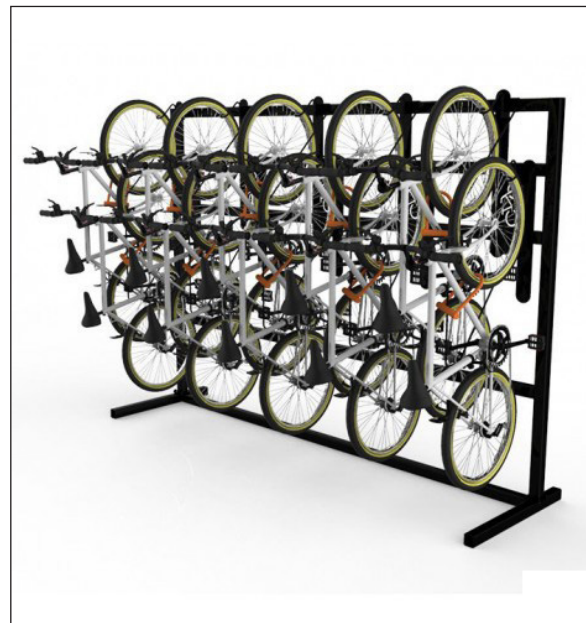
DRINKING FOUNTAIN EXAMPLE  
(BOTTLE FILLING, PEDESTAL AND PETS)



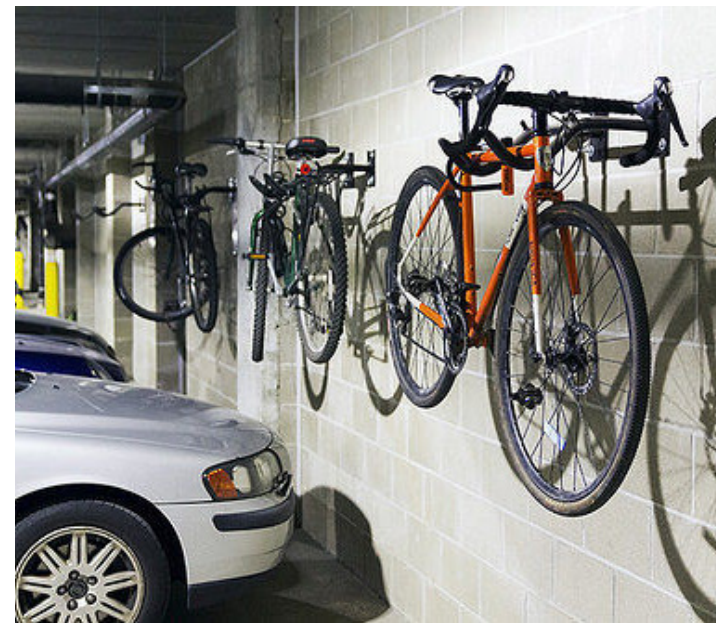
BOLLARD EXAMPLE



EXTERIOR BIKE RACK EXAMPLE



INTERIOR BIKE RACK EXAMPLE



WALL MOUNTED BIKE RACK EXAMPLE



SOLAR WINDOW SCREEN EXAMPLE





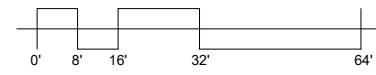
- GENERAL NOTES**
1. ALL MECHANICAL GRILLES & VENTS ARE TO BE PAINTED TO MATCH ADJACENT MATERIAL.
  2. ALL LIVING AREAS TO HAVE OPERABLE SLIDING DOOR AT BALCONY. IF NO BALCONY, PROVIDE OPERABLE WINDOW.
  3. PROVIDE ALTERNATE FOR OPERABLE WINDOW IN EACH BEDROOM.
  4. PROVIDE CLERESTORY GLAZING IN ONE BEDROOM UNITS. (IN BOARD BEDROOM, 4 PER FLOOR).

- MATERIAL LEGEND**
01. LIGHT RED BRICK BLEND
  02. EXPOSED CONCRETE COLUMNS
  03. WOOD COLOR CANOPY & SHADE ELEMENT
  04. METAL PANEL
  05. PERFORATED METAL SCREEN - WEATHERING STEEL
  06. VISION GLASS
  07. E.I.F.S. PATTERN
  08. E.I.F.S. COLOR #1
  09. E.I.F.S. COLOR #2
  10. E.I.F.S. COLOR #3
  11. E.I.F.S. COLOR #4
  12. COLORED LENS GLASS
  13. ENHANCED FINISH CMU
  14. BRICK OR BLOCK SOLAR SCREEN
  15. PAINTED WALL GRAPHIC
  16. WIRE MESH
  17. PAINTED WALL GRAPHIC
  18. DRINKING FOUNTAIN (PEOPLE AND PETS)

1 Concept East Elevation  
1/16" = 1'-0"



2 Concept North Elevation  
1/16" = 1'-0"







ELEVATOR PENTHOUSE	240'-0"
ROOF	230'-4"
LEVEL 13	220'-8"
LEVEL 12	211'-0"
LEVEL 11	201'-4"
LEVEL 10	191'-8"
LEVEL 9	182'-0"
LEVEL 8	172'-4"
LEVEL 7	162'-8"
LEVEL 6	153'-0"
LEVEL 5	143'-4"
LEVEL 4	133'-8"
LEVEL 3	122'-0"
LEVEL 2	112'-0"
LEVEL 1	100'-0"
LEVEL B1	90'-0"

**GENERAL NOTES**

1. ALL MECHANICAL GRILLES & VENTS ARE TO BE PAINTED TO MATCH ADJACENT MATERIAL.
2. ALL LIVING AREAS TO HAVE OPERABLE SLIDING DOOR AT BALCONY. IF NO BALCONY, PROVIDE OPERABLE WINDOW.
3. PROVIDE ALTERNATE FOR OPERABLE WINDOW IN EACH BEDROOM.
4. PROVIDE CLERESTORY GLAZING IN ONE BEDROOM UNITS. (IN BOARD BEDROOM, 4 PER FLOOR).

**MATERIAL LEGEND**

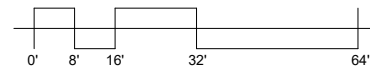
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09. E.I.F.S. COLOR #2
10. E.I.F.S. COLOR #3
11. E.I.F.S. COLOR #4
12. COLORED LENS GLASS
13. ENHANCED FINISH CMU
14. BRICK OR BLOCK SOLAR SCREEN
15. PAINTED WALL GRAPHIC
16. WIRE MESH
17. PAINTED WALL GRAPHIC
18. DRINKING FOUNTAIN (PEOPLE AND PETS)

1 Concept West Elevation  
1/16" = 1'-0"



ELEVATOR PENTHOUSE	240'-0"
ROOF	230'-4"
LEVEL 13	220'-8"
LEVEL 12	211'-0"
LEVEL 11	201'-4"
LEVEL 10	191'-8"
LEVEL 9	182'-0"
LEVEL 8	172'-4"
LEVEL 7	162'-8"
LEVEL 6	153'-0"
LEVEL 5	143'-4"
LEVEL 4	133'-8"
LEVEL 3	122'-0"
LEVEL 2	112'-0"
LEVEL 1	100'-0"
LEVEL B1	90'-0"

2 Concept South Elevation  
1/16" = 1'-0"



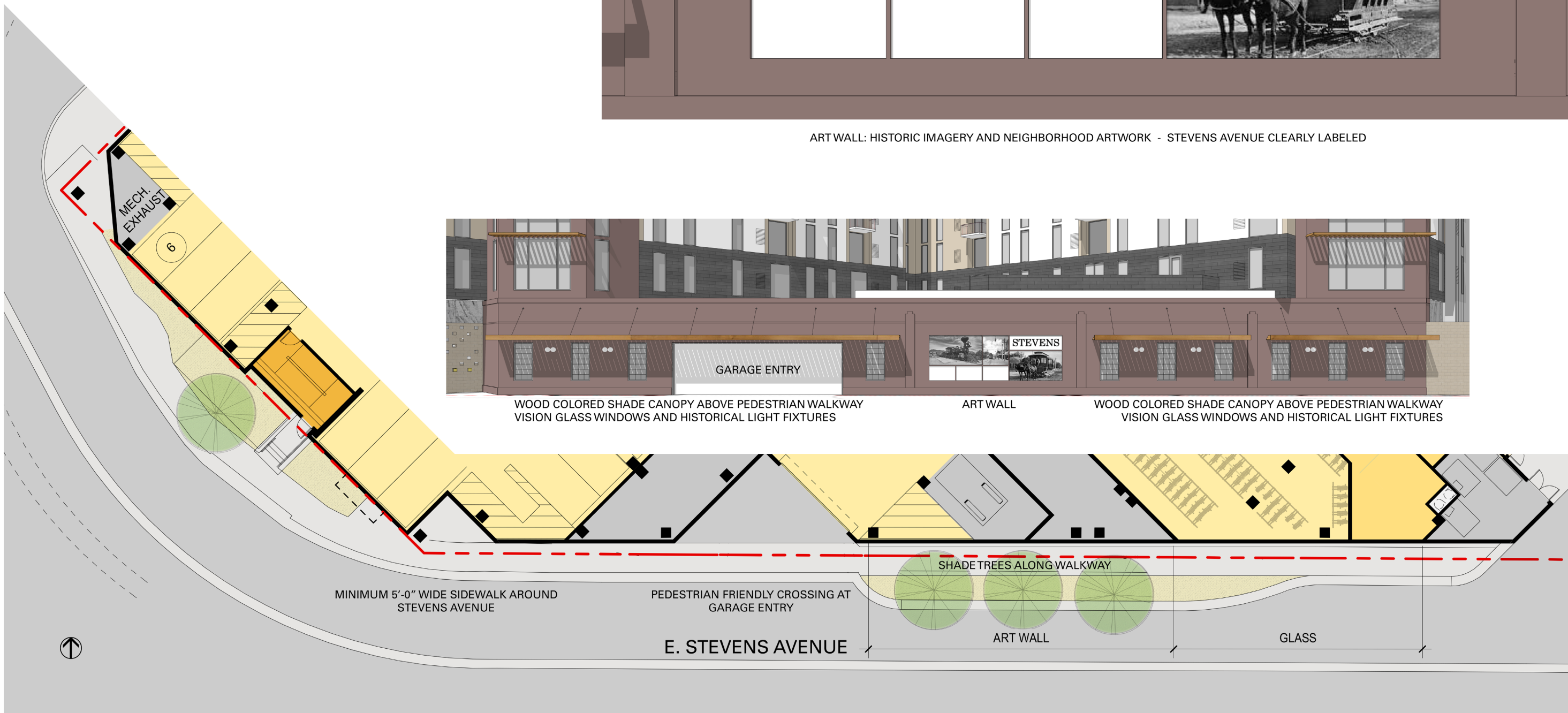




INSPIRATION FROM EXISTING STEVENS AVENUE ARCHITECTURE



ART WALL: HISTORIC IMAGERY AND NEIGHBORHOOD ARTWORK - STEVENS AVENUE CLEARLY LABELED



WOOD COLORED SHADE CANOPY ABOVE PEDESTRIAN WALKWAY  
VISION GLASS WINDOWS AND HISTORICAL LIGHT FIXTURES

ART WALL

WOOD COLORED SHADE CANOPY ABOVE PEDESTRIAN WALKWAY  
VISION GLASS WINDOWS AND HISTORICAL LIGHT FIXTURES

MINIMUM 5'-0" WIDE SIDEWALK AROUND  
STEVENS AVENUE

PEDESTRIAN FRIENDLY CROSSING AT  
GARAGE ENTRY

SHADE TREES ALONG WALKWAY

E. STEVENS AVENUE

ART WALL

GLASS





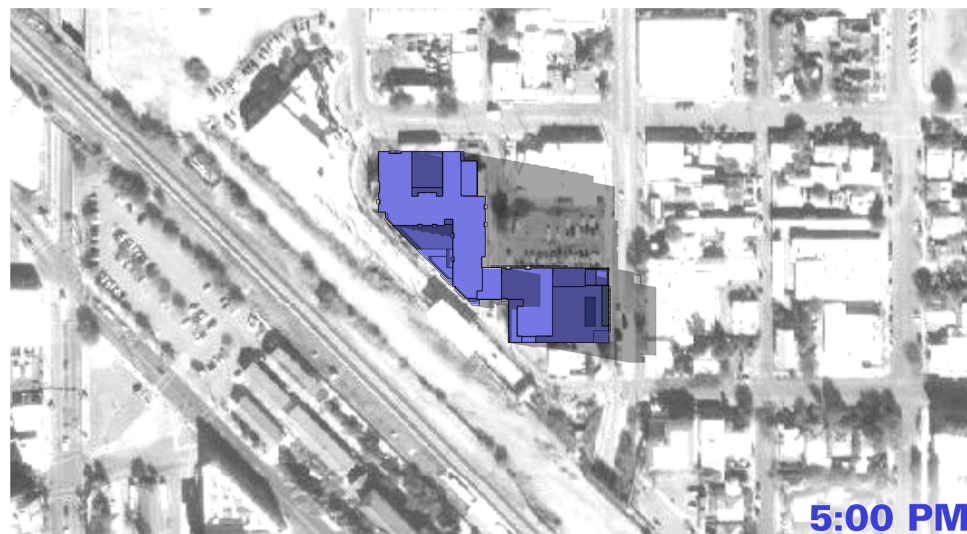
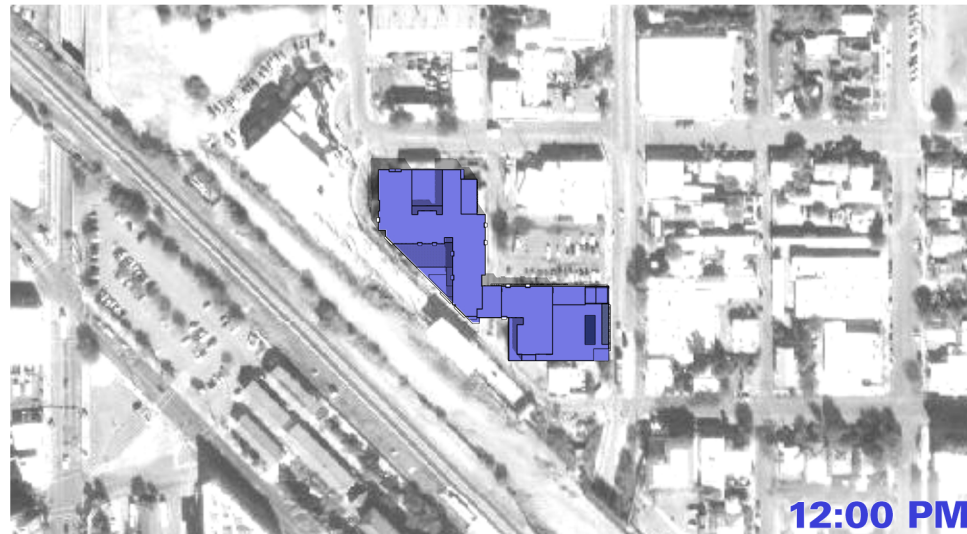






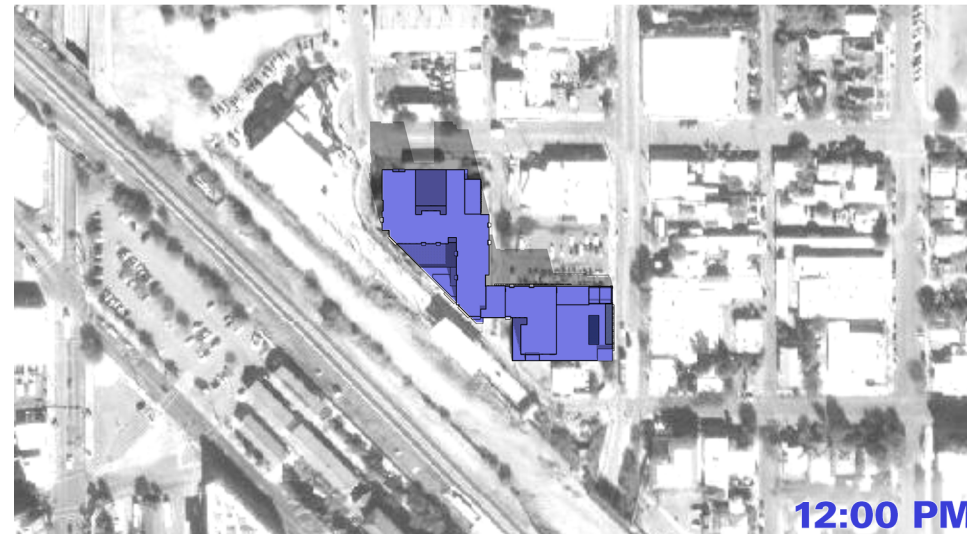
# Summer Solstice

June 21 :: Sunrise: 5:17 AM, Sunset: 7:33 PM



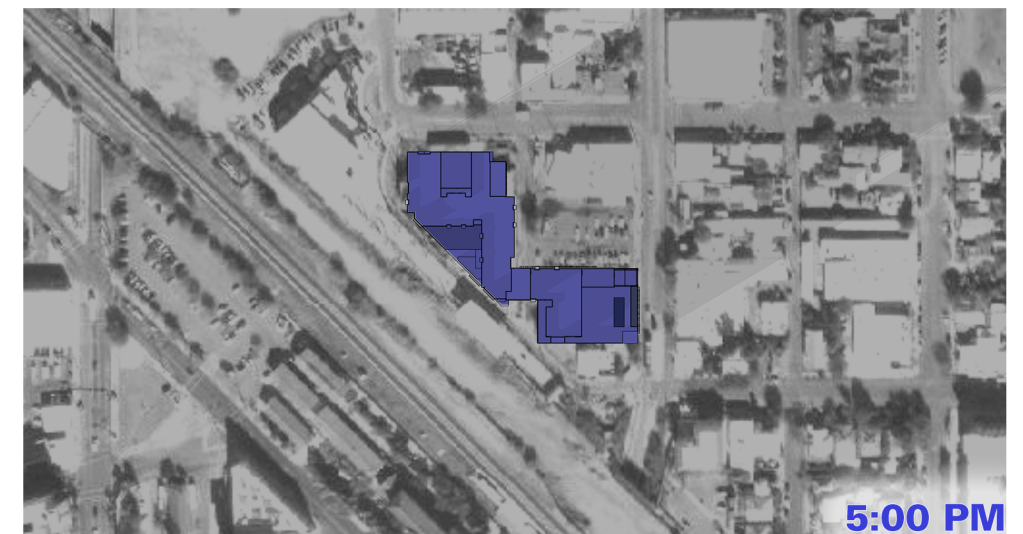
# Spring/Fall Equinox

Mar20/Sep 23 :: Sunrise: 6:20 AM, Sunset: 6:30 PM



# Winter Solstice

Dec 21 :: Sunrise: 7:20 AM, Sunset: 5:22 PM



1531





HISTORIC  
FOURTH  
AVENUE

HISTORIC  
FOURTH  
AVENUE

HISTORIC  
FOURTH  
AVENUE

















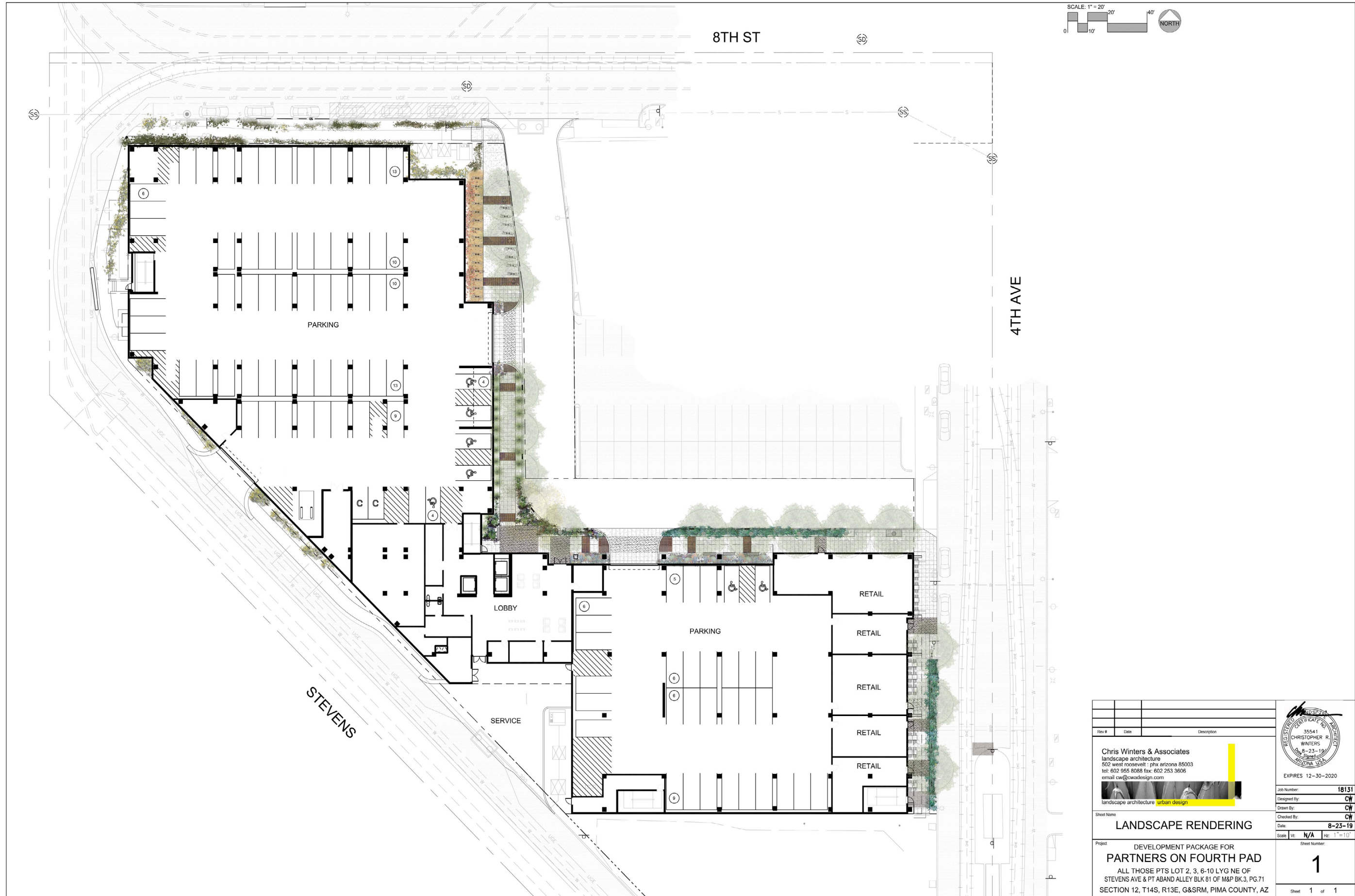












SCALE: 1" = 20'  
0' 10' 20' 40'

Sheets	Date	Description
<p>Chris Winters &amp; Associates          landscape architecture          502 west roosevelt : phoenix arizona 85003          tel: 602 955 8088 fax: 602 253 3606          email: cw@cwadesign.com</p>		
Job Number:	18131	
Designed By:	CH	
Drawn By:	CH	
Checked By:	CH	
Date:	8-23-19	
Scale:	N/A	1"=10'
Project:	DEVELOPMENT PACKAGE FOR <b>PARTNERS ON FOURTH PAD</b> ALL THOSE PTS LOT 2, 3, 6-10 LYG NE OF STEVENS AVE & PT ABAND ALLEY BLK 81 OF M&P BK.3, PG.71 SECTION 12, T14S, R13E, G&SRM, PIMA COUNTY, AZ	
Sheet Number:	1	
	Sheet 1 of 1	