

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/25/2014
Agenda Item: 3**

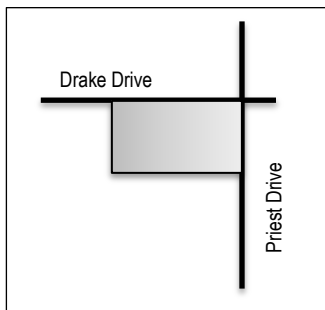
ACTION: Request for a Development Plan Review consisting of a new one story 8154 sf office/warehouse building for AME ELECTRIC, located at 7120 South Priest Drive. The applicant is Eric Liebsohn + Associates, LTD

FISCAL IMPACT: While this development does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION AME ELECTRIC (PL140144) consists of the construction of a new one-story multi-tenant office warehouse building on a vacant site at the southwest corner of Drake Drive and Priest Drive. The request includes the following:

DPR14133- Development Plan Review including building elevations, site plan and landscape plan.



Property Owner	AME Electrical Contracting
Applicant	Eric Liebsohn
Current Zoning District	GID, General Industrial District and Southwest Overlay District
Gross/Net site area	1.0 acres
Total Building area	8154 sf
Lot Coverage	18.8 % (NS Max. lot coverage)
Building Height	24ft (60 ft. max. allowed, Southwest Overlay)
Building Setbacks	+72 ' front, 42' side, 40' rear, +51' street (25' min. front)
Landscape area	21.5% (10% min. required)
Vehicle Parking	27 spaces (26 min. required)
Bicycle Parking	3 spaces (3min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Sherri Lesser, Senior Planner (480) 350-8486

Department Review: Ryan Levesque, Community Development Deputy Director -Planning

Legal review by: N/A

Prepared by: Sherri Lesser, Senior Planner

COMMENTS:

This site is located on the west side of Priest Drive, north of Elliot Road; at the southwest corner of Drake Drive and Priest Drive.. The area consists of industrial offices and warehouse buildings. The proposed site has remained vacant primarily due to the encumbrance of the El Paso Gas Easement bisecting the property. The architect has designed the site layout and building to work around the existing easement for their client AME Electrical Contracting Company.

The applicant is requesting the Development Review Commission take action on the development plan review.

PUBLIC INPUT

A neighborhood meeting is not required for the development plan review requests. At the completion of this report, staff has not received any public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The new proposed 8154 sf one-story multi-tenant building providing office and warehouse occupying the primary tenant space for AME Electrical with two warehouse spaces available for other tenants.

Site Plan

The proposed site plan, places the building in the center of the lot abutting the easement with the maneuvering and consisting of surface parking area surrounding the building. The southwest portion of the site will be gated to secure the loading area for the suites. The allowance of access to Priest Drive frontage was instrumental in development of the site. A non-vehicular access easement previously existed along Priest Drive frontage.

Building Elevations

The building design provides colors and materials are consistent with natural colors and materials, integrated with glazing, corrugated metal, weathered metal and perforated metal panel. The building design is responsive to the proposed solar orientation and will have facades with solar control and use of sunscreens positioned to reduce the interior heat gain. The building primarily consists of vertical elements and larger horizontal banding elements. Staff will condition that the masonry surfaces utilize integral colored block rather than a painted surfaces.

Landscape Plan

The proposed landscape plan will provide an improved streetscape. The project area will introduce a low-water use landscape motif, consisting of Blue Palo Verde trees at the street front and Desert Museum species within the parking lot.

Section 6-306 D Approval criteria for Development Plan Review:

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The building design continues the forms and articulation of materials found in buildings within the immediate area The building is limited in variety of building form, but the design uses steel canopies and variation in the concrete block material to introduce variety at the building frontage.
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 design materials used will mitigate heat gain, while providing air conditioned space inside the facility. The street sidewalks will be further enhanced by maintaining the street trees and providing additional plant material in the area.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials used are appropriate in context to the existing building with use of the same building colors and materials.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The structures within the industrial park vary in heights from single story 15' to 70' - this development is appropriately scaled.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; The building design maintains the materials with the defined base using a different pattern of masonry block. The applicant has attempted to create banding pattern with different block material using scored and smooth CMU block.*
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; The elements introduced in the building façade provide interest at the street level utilizing current elements already found on the existing site.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; The proximity of this location to Elliot Road and I-10 provide for many multi-modal options to and from the site.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; The proposed circulation for the site will not conflict with pedestrians.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The plans have been reviewed and are to be considered in concert with the CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape will provide an enhanced street frontage.*
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; The signs will complement the site.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will be reviewed as a part of the building permit plans.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan 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.

CONDITIONS OF APPROVAL:

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

DPR14133

CONDITIONS OF APPROVAL:

Site Plan

1. Provide/Maintain an 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
2. 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.
3. 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.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

5. Exit Security:
 - a. Provide visual surveillance from stairwell into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

6. The materials and colors are approved as presented:
 - CMU – Integral Color to match Mesa Tan
 - CMU – Integral Colored to match Baked Potato
 - Metal – Metal Frame – Dark Bronze
 - Accent – DE6075-Wood Lake and DE5886 Lake View
 - Glass – Insulated Mullion System – Bronze Glass Color – Silversmith Mullion Color

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

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

Lighting

11. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

12. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

13. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
14. 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.
15. 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.
16. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
17. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

18. Provide address sign(s) on the north and south building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by

planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. 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.
- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- **DRIVEWAYS:**
 - 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.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

None Pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

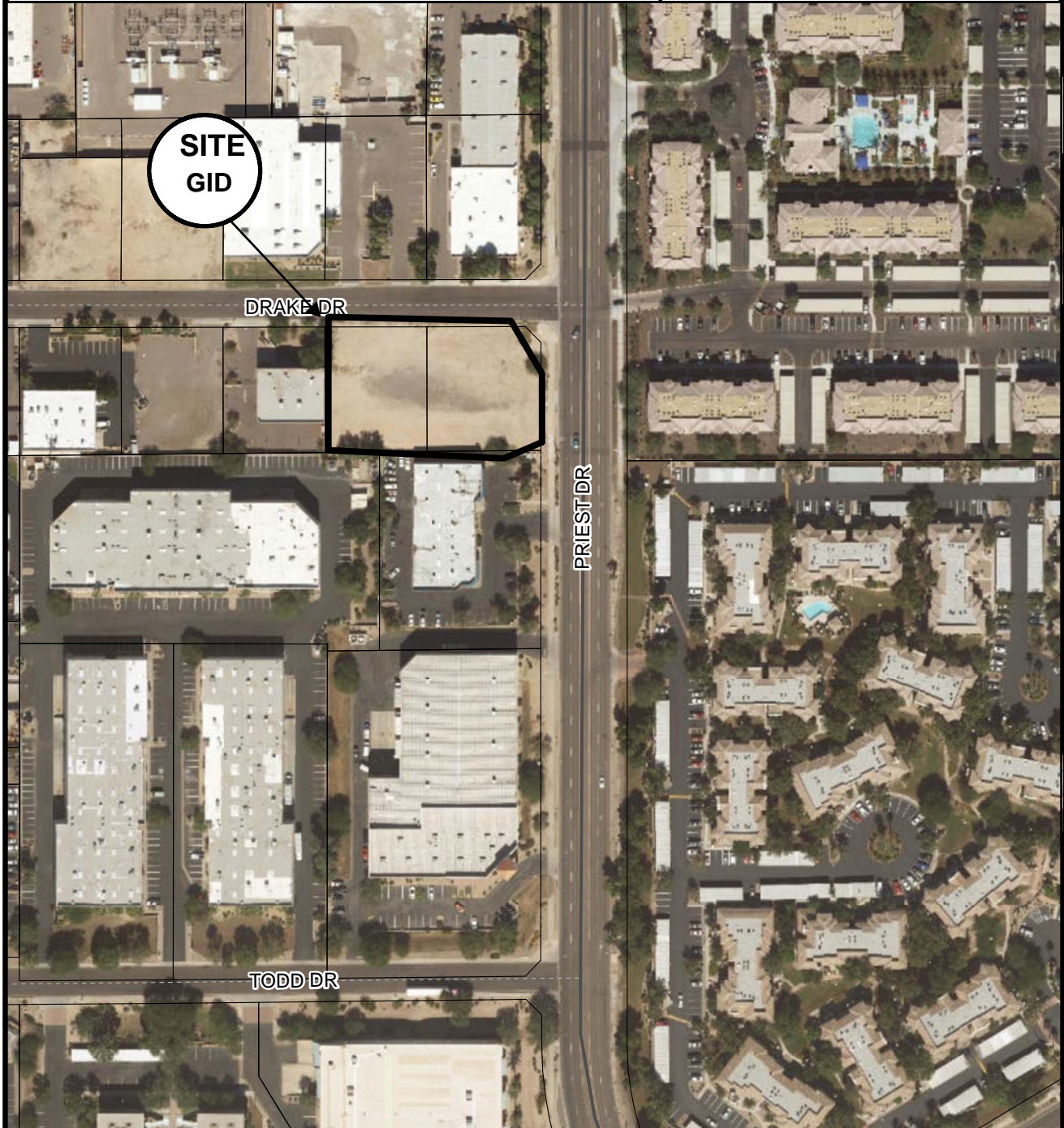


DEVELOPMENT PROJECT FILE
For
AME ELECTRICAL

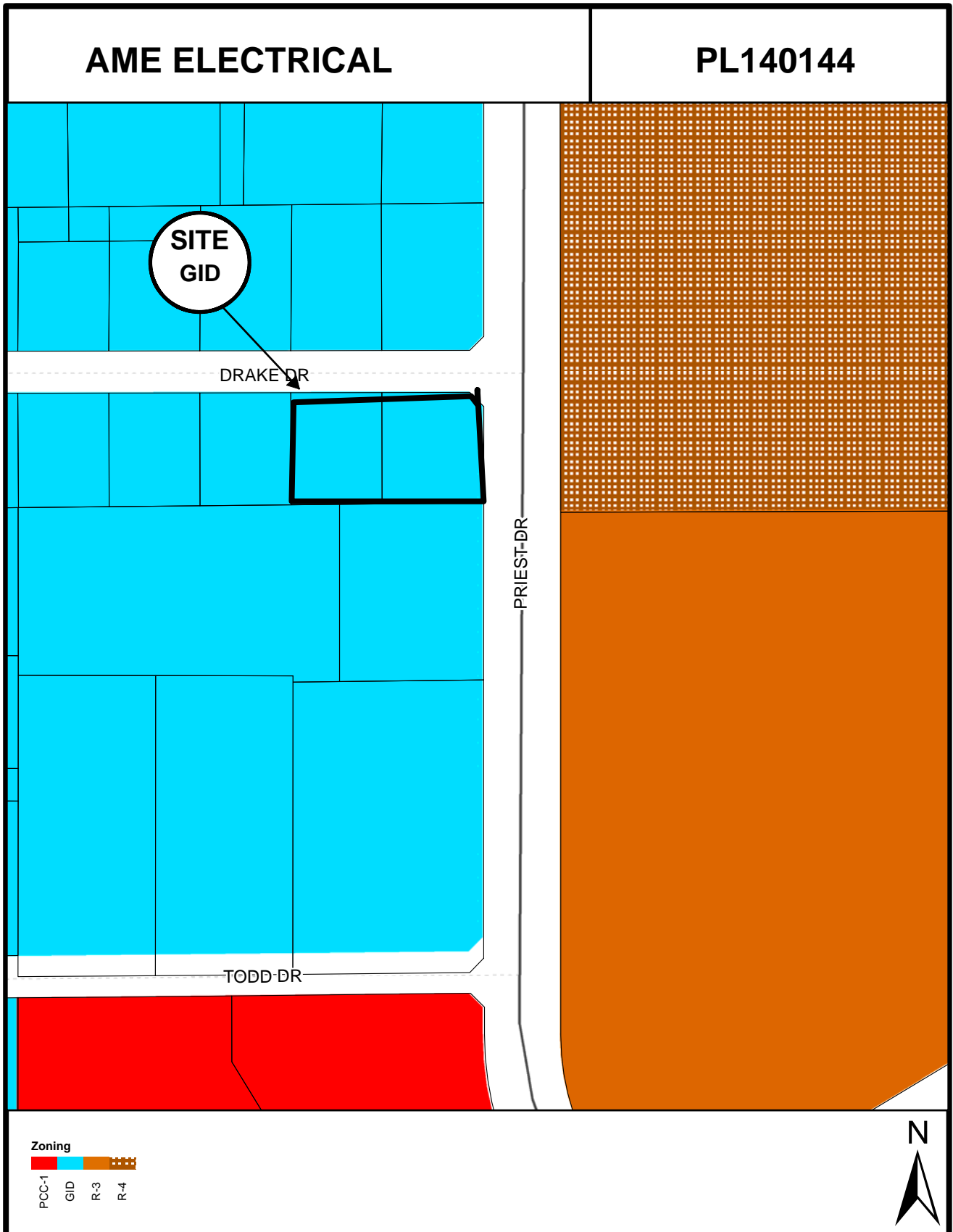
1. Location Map
2. Aerial Photo
3. Narrative
4. Site Plan
5. Floor Plan
6. Colored Elevation
7. Building Sections
8. Landscape Plan

AME ELECTRICAL

PL140144



Aerial Map



Location Map



ERIC LEIBSOHN + ASSOCIATES, LTD
7970 N RIDGEVIEW DRIVE • PARADISE VALLEY ARIZONA 85253
480.483.1101 P • 602.432.9266 M • ELAARCHITECTS@AOL.COM

June 20, 2014

RE: A.M.E. Electrical Contracting, Inc.
7120 S. Priest Drive
SPR 14068

PROJECT NARATIVE

New Office – Warehouse Building consisting of 8154 SF plus mezzanine 460 SF to be constructed on 1 acre parcel located at 7120 S. Priest Drive, Tempe AZ 85283.

Exterior walls to be combination of split face block and center scored masonry block painted. Façade articulated with projecting window elements, pop-outs, painted steel accent and space frame element at entry.

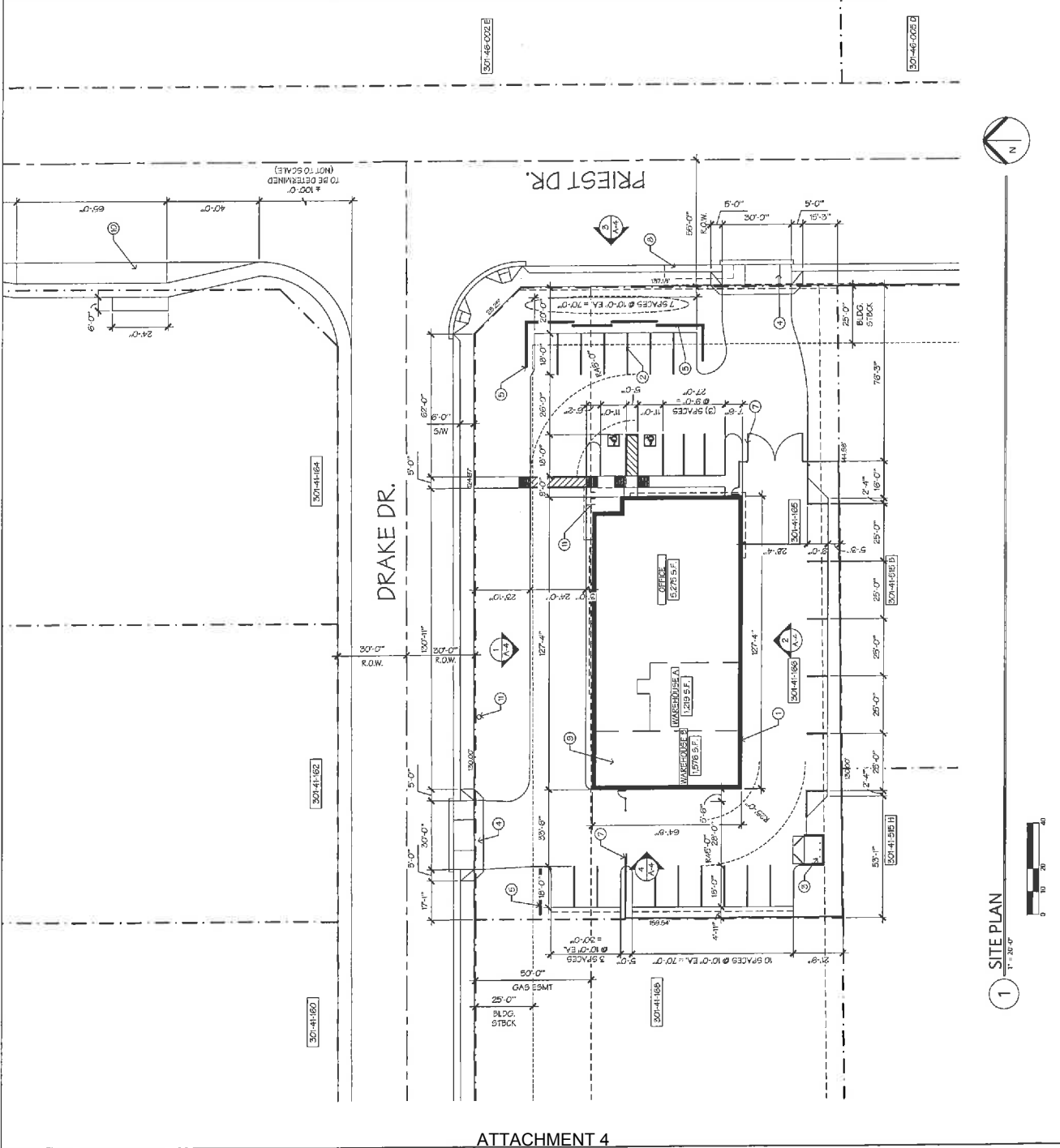
OWNER:
A.M.E. Electrical Contracting, Inc.
Andy Rein bold, President
3730 E. Superior # 100
Phoenix, AZ 85040
602-437-7222

PROJECT ARCHITECT:
Eric Leibsohn, AIA
(address stated on letterhead)



EXP 6/30/15

- SITE PLAN KEYNOTES:**
- PROPOSED BUILDING
 - 10' OR 5' x 10' PARKING SPACE (17%) UOIN
 - TRASH ENCLOSURE PER CITY OF TEMPE DEVELOPMENT SERVICES DEPARTMENT DETAIL D9-116
 - DRIVEWAY PER CITY OF TEMPE DETAIL T-200
 - 3' HIGH MASONRY WALL
 - RETENTION AREA
 - GATE
 - EXISTING PLUS STOP: MECHANICAL CONCRETE PAV. SURFACE AND PORTION OF SIDEWALK (SHOWN DASHED) TO BE REMOVED, STOP TO BE RELOCATED AS DIRECTED BY CITY OF TEMPE TO NORTH SIDE OF DRAKE DR.
 - 5'-0" MEZZANINE ABOVE THIS AREA
 - PROPOSED LOCATION FOR RELOCATED BUS STOP - TO BE DETERMINED BY CITY OF TEMPE.
 - STREET LIGHT PER DETAIL T-681





CASE: SPR14068
SHEET NUMBER
A-3
4 OF 4

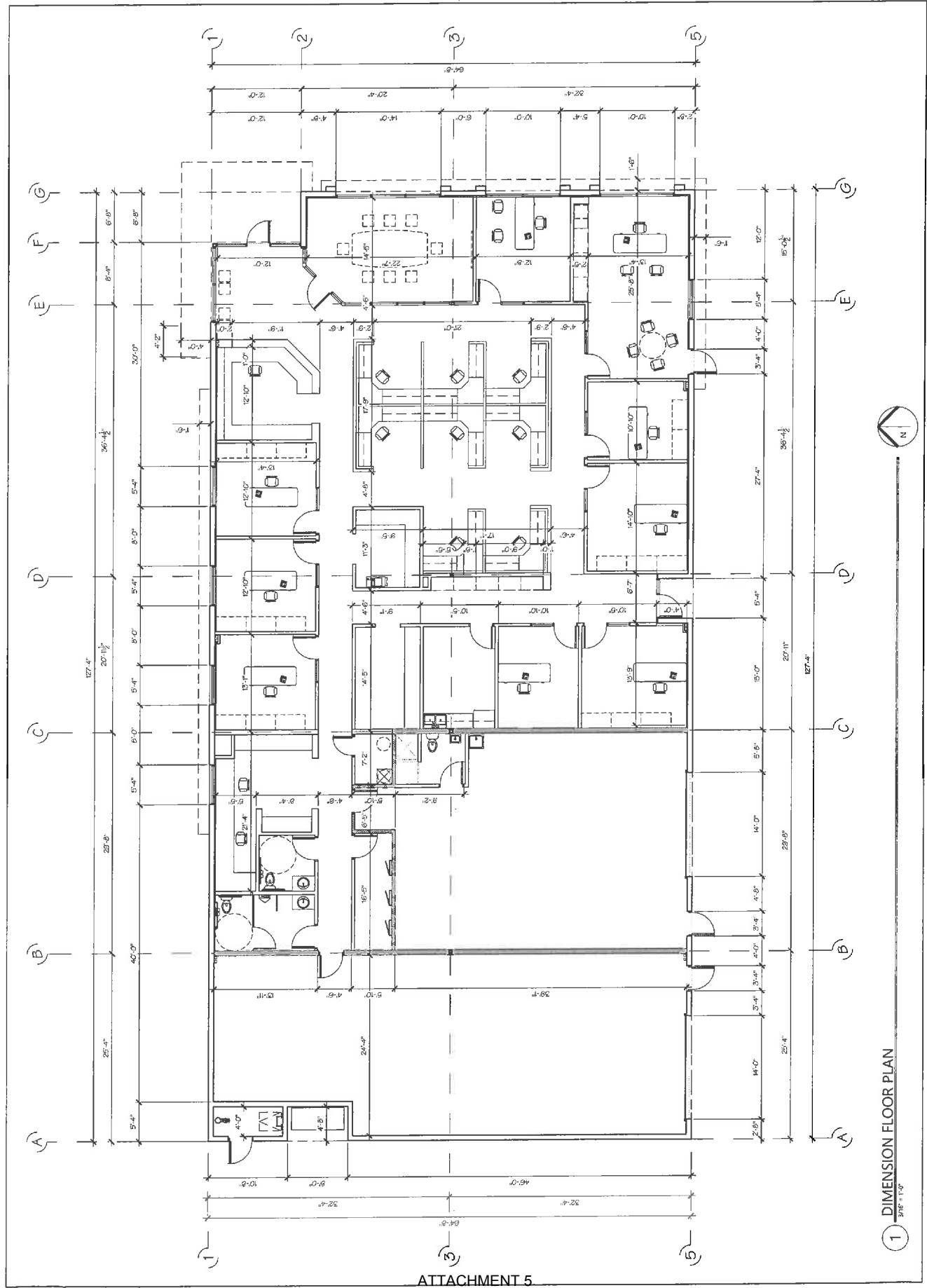


Eric Leibson + Associates, Ltd.
7970 NORTH RIDGEMAN DR. # 1000 PHOENIX, AZ 85021
7970 NORTH RIDGEMAN DR. # 1000 PHOENIX, AZ 85021
MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

A.M.E. ELECTRICAL CONTRACTING INC.
7120 S PRIEST DR. TEMPE, AZ 85283
NEW OFFICE RENOVATION BUILDING FOR

PROJECT NO. 1918
DATE ISSUED 10/20/2014
DRAWN BY AF
CHECKED BY ES

CONTRACT NO. 1918
OWNER: A.M.E. ELECTRICAL CONTRACTING INC.
PROJECT: NEW OFFICE RENOVATION BUILDING FOR



1 DIMENSION FLOOR PLAN
3/16" = 1'-0"

- M-1 MASONRY BLOCK CENTER SCORE PAINTED DEC716 MESA TAN LRV 27
- M-2 MASONRY BLOCK SPLIT FACE PAINTED DEC717 BAKED POTATO LRV 34
- AL-1 ALUMINUM FRAME DARK BRONZE TEMPERED GLASS W/ LIGHT BRONZE TINT
- P-1 PAINT DEG075 (WOOD LAKE) LRV 24
- P-2 PAINT DEG086 (BAY VIEW) LRV 20



NOTE:
 PAINT COLORS TO BE DUNN EDWARDS OR APPROVED EQUAL.



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



2 SOUTH ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"

1 WALL SECTION A
 1/2" = 1'-0"

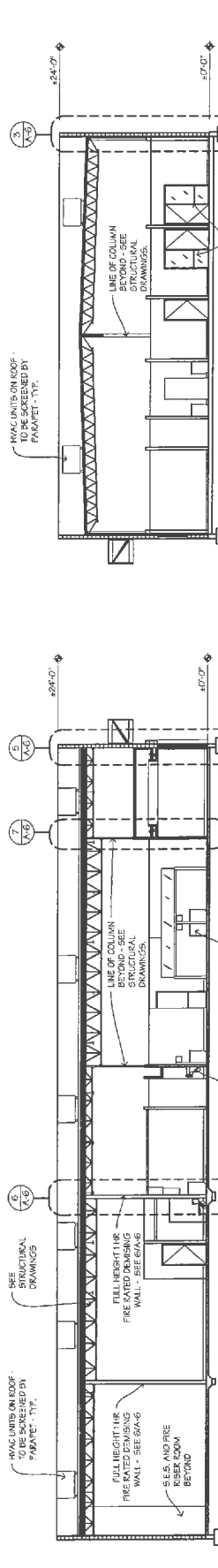
2 WALL SECTION B
 1/2" = 1'-0"

3 WALL SECTION C
 1/2" = 1'-0"

4 WALL SECTION D
 1/2" = 1'-0"

5 WALL SECTION E
 1/2" = 1'-0"

6 WALL SECTION F
 1/2" = 1'-0"



1 BUILDING SECTION
 1/2" = 1'-0"

2 BUILDING SECTION
 1/2" = 1'-0"

PROVIDE BY CIVIL ENCAP. TYPICAL AT ALL EXTERIOR WALLS

SEE ROOF PLANS FOR ROOF HEIGHTS AND SLOPES

EXTENS WALL WITH ASP. TO BOTTOM OF CEILING AT ALL EXTERIOR WALLS IN OFFICE

CEILING WHERE OCCURS - SEE NOT FOR HEIGHTS AND FINISHES.

3/4" CUT. 2X OVER 2" FLOORING STRIPS @ 24" O.C. W/ 3/4" GYP. BO. ON OVER 2" CMU CONCRETE BLOCK. EXTERIOR DRYWALL TO 10'-0" A.F.F. UD. IN UTILITY ROOM

4" HIGH BASE AT ALL INTERIOR WALLS - PROVIDE 6" HIGH CORE BASED TILE @ RESTROOMS AND UTILITY ROOM

SEE STRUCTURAL DRAWINGS FOR CONCRETE SLAB AND FOOTING DETAILS.

PROVIDE BY CIVIL ENCAP. TYPICAL AT ALL EXTERIOR WALLS

SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAILS

PROVIDE R-40 INSULATION THROUGHOUT ROOF

OVERHEAD DOOR AND TRACK - THERMOCLOR OR APPROVED EQUAL

SEE STRUCTURAL DRAWINGS FOR CONCRETE SLAB AND FOOTING DETAILS.

SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAILS

PROVIDE R-30 INSULATION THROUGHOUT ROOF (LOUIS MANVILLE OR APPROVE EQUAL)

EXTERIOR WALL INSULATION ATTACHED TO ALL EXTERIOR WALLS IN OFFICE

OVERHEAD DOOR AND TRACK - THERMOCLOR OR APPROVED EQUAL

SEE STRUCTURAL DRAWINGS FOR CONCRETE SLAB AND FOOTING DETAILS.

SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAILS

PROVIDE R-30 INSULATION THROUGHOUT ROOF (LOUIS MANVILLE OR APPROVE EQUAL)

EXTERIOR WALL INSULATION ATTACHED TO BOTTOM OF DECK

INSULATION - FULL HEIGHT

SOUND ATTENUATION INSULATION - FULL HEIGHT

6" 25GA. MET. STUDS @ 18" O.C. W/ 3/4" GYP. BO. ON DECKING WALLS. EXTEND GYP. BO. TO BOTTOM OF DECK. WALL TO PROVIDE 1" HC. FIRE SEPARATION

4" HIGH BASE AT ALL INTERIOR WALLS - PROVIDE 6" HIGH CORE BASED TILE @ RESTROOMS AND UTILITY ROOM

20 GA. METAL STUD TRACK W/ HLT. X-DIM. 0.135" x 1/2" EMBED POWER ACTUATED FASTENERS @ 24" O.C. TYP. ER # 2305

SEE STRUCTURAL DRAWINGS

FULL HEIGHT HIR. FIRE RATED INTERIOR WALL - SEE GANG

5 E.S. AND FIRE RISER ROOM BEYOND

HIGH-LON DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS

LINE OF COLUMN BEYOND - SEE STRUCTURAL DRAWINGS

5 1/2" 25GA. MET. STUD BRACES TO ROOF STRUCTURE @ 6'-0" O.C. STAGGERED

CEILING WHERE OCCURS - SEE NOT FOR HEIGHT AND FINISHES.

3/4" CLEAR TEMPERED GLASS WITH MET. FRAME

3 3/4" 25GA. MET. STUDS @ 24" O.C. W/ 3/4" GYP. BO. ON DECKING WALLS. EXTEND GYP. BO. TO 10'-0" A.F.F.

SOUND ATTENUATION INSULATION - FULL HEIGHT

4" HIGH BASE AT ALL INTERIOR WALLS - PROVIDE 6" HIGH CORE BASED TILE @ RESTROOMS AND UTILITY ROOM

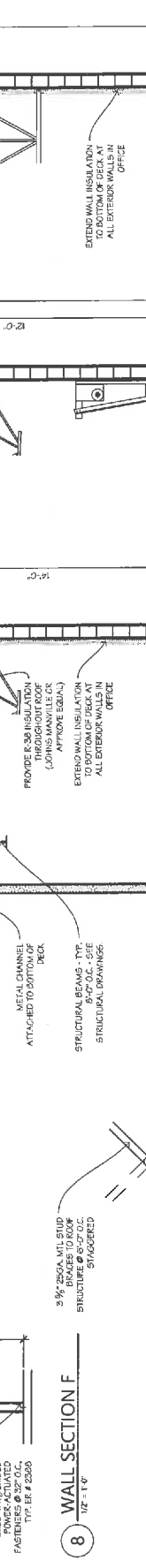
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3 WALL SECTION C
 1/2" = 1'-0"

4 WALL SECTION D
 1/2" = 1'-0"

5 WALL SECTION E
 1/2" = 1'-0"

6 WALL SECTION F
 1/2" = 1'-0"



8 WALL SECTION F
 1/2" = 1'-0"

SOLID 2X WOOD CAP

20 GA. METAL STUD TRACK W/ HLT. X-DIM. 0.135" x 1/2" EMBED POWER ACTUATED FASTENERS @ 24" O.C. TYP. ER # 2305

3 3/4" 25GA. MET. STUD BRACES TO ROOF STRUCTURE @ 6'-0" O.C. STAGGERED

CEILING WHERE OCCURS - SEE NOT FOR HEIGHT AND FINISHES.

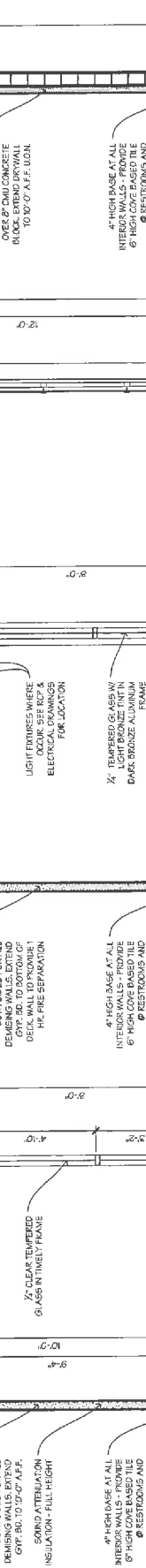
3/4" CLEAR TEMPERED GLASS WITH MET. FRAME

3 3/4" 25GA. MET. STUDS @ 24" O.C. W/ 3/4" GYP. BO. ON DECKING WALLS. EXTEND GYP. BO. TO 10'-0" A.F.F.

SOUND ATTENUATION INSULATION - FULL HEIGHT

4" HIGH BASE AT ALL INTERIOR WALLS - PROVIDE 6" HIGH CORE BASED TILE @ RESTROOMS AND UTILITY ROOM

20 GA. METAL STUD TRACK W/ HLT. X-DIM. 0.135" x 1/2" EMBED POWER ACTUATED FASTENERS @ 24" O.C. TYP. ER # 2305



7 WALL SECTION E
 1/2" = 1'-0"

8 WALL SECTION F
 1/2" = 1'-0"

9 WALL SECTION F
 1/2" = 1'-0"

MAC LATHES ON ROOF - TO BE SCREENED BY PARAPET - TYP.

LINE OF COLUMN BEYOND - SEE STRUCTURAL DRAWINGS

3 1/2" 25GA. MET. STUD BRACES TO ROOF STRUCTURE @ 6'-0" O.C. TYP. ER # 2305

CEILING WHERE OCCURS - SEE NOT FOR HEIGHT AND FINISHES.

3/4" CLEAR TEMPERED GLASS WITH MET. FRAME

3 3/4" 25GA. MET. STUDS @ 24" O.C. W/ 3/4" GYP. BO. ON DECKING WALLS. EXTEND GYP. BO. TO 10'-0" A.F.F.

SOUND ATTENUATION INSULATION - FULL HEIGHT

4" HIGH BASE AT ALL INTERIOR WALLS - PROVIDE 6" HIGH CORE BASED TILE @ RESTROOMS AND UTILITY ROOM

20 GA. METAL STUD TRACK W/ HLT. X-DIM. 0.135" x 1/2" EMBED POWER ACTUATED FASTENERS @ 24" O.C. TYP. ER # 2305

MAC LATHES ON ROOF - TO BE SCREENED BY PARAPET - TYP.

LINE OF COLUMN BEYOND - SEE STRUCTURAL DRAWINGS

5 E.S. AND FIRE RISER ROOM BEYOND

HIGH-LON DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS

LINE OF COLUMN BEYOND - SEE STRUCTURAL DRAWINGS

5 1/2" 25GA. MET. STUD BRACES TO ROOF STRUCTURE @ 6'-0" O.C. TYP. ER # 2305

CEILING WHERE OCCURS - SEE NOT FOR HEIGHT AND FINISHES.

3/4" CLEAR TEMPERED GLASS WITH MET. FRAME

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SOUND ATTENUATION INSULATION - FULL HEIGHT

4" HIGH BASE AT ALL INTERIOR WALLS - PROVIDE 6" HIGH CORE BASED TILE @ RESTROOMS AND UTILITY ROOM

20 GA. METAL STUD TRACK W/ HLT. X-DIM. 0.135" x 1/2" EMBED POWER ACTUATED FASTENERS @ 24" O.C. TYP. ER # 2305

1 BUILDING SECTION
 1/2" = 1'-0"

2 BUILDING SECTION
 1/2" = 1'-0"

3 WALL SECTION A
 1/2" = 1'-0"

4 WALL SECTION B
 1/2" = 1'-0"

5 WALL SECTION C
 1/2" = 1'-0"

6 WALL SECTION D
 1/2" = 1'-0"

7 WALL SECTION E
 1/2" = 1'-0"

8 WALL SECTION F
 1/2" = 1'-0"

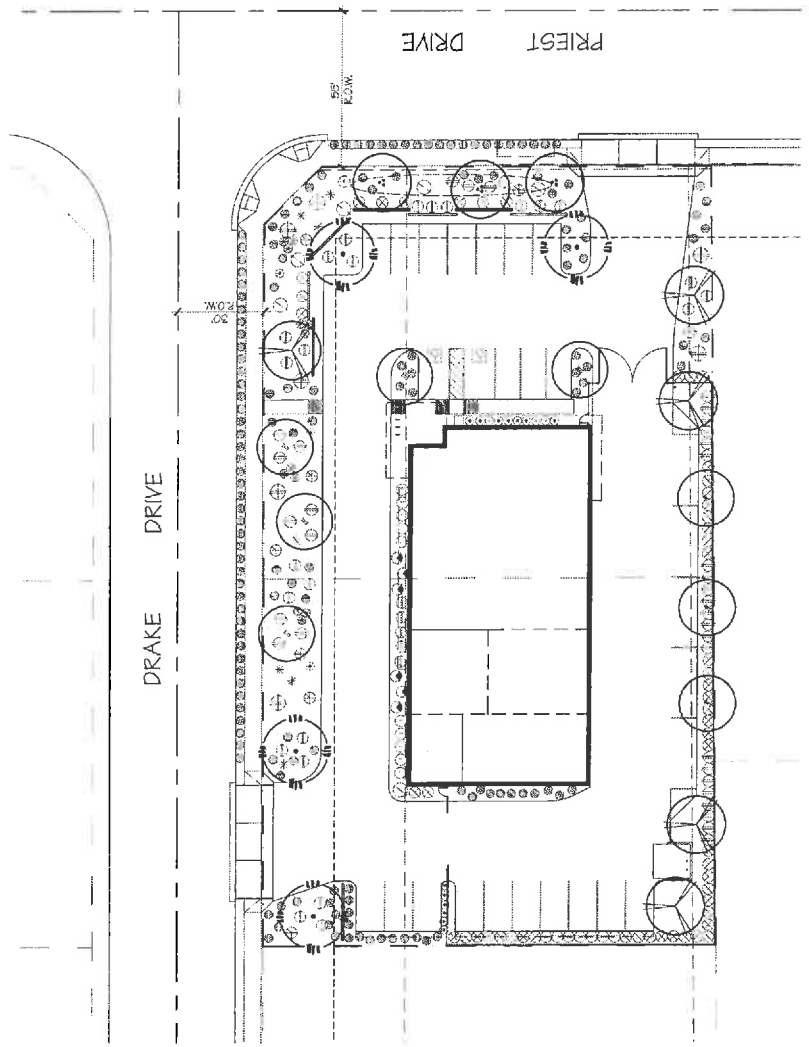
9 WALL SECTION F
 1/2" = 1'-0"



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PLANT LEGEND

TREES	SIZE	SPECIFICATION	QTY
	1.5' Cal.	711c-4W	4
	1.5' Cal.	711c-3W	3
	1.5' Cal.	711c-1W	5
	Double Stake	711c-1W	3
	Double Stake	711c-3W	3
	Double Stake	711c-4W	3
SHRUBS	SIZE	SPECIFICATION	QTY
	5 Gallon	1.5' Cal. 711c-4W	6
	5 Gallon	1.5' Cal. 711c-3W	20
	5 Gallon	1.5' Cal. 711c-1W	53
	1 Gallon	Double Stake 711c-1W	16
	5 Gallon	Double Stake 711c-3W	10
	5 Gallon	Double Stake 711c-4W	8
	1 Gallon	Double Stake 711c-1W	6
	1 Gallon	Double Stake 711c-3W	13
	1 Gallon	Double Stake 711c-4W	3
	5 Gallon	Double Stake 711c-1W	43
	5 Gallon	Double Stake 711c-3W	7
GROUNDCOVERS	SIZE	SPECIFICATION	QTY
	1 Gallon	1.5' Cal. 711c-4W	20
	1 Gallon	1.5' Cal. 711c-3W	48
	1 Gallon	1.5' Cal. 711c-1W	10
	1 Gallon	Double Stake 711c-1W	3
	1 Gallon	Double Stake 711c-3W	5
	1 Gallon	Double Stake 711c-4W	72
LANDSCAPE MATERIALS	SIZE	SPECIFICATION	QTY
	3/4" Sized	Decomposed granite	12,160 SF
	2" Depth	Best Coal	



PRELIMINARY LANDSCAPE PLAN

1"=20'-0"

