

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 01/10/2017  
Agenda Item: 5

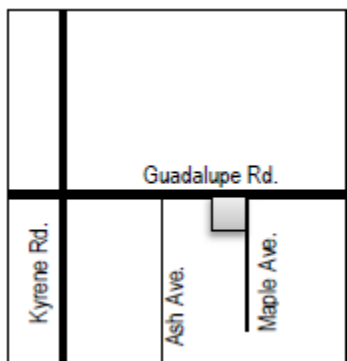
**ACTION:** Request approval for three (3) Use Permit Standards, 1) reduce the street side setback from 25 to 20 feet; 2) reduce the front setback from 25 to 20 feet; 3) reduce the parking setback from 20 to 18 feet, and a Development Plan Review for a new 8,655 square-foot industrial building for CARSON COMMERCIAL – SITE B (PL160374), located at 6422 South Maple Avenue. The applicant is LGE Design Group.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** CARSON COMMERCIAL – SITE B (PL160374) is a request for a new 8,655 square-foot industrial building. The request includes the following:

1. Use Permit Standard to reduce the street side setback from 25 feet to 20 feet.
2. Use Permit Standard to reduce the front setback from 25 feet to 20 feet.
3. Use Permit Standard to reduce the parking setback from 20 feet to 18 feet.
4. Development Plan Review including site plan, building elevations and landscape plan.

	Property Owner	Audaca Holdings, LLC
	Applicant	John Mocariski, LGE Design Group
	Zoning District (current/proposed)	GID (General Industrial)
	Gross Site Area	0.56 acres
	Total Building Area	8,655
	Lot Coverage	35.20% (No Standard)
	Building Height	26'-8" (35'-0" maximum allowed)
	Building Setbacks	20'-7" front, 20' street side, 66'-9.75" side, 1'-4" rear (25', 25', 0', 0' minimum required)
	Landscape area	26.25% (10% minimum required)
	Vehicle Parking	20 spaces provided (20 spaces required)
	Bicycle Parking	2 spaces provided (2 spaces required)

**ATTACHMENTS:** Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner I

Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS:

This site is located on the southwest corner of Maple Avenue and Guadalupe Road and is currently vacant. Building proposed is for a warehouse use with ancillary office space; and is designed for one (1) tenant.

On December 8, 2016, City Council approved an Amended Subdivision Plat for Carson Commercial (PL160417) for two (2) lots and one of the subject lots was this site. The purpose of this amended plat was to request relief from development standards that were conditioned on the previous plat (La Estancia Amended) by City Council in 1986, which were more restrictive than the current GID standards. This project has been granted the ability to develop this property to current GID standards and the applicant is requesting additional relief through their request of three (3) Use Permit Standards.

This request includes the following:

1. Use Permit Standard to reduce the street side setback from 25 feet to 20 feet.
2. Use Permit Standard to reduce the front setback from 25 feet to 20 feet.
3. Use Permit Standard to reduce the parking setback from 20 feet to 18 feet.
4. Development Plan Review including site plan, building elevations and landscape plan.

The applicant is requesting the Development Review Commission take action all the items listed above.

## PUBLIC INPUT

A neighborhood meeting is not required for this project. Staff had not received any public input regarding this project prior to completing this report.

## PRELIMINARY SITE PLAN REVIEW

Three (3) Site Plan Reviews have been completed for this project, two preliminary (08/25/16 & 10/05/16) and one formal (11/02/16). The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The major comments provided to the applicant for this project are listed below.

08/25/16:

1. Refuse location as shown does not meet the configuration requirements for the Solid Waste Division; and that a plan need to be provide that provided staging and collection for recycle in addition to trash.
2. Parking lot must meet landscaping requirements. Comment remained on all subsequent submittals.
3. Loading bay doors cannot align head-on with required parking stalls.

10/05/16:

1. Provide additional articulation to north elevation of building.
2. All masonry for building should be integral color and not painted. Comment remained on all subsequent submittals.
3. Relocate SES cabinets behind masonry wall for gated portion of property.

11/02/16:

1. Recess SES in to building or build wall out to be flush with front of cabinets.
2. Provide paver units at driveway, the first 20 feet behind property line.

## PUBLIC INPUT

A neighborhood meeting is not required for this project. Staff has not received any public input regarding this project prior to completing this report.

## PROJECT ANALYSIS

### USE PERMIT

This project requires three (3) Use Permit Standards, which all affect developments standards; by reducing the required street side and front building setbacks, and parking setback.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* There will not be a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The emission of odor, dust, gas, noise, vibration, smoke, heat or glare will not exceed that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* Project will not contribute to the deterioration of neighborhood or downgrade property values; and will meet the goals and objectives of General Plan 2040.
4. *Compatibility with existing surrounding structures and uses.* Site is part of an industrial park and is directly adjacent to buildings with industrial uses. Across Maple Avenue is a multi-family development (apartments), which was originally inclusive of a mixed-use development with this site. Reduction in setbacks should not have a significant impact on the multi-family development.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* There will be no disruptive behavior generated.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## DEVELOPMENT PLAN REVIEW

### Site Plan

This site is approximately 0.56 acres. There will be one access driveway, located on Maple Avenue and will not conflict with pedestrian access to the building. Applicant has proposed a controlled access gate that creates a barrier from the front of building to the back of house area; which is where the refuse enclosure, loading area/bay doors and transformer are located. To provide an improved and safer vehicular circulation for the site a condition has been added to ensure turnaround maneuvering area for vehicles that are denied access the proposed gate.

### Building Elevations

The proposed building height is 26'-8". The building is composed of split-face CMU, scored masonry, met panels and glazing. Applicant is proposing to paint building to desired colors; a condition has been added to require that all masonry for project be integral color instead of painted to provide a more durable/quality finish.

### Landscape Plan

The landscape design will provide aesthetically pleasing visual interest to the site for pedestrians and passing vehicles. The project provides a good variation in the plant palette; a condition has been added requiring that 50% vegetative ground cover be provided in landscape areas.

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 buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; canopies provide shade for windows and walkways adjacent to the building. Landscaping adjacent to sidewalks along frontages of site will provide shade for human comfort.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are of high quality, compatible with adjacent developments.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; appropriate building scale, landscape elements and sufficient setbacks are provided that respect adjacent developments.*
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; variation is provided in wall planes, materials, and building heights to relieve monotony. Use of materials varies from split-face CMU, scored masonry, metal panels, and glazing.*
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; design elements include shade canopies, variation in wall plane and a variety of building materials to create a rhythm along building elevations.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site is approximately 3,320 feet from major arterial street (Rural Road) and there are three bus stops located within a quarter mile.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; there is one access drive for this site and pedestrian routes are separate from vehicular circulation.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the height of proposed landscaping adjacent to pedestrian paths and lighting requirements will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscaping along the building perimeters will delineate useable pedestrian areas and paths.*
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; signs are subject to separate review; however, the building design has taken future sign locations into consideration.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

#### **REASONS FOR APPROVAL:**

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

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

## **USE PERMIT STANDARDS CONDITIONS OF APPROVAL:**

1. The three (3) Use Permit Standards are valid only after building permits have been obtained; the required inspections are completed; and a Final Inspection has been passed.

## **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated 12/16/2016 and landscape plan dated 10/18/2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Access controlled gate must remain open during business hours; unless one of the first parking spaces east of the gate is eliminated, striped and demarcated for "No Parking" to allow for turnaround maneuvering. If parking space is eliminated, the required amount of parking spaces needed for proposed use(s) shall be met.

### **Site Plan**

3. Provide a minimum three (3) foot masonry wall to screen parking from street view. Wall shall be designed to match building and masonry should be integral color.
4. Provide service location for both refuse and recycling collection and pick-up on the property, as identified on the plans.
5. 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. Locate electrical service entrance sections inside the service yard, as indicated.
6. 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.
7. Provide upgraded paving at each driveway consisting of integral colored unit paving. 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.
8. 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.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

### **Building Elevations**

10. The materials and colors are approved as presented:  
Primary Building 1 – 8"x8"x16" scored masonry painted – Dunn Edwards, Covered in Platinum (DE6367)  
Primary Building 2 – 8"x8"x16" scored masonry painted – Dunn Edwards, Silver Setting (DE6359)  
Secondary Building – 8"x8"x16" smooth masonry painted – Dunn Edwards, Walrus (DE6368)  
Wainscot – 8"x8"x16" split-face masonry painted – Dunn Edwards, Pointed Rock (DE6363)  
Accent Bandings – 8"x8"x16" smooth masonry painted – Dunn Edwards, Pointed Rock (DE6363)

Accent Bandings (roof edge) – 8"x8"x16" smooth masonry painted – Dunn Edwards, Walrus (DE6368)  
Metal Canopy and Columns – Dunn Edwards, Dark Engine (DE6350)  
Horizontal Metal Panels – pre-finished, Silver Metallic  
Metal Cap – Dunn Edwards, Dark Engine (DE6350)  
Storefront Window System – Arcadia (AC-2) Anodized frame with 1" blue reflective insulated glazing

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

11. All masonry for building, refuse enclosure and parking screen walls, should be integral color to match proposed paint colors. No painted masonry is allowed.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building.
14. 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.
15. Locate the electrical service entrance section (S.E.S.) inside the building; should be recessed into building or horizontal plane surrounding S.E.S. (minimum 12" on both sides of cabinets) needs to protrude out from to accommodate this design element.
16. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

### Lighting

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

### Landscape

19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
20. Provide a minimum of 50% vegetative ground cover in all landscape areas.
21. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
22. 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.
23. 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.
24. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting

separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### Addressing

25. 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) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) 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 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.

**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.

**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](http://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.

#### 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](http://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](http://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:

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

December 8, 2016            City Council approved an Amended Subdivision Plat for Carson Commercial (PL160417) located at 6420 South Ash Avenue and 6422 South Maple Avenue.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

Section 6-308, Use Permit



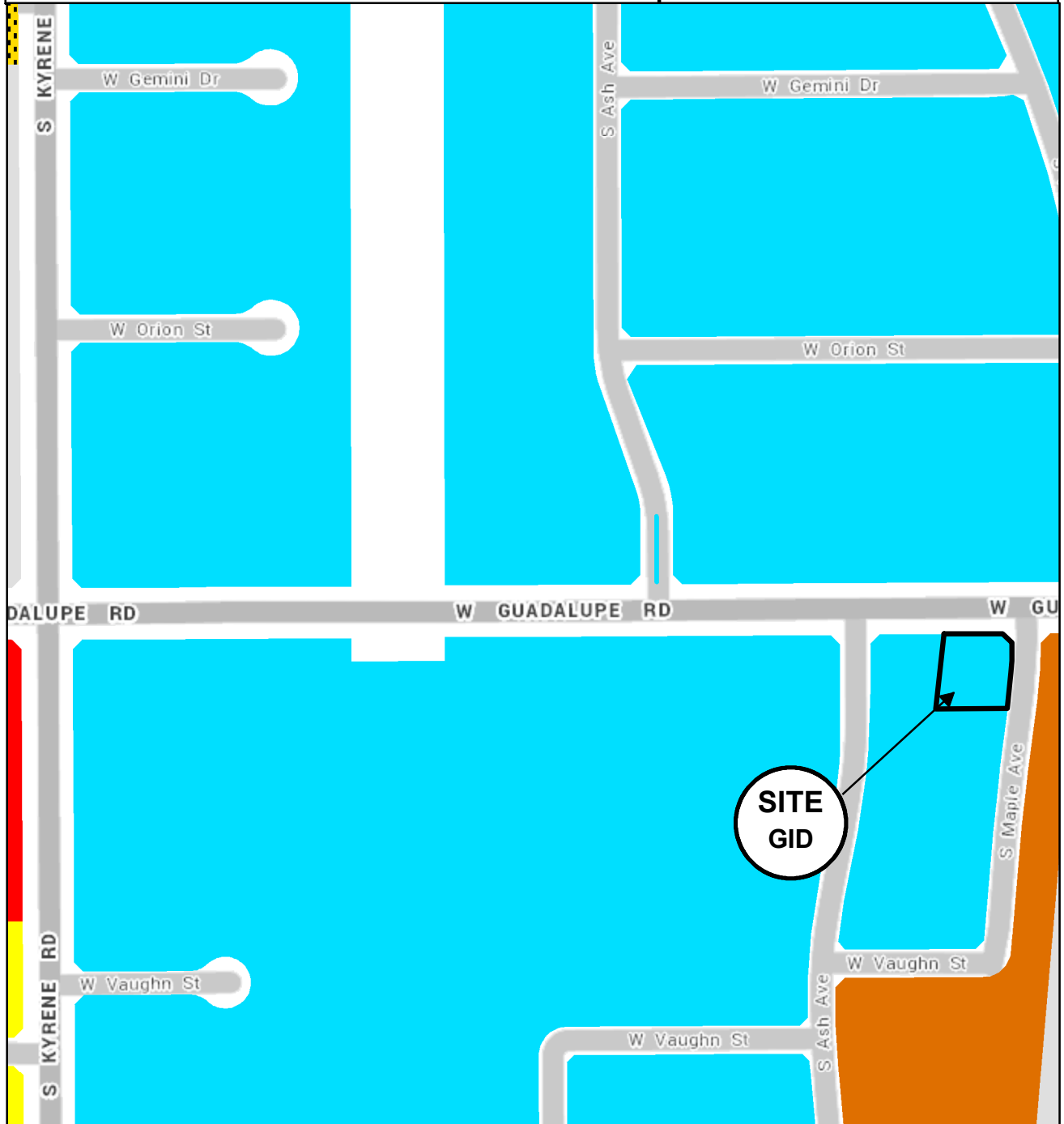
**DEVELOPMENT PROJECT FILE**  
for  
**CARSON COMMERCIAL – SITE B**  
**(PL160374)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Cover Sheet
6. Site Plan
7. Context Site Plan
8. Floor Plan
9. Color Elevations
10. Blackline Elevations
- 11-12. Building Sections
- 13-14. Perspectives
15. Landscape Plan
- 16-39. Photos

**CARSON COMMERCIAL – SITE B**

**PL160374**



- PCC-1
- GID
- AG
- R1-4
- R1-6
- R-3



**LOCATION MAP**

**CARSON COMMERCIAL – SITE B**

**PL160374**



**AERIAL MAP**

## Carson Commercial Site B

Letter of Explanation – Development Plan Review / Use Permit

Submittal Date: 10/24/2016 Original (UPDATED 11/18/2016, UPDATED 12/18/2016)

### Introduction:

LGE Corporation is requesting a Development Plan Review (DPR) for building design and site of a 1 Story building located at S.W.C. of Guadalupe Road and Ash Ave. The address for the project is **6422 South Maple Avenue, Tempe, Arizona, 85283.**

LGE Design Group has already completed the **Pre Application (Case Number: SPR 16097)** and have included the comments and recommendations from the City of Tempe assigned planner to these documents.

### Project Proposal:

The site area is **24,601 S.F. (0.68 acres)**. The building has a total gross square footage of **8,655 S.F.** (1,782 S.F. of Office and 6,873 S.F. of Warehouse) with a building height of approximately **+26'-8" A.F.F.**

### Building Design:

The building design, colors and materials have a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area and conforming to the standards and Zoning and Development Code Criteria of Section 6-306 D. A nice color palate that blends the tenant identification with a classic but modern corporate elegance is displayed utilizing materials which include metal panels, Low-E tinted glazing, masonry, exposed steel and meeting current energy codes. Four sided architecture is prevalent throughout the elevations with some varied parapet heights, and masonry textures and colors to reduce continuous wall lengths giving the building appropriate proportionality, scale and rhythm. The building design meets additional architectural standards per zoning through consistent architectural character and detail. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

### Site Design:

Vehicular access to the development is provided a main entrance off of **Maple Avenue** to a parking area on the South side of the building. The proposed drive aisles within the development are a minimum of 23' feet. Fire access is provided throughout the facility and meets the fire department's minimum design criteria. The site is gated at the South of the building for warehouse material loading and has been reviewed and accepted by the City of Tempe Sanitation. The gate will be equipped with the appropriate fire access hardware.

Pedestrian access is provided via a sidewalk connection from the facility through a sidewalk located at the East entry from the building front doors to Ash Avenue. The sidewalks will be ADA accessible.

The zoning code parking requirements for an office/warehouse facility is provided. The typical parking spaces are 8'-6" wide x 18'-0" long, the ADA accessible parking spaces are 11'-0" wide and 18'-0" long with the required 5'-0' wide aisle all of which comply with Zoning Code requirements.

### Landscape Design:

This project will have landscape along the frontage and within the property where designated. The landscape will consist of an ornamental desert theme, i.e.: Palo Verde trees, Sissoo trees and various accent plants and ground covers. Landscaping will meet the zoning requirements. Please note that Landscape islands located in the "back" have been provided to meet the 120 s.f. minimum required adjacent to the parallel parking areas.

## Building Use:

This project is being developed as an Office / Warehouse for a single user with an Occupancy designation at B/S1 (IBC 2012). Currently the building is not leased and a preliminary design for the interior office layout has been provided. Business hours for tenants is planned to be from 8am to 5pm.

The project is located within an established business park with similar structures and use. The project also conforms to the standards and Zoning and Development Code Criteria of Section 6-308E as follows:

- a. The size of the project and location of the entry drive will not cause any significant vehicular or pedestrian traffic in adjacent areas. The building size is comparable in size to the already existing and established La Estancia development.
- b. Future tenants will conform to Section 6-308E not to cause any nuisance (odor, dust gas, noise, vibration, smoke, heat or glare, etc.) that will exceed that of ambient conditions. Building is being design as an office / warehouse and currently does not have any lease agreement. The Future tenant will be responsible and required to provide the City of Tempe with any changes to the current Occupancy Designation of B/S1 that may affect the requirements of Section 6-308E.
- c. The project does not contribute to the deterioration of the neighborhood and does not conflict with the goals, objective and policies of the City of Tempe as the project and building design is compatible with the surrounding structures and building types within the La Estancia development.
- d. The project and building design is compatible with the surrounding structures and building types within established the La Estancia development.
- e. As a speculative office / warehouse building, the design and building type will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public. Future tenants will conform to Section 6-308E with regard to this subsection should the future tenant choose to change the Occupancy Designation of B /S1 that may affect the requirements of Section 6-308E.

This project is one of two remaining undeveloped lots in the La Estancia subdivision. The existing buildings were developed prior to current City of Tempe Standards. Through **Use Permits** (total of three), there are proposed new setbacks on the property along **Guadalupe Avenue** and along **Maple Avenue**. The Use Permits will allow the property to be developed to more current design standards and market needs. Please note the Plat for this lot, along with the other remaining lot has been re-issued to the City of Tempe removing the outdated design criteria and restrictions that were shown on that document. That original Plat was completed back in 1987.

**Use Permits** being submitted are as follows:

- **Use Permit (1)** is for a proposed building set back along **Guadalupe Avenue** at 20'-0" in lieu of 25'-0".
- **Use Permit (2)** is for a proposed building setback along **Maple Avenue** at 20'-0" in lieu 25'-0". The east side of the building is located +/- 23'-0" from the property line.
- **Use Permit (3)** is for a proposed parking setback along **Maple Avenue** at 18'-0" in lieu of 20'-0" allowing the development to meet current City of Tempe Parking requirements.

Thank you in advance for your review of this project.

Sincerely,

  
**John B. Mocarski**  
*Registered Architect, NCARB*

# A NEW DESIGN BUILD PROJECT BY

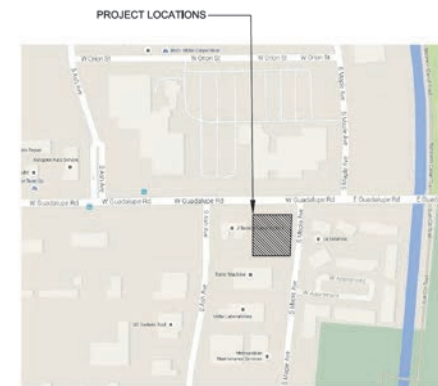


## CARSON COMMERCIAL - SITE B

### PRELIMINARY DESIGN PACKAGE SHEET INDEX

SHEET:	SHEET TITLE:
CS-B	COVER SHEET - SITE B
C1	CIVIL COVER SHEET
C2	CITY NOTES
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
C5	TYPICAL SECTIONS
C6	DETAILS
C7	DETAILS
LA0.1	LANDSCAPE PLAN - SITE B
LA0.2	IRRIGATION PLAN - SITE B
LA0.3	SPECIFICATIONS - SITE B
CPB	CONTEXT PHOTO SITE PLAN - SITE B
A0.1B	SITE PLAN - SITE B
A1.1B	FLOOR PLAN - SITE B
A6.1B	EXTERIOR ELEVATIONS - SITE B
A6.1B	EXTERIOR ELEVATIONS (COLOR) - SITE B
A8.1B	BUILDING SECTIONS - SITE B
A8.2B	BUILDING SECTIONS - SITE B
CS1B	ELECTRICAL CUT SHEETS - SITE B
PH1B	PHOTOMETRIC SITE PLAN - SITE B

### VICINITY MAP



**LGE** DESIGN GROUP  
 740 N. 52nd Street • Phoenix, AZ • 85008  
 P: 480.966.4001

**CARSON COMMERCIAL**  
**SITE B**  
 8422 SOUTH MAPLE AVENUE  
 TEMPE, AZ 85283



REVISION	DATE

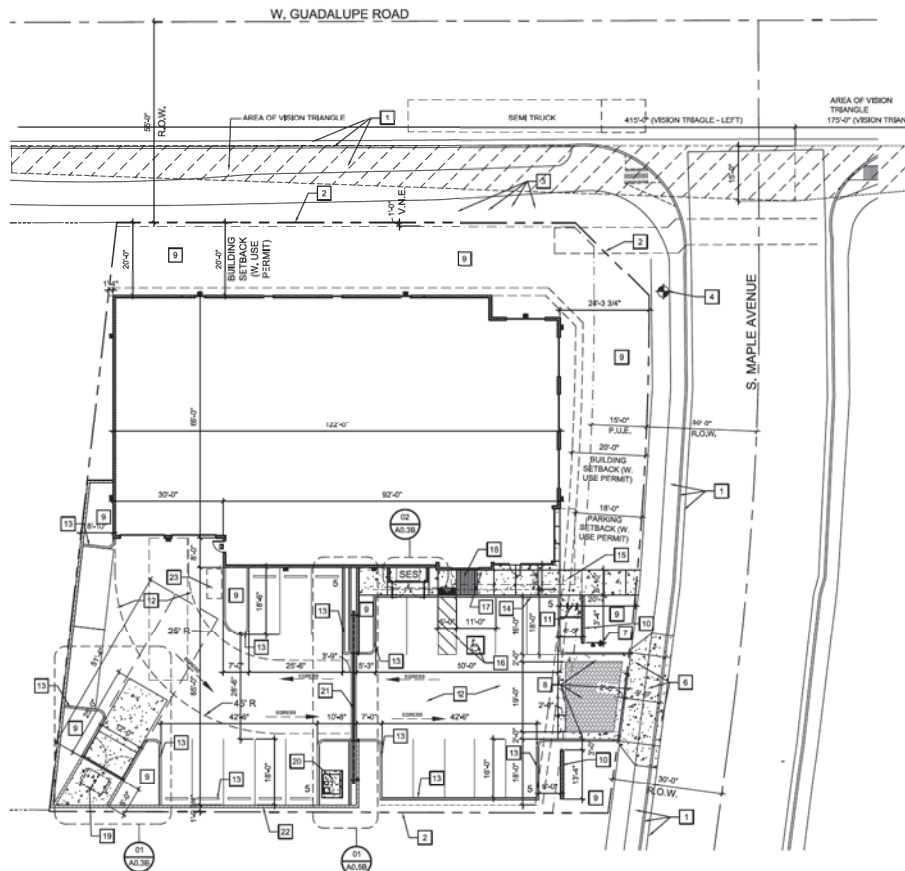


SHEET TITLE:	COVER SHEET
ISSUE DATE:	12/16/2016
DRAWN BY:	GEO
CHECKED BY:	VJD
PROJECT No.:	272016
SHEET:	

**CS-B**

BLUELINE SET 12/16/2016





**01 SITE PLAN - SITE B**

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

**PROJECT DATA**

**PROJECT ADDRESS:** 8422 SOUTH MAPLE AVENUE  
TEMPE, AZ 85283

**OWNER:** CARSON COMMERCIAL, LLC  
1863 EAST SPUR STREET  
GILBERT, AZ 85296

**DEVELOPER:** LGE DESIGN BUILD  
740 NORTH GOND STREET  
PHOENIX, AZ 85008

**PROJECT SCOPE:** A NEW COMMERCIAL OFFICE/WAREHOUSE BUILDING

**ASSESSOR PARCEL NO.:** 301-47-722  
**CURRENT ZONING:** GD  
**SITE AREA:** 24,681 S.F. (55 AC)  
**LANDSCAPE AREA:** 6,480 S.F. (28.25% OF SITE)

**BUILDING SETBACKS REQUIRED (GD):**  
20'-0" - FRONT  
20'-0" STREET SIDE  
0'-0" - SIDE  
0'-0" - REAR  
20'-0" - PARKING

**PROVIDED:**  
20'-0" (W USE PERMIT) - FRONT  
20'-0" (W USE PERMIT) - STREET SIDE  
0'-0" - SIDE  
0'-0" - REAR  
18'-0" (W USE PERMIT) - PARKING

**SETBACKS (ACTUAL) (DIM'S SHOWN ON PLAN):**  
20'-7" - FRONT  
20'-0" - STREET SIDE  
8'-8" - SIDE  
1'-4" - REAR  
20'-7" - FRONT - PARKING

**STORIES:** ONE STORY  
**BUILDING HEIGHT:** +0'-0"  
+18'-0"  
**CLEAR INTERIOR HEIGHT:** 8,858 S.F. (OFFICE= 1,797 S.F. / WAREHOUSE= 6,858 S.F.)  
**BUILDING S.F.:**

**LOT COVERAGE:** 35.2%  
**OCCUPANCY:** B1 (S-1)  
**CONSTRUCTION TYPE:** V-8 (FULLY SPRINKLED W/ A.F.E.S.)

REQUIRED PARKING CALCS:	SQUARE FEET	FACTOR	TOTAL REQUIRED
OFFICE:	1,797 S.F.	1 / 1,500 S.F.	8 SPACES
WAREHOUSE:	6,858 S.F.	1 / 500 S.F.	20 SPACES
<b>TOTAL REQUIRED:</b>			<b>28 SPACES</b>

**PARKING PROVIDED:**  
REGULAR SPACES: 34  
ACCESSIBLE SPACES: 2  
**TOTAL PROVIDED:** 36  
**PARKING RATIO:** 2.24 CARS FOR 1,000 S.F.

**REQUIRED BICYCLE PARKING:** (1 PER 10,000 S.F. - 2 MIN.) 2  
**PROVIDED BICYCLE PARKING:** 2

**LEGAL DESCRIPTION**

LOTS 1 AND 34, OF LA ESTANCIA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 309 OF MAPS, PAGE 29.

**SITE PLAN KEY NOTES**

- EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN
  - PROPERTY LINE
  - EXISTING UTILITY BOXES TO BE PAINTED P3
  - EXISTING FIRE HYDRANT TO REMAIN
  - EXISTING FENCE TO REMAIN
  - NEW DRIVEWAY ENTRY PER CITY OF TEMPE STANDARD DETAIL, SEE CIVIL DRAWINGS
  - NEW FIRE HYDRANT, SEE CIVIL DRAWINGS
  - 3-TONE BROWN BRICK PAVEMENT INSERT WITH CONCRETE BORDER, SEE DETAIL 01A0.4B
  - LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
  - NEW 3'-0" HIGH PARKING SCREEN WALL, SEE 10A0.3B
  - NEW BIKE RACK, SEE 12A0.3B
  - HEAVY PAVEMENT PARKING LOT, REFER TO CIVIL DRAWINGS
  - EXTRUDED CONCRETE CURB, SEE DETAIL 01A0.4B TYPE 'A'
  - COMBINATION CURB AND SIDEWALK, 02A0.4B
  - NEW CONCRETE SIDEWALK WITH SALT FINISH, REFER TO CIVIL DRAWINGS
  - ADA PARKING SPACES, SEE DETAIL 06A0.4B
  - ACCESSIBLE PARKING SIGN, SEE DETAIL 07A0.4B
  - ACCESSIBLE RAMP, SEE DETAIL 06A0.4B
  - NEW TRASH ENCLOSURE, SEE DETAIL
  - TRANSFORMER ON CONCRETE PAD, SEE DETAIL 1A0.4B & ELECTRICAL DRAWINGS
  - NEW BI-PARTING DOUBLE MANUAL SLIDING GATE WITH KNOX BOX, SEE DETAIL 01A0.3B
  - NEW 6'-0" MASONRY WALL, SEE DETAIL 04A0.3B
  - NEW RECYCLE BIN ON WHEELS
- NOTE:  
REFER TO HARDSCAPE PLAN FOR ADDITIONAL SITE INFORMATION

**VICINITY MAP**



**LGE DESIGN GROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P: 480.968.4001

**CARSON COMMERCIAL SITE B**  
8422 SOUTH MAPLE AVENUE  
TEMPE, AZ 85283

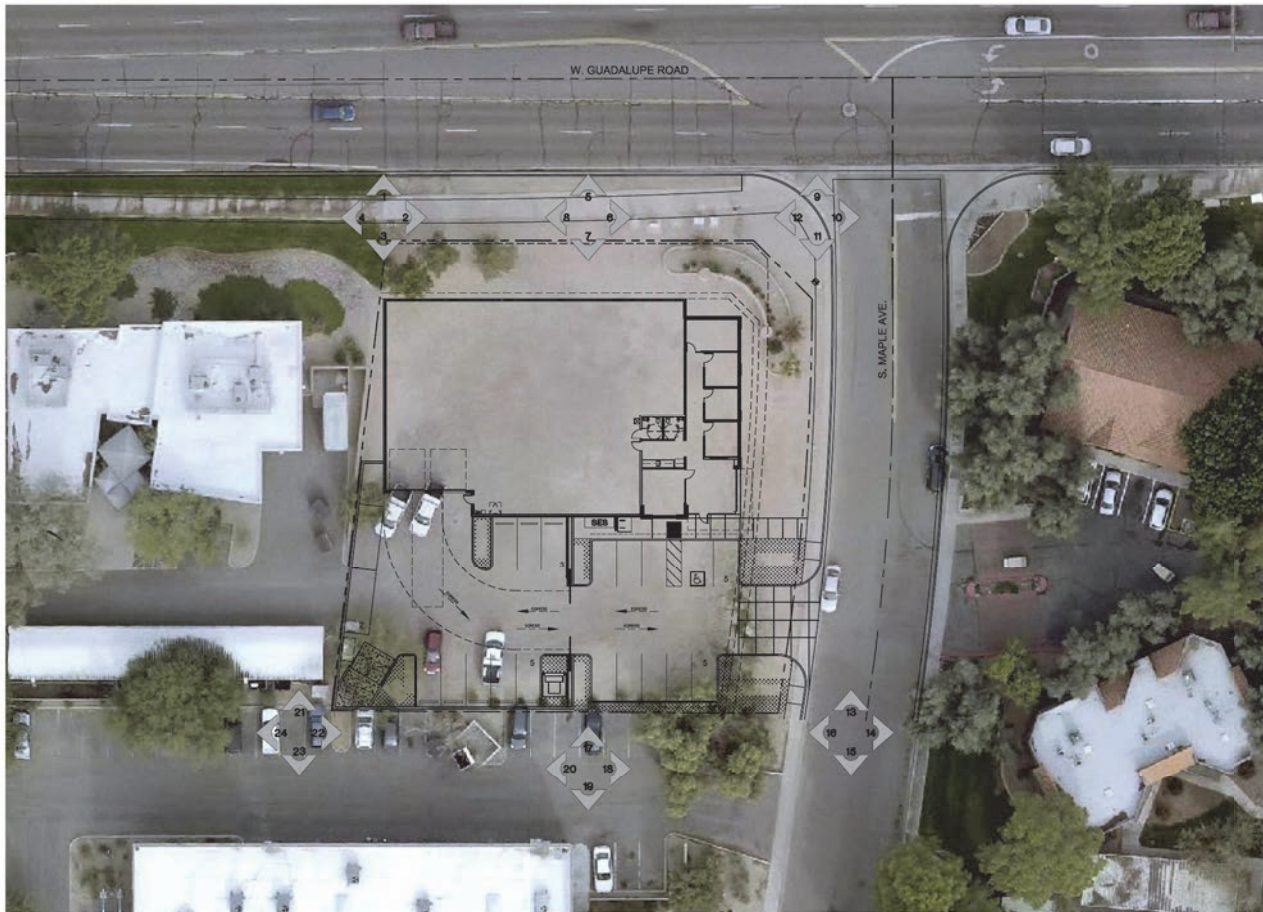
**LGE DESIGN BUILD**

NUMBER	REVISION	DATE

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SITE PLAN - SITE B  
ISSUE DATE: 12/16/2016  
DRAWN BY: GEO  
CHECKED BY: V.J.  
PROJECT No.: 272016  
SHEET:

**A0.1B**

BLUELINE SET 12/16/2016



CONTEXT PHOTO SITE PLAN - SITE B

PROJECT DATA			
PROJECT ADDRESS:	SITE B 8422 S. MAPLE AVE. TEMPE, AZ 85283		
DEVELOPER:	LGE DESIGN SUB D 740 NORTH 52ND STREET PHOENIX, AZ 85008		
PROJECT SCOPE:	A NEW COMMERCIAL OFFICE/WAREHOUSE BUILDING		
ASSESSOR PARCEL NO.:	301-47-732		
CURRENT ZONING:	GD		
SITE AREA:	24,801 S.F. (55 AC)		
LANDSCAPE AREA:	6,469 S.F. (26.25% OF SITE)		
BUILDING 1:	ONE STORY (+28'-4" A.F.F.)		
BUILDING S.F.:	8,655 S.F. (1,782 S.F. OFFICE / 6,873 S.F. WAREHOUSE)		
BUILDING HEIGHT:	+28'-4"		
CLEAR HEIGHT (INT):	+18'-0"		
LOT COVERAGE:	35.2 %		
OCCUPANCY:	B / S-1		
OCCUPANT LOAD:	B4 300 / S-1 = 500		
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.		
BUILDING FULLY SPRINKLERED			
REQUIRED PARKING CALC:	SQUARE FT.	FACTOR	TOTAL
OFFICE	1,800 S.F.	1 / 300 S.F.	6 SPACES
WAREHOUSE	6,833 S.F.	1 / 500 S.F.	14 SPACES
			20 SPACES
PARKING PROVIDED			
TOTAL REGULAR SPACES			19
TOTAL ACCESSIBLE SPACES			1
TOTAL SPACES			20
PARKING RATIO		2.37 CARS FOR 1,000 S.F.	
REQUIRED BICYCLE PARKING (1/10,000SF - 2 MIN.)			2
PROVIDED BICYCLE PARKING :			2

**LGE DESIGN GROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P: 480.968.4001

**CARSON COMMERCIAL - SITE B**  
8422 SOUTH MAPLE AVE.  
TEMPE, AZ 85283

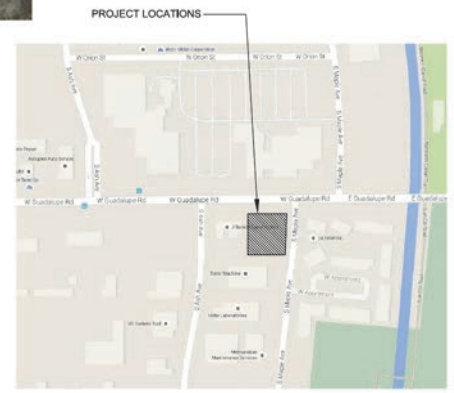


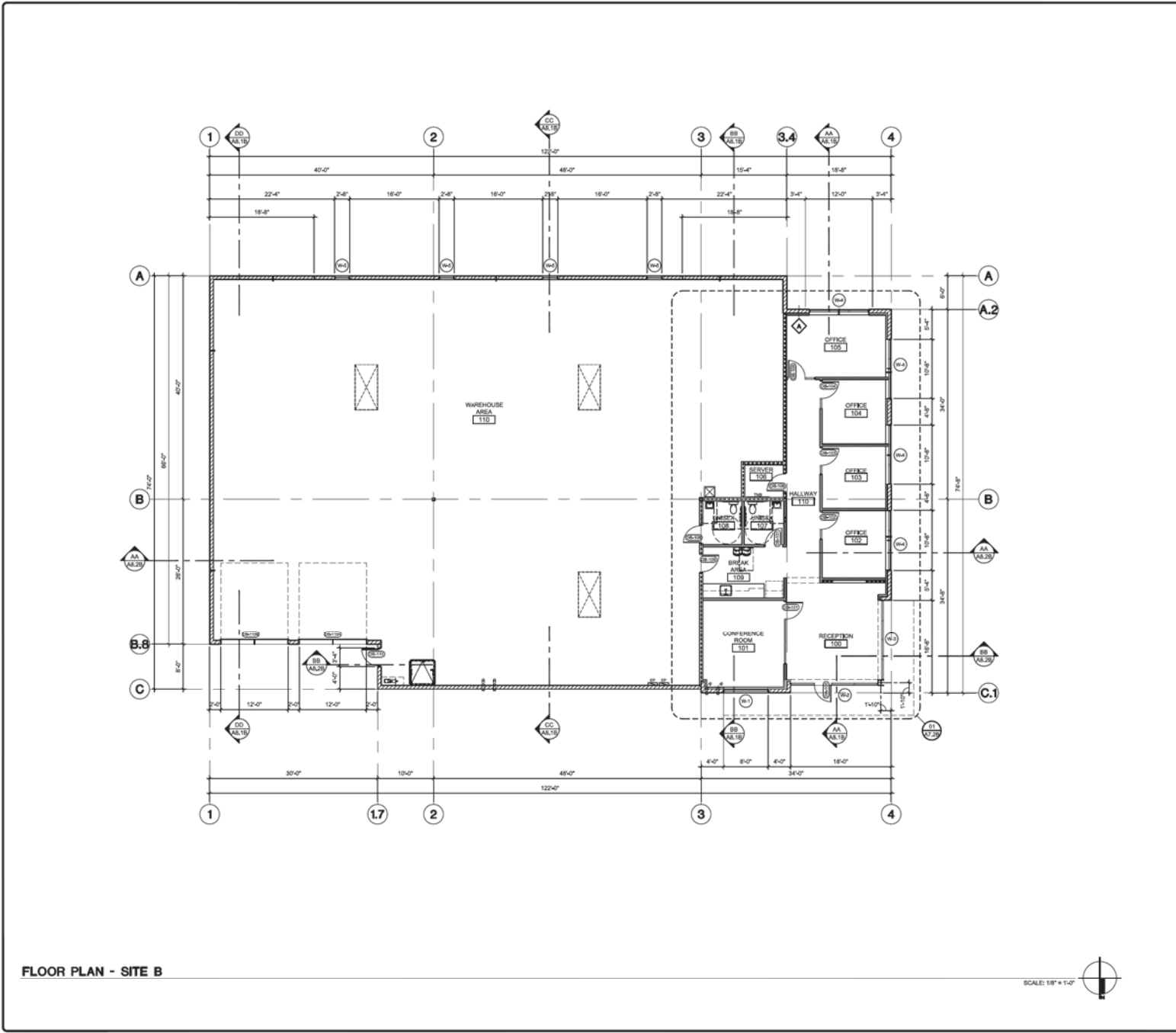
NUMBER	REVISION	DATE



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CONTEXT PHOTO SITE PLAN - SITE B  
ISSUE DATE: 10-24-16  
DRAWN BY: JMO  
CHECKED BY: JMD  
PROJECT No.:  
SHEET:

**CPB**





**FLOOR PLAN KEY NOTES**

1. MAIN ENTRY DOOR - SEE DOOR SCHEDULE
2. LINE OF GANTRY / SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
3. STEEL COLUMN, SEE STRUCTURAL DRAWINGS
4. 9" EXPOSED CONCRETE FLOOR, SEE STRUCTURAL DRAWINGS
5. UTILITY SINK, SEE PLUMBING DRAWINGS
6. T.M.B. - SEE ELECTRICAL DRAWINGS
7. ROOF DRAIN AND OVERFLOW PIPES, SEE DETAIL #8 & #8A.#, ROOF PLAN AND PLUMBING DRAWINGS.
8. SLAB VENT PROVIDED BY PLUMBING CONTRACTOR, SEE DETAIL #8A.#
9. WALL MOUNTED STEEL LADDER UP TO ROOF HATCH, SEE ROOF PLAN AND DETAIL, 11A.#.1, PROVIDE BLOCKING AND BACKING IN WALL FOR CONNECTIONS.
10. FIRE RISER
11. ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
12. SELF-ILLUMINATED EXIT SIGN - SEE ELECTRICAL DRAWINGS
13. CENTER PARTITION ON CENTERLINE OF WINDOW MULLION
14. 3080 WOOD DOOR WITH 1-4" WIDE SIDELITE, TYP. AT ALL OFFICES

**GENERAL NOTES**

1. SEE STRUCTURAL PLANS FOR ALL MEMBER SIZES, CMU, GROUT, CONNECTIONS, HEADERS, LINTELS, REINFORCING, BRACING INFORMATION AND NOTES.
2. ALL INTERIOR GYPSUM BOARD SHALL BE 5/8" TYPE-X (UL)C.
3. PROVIDE 5/8" MOISTURE RESISTANT GYP. BD. AT ALL WET WALL LOCATIONS.
4. PROVIDE CEMENT BOARD BACKING AT ALL TILE LOCATIONS.
5. WALLS TO RECEIVE A LEVEL 3" SMOOTH FINISH (UL)C.
6. PROVIDE R-11 INSULATION AT ALL EXTERIOR FURRED WALLS AND R-5 INSULATION AT UNDERBISE OF ROOF DECK.

**WALL TYPE LEGEND**

- A** EXTERIOR MASONRY WALL: 8" x 8" x 16" MASONRY - REFER TO EXTERIOR ELEVATIONS FOR TYPE
- B** EXTERIOR MASONRY WALL WITH FURRING: 3/8" x 25 GA. STUDS AT 24" O.C. WITH R-11 BATT INSULATION FULL HEIGHT WITH (1) LAYER OF 5/8" TYPE-X GYP. BD. AT INTERIOR SEE 10" ABOVE ADJACENT CEILING
- C** FULL HEIGHT INTERIOR PARTITION: 2" x 25 GA. STEEL STUDS AT 24" O.C. WITH 5/8" TYPE-X GYP. BD. BOTH SIDES AND SOUND ATTENUATION BATT INSULATION FULL HEIGHT TO STRUCTURE ABOVE. SEE DETAIL #8A.#
- D** INTERIOR PARTITION: 6" x 25 GA. STEEL STUDS AT 24" O.C. WITH 5/8" TYPE-X GYP. BD. BOTH SIDES TO 4" ABOVE HIGHEST ADJACENT CEILING AND SOUND ATTENUATION BATT INSULATION. SEE DETAIL #8A.#
- E** INTERIOR PARTITION: 3/8" x 25 GA. STEEL STUDS AT 24" O.C. WITH 5/8" TYPE-X GYP. BD. BOTH SIDES AND SOUND ATTENUATION BATT INSULATION TO 4" ABOVE ADJACENT CEILING. SEE DETAIL #8A.#

**LGE DESIGN GROUP**  
 740 N. 52nd Street • Phoenix, AZ • 85008  
 P: 480.966.4001

**CARSON COMMERCIAL**  
**SITE B**  
 8422 SOUTH MAPLE AVENUE  
 TEMPE, AZ 85283

**LGE DESIGN BUILD**

NUMBER	REVISION	DATE

**BLUELINE SET** 12/16/2016

SHEET TITLE:  
FLOOR PLAN - SITE B

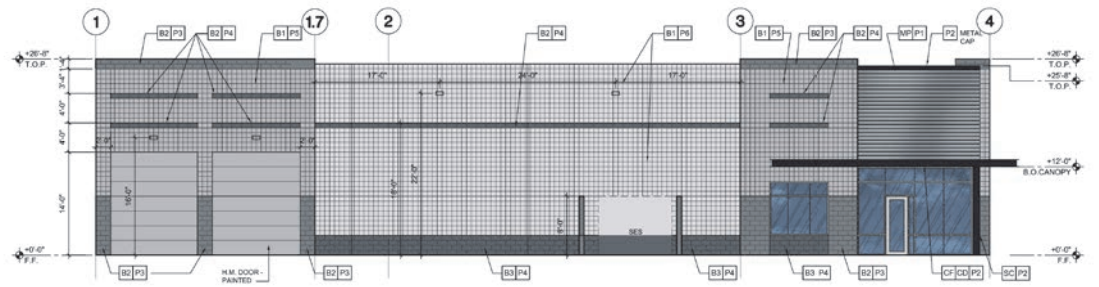
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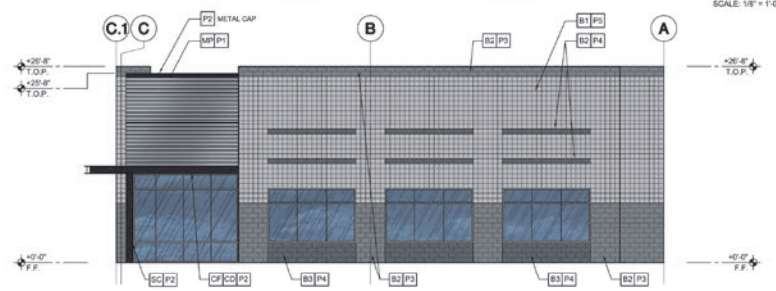
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PROJECT No.: 2/2016

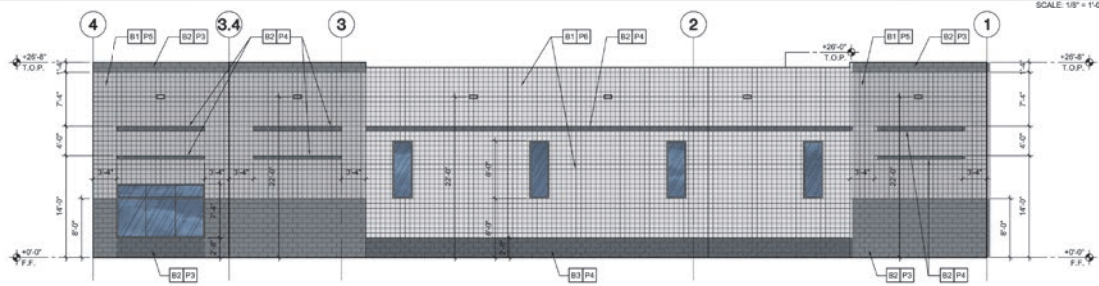
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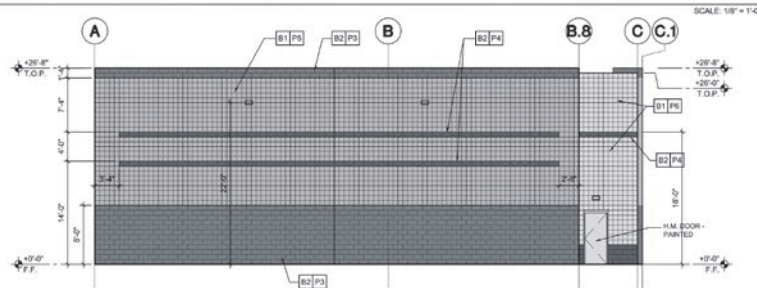
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**GENERAL NOTES:**

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

**MATERIAL/FINISH SCHEDULE:**

KEY:	DESCRIPTION:
B1	8" X 8" X 16" SMOOTH CENTERED SCORED MASONRY - PAINTED
B2	8" X 8" X 16" SMOOTH MASONRY - PAINTED
B3	8" X 8" X 16" SPLIT FACE MASONRY - PAINTED
MP	PRE-FINISHED HORIZONTAL METAL PANELS.

**CANOPY KEY:**

KEY:	DESCRIPTION:
CC	HAT CHANNEL CANOPY DECK
CCF	12" WIDE FLANGE STEEL COLUMN - PAINTED
CF	12" CHANNEL CANOPY FRAME - PAINTED

**GLAZING KEY:**

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA (AC-2) ANODIZED ALUMINUM STOREFRONT
EXTERIOR GLAZING	1" BLUE REFLECTIVE INSULATED GLAZING

**PAINT KEY:**

KEY:	DESCRIPTION:
P1	SILVER METALIC
P2	DUNN EDWARDS - DARK ENGINE DEB350
P3	DUNN EDWARDS - WALRUS DEB368
P4	DUNN EDWARDS - POINTED ROCK DEB363
P5	DUNN EDWARDS - COVERED IN PLATINUM DEB367
P6	DUNN EDWARDS - SILVER SETTING DEB359

**PAINTING NOTES:**

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL SILICON, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

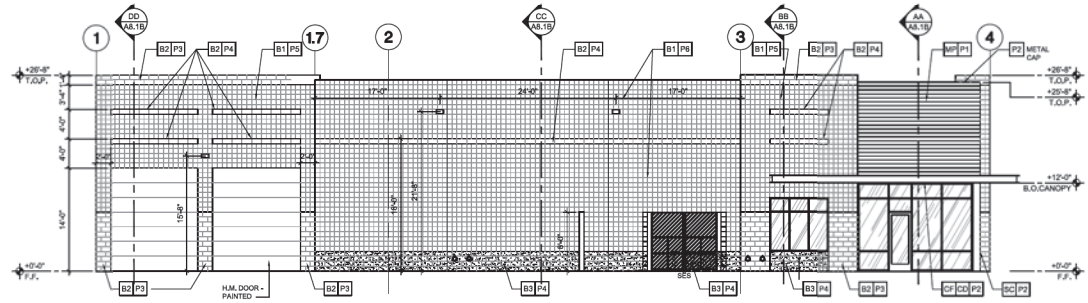


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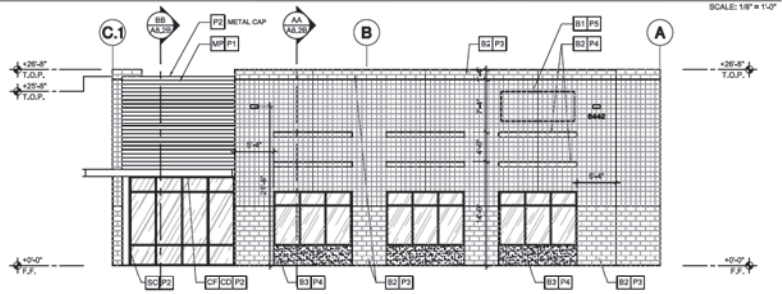
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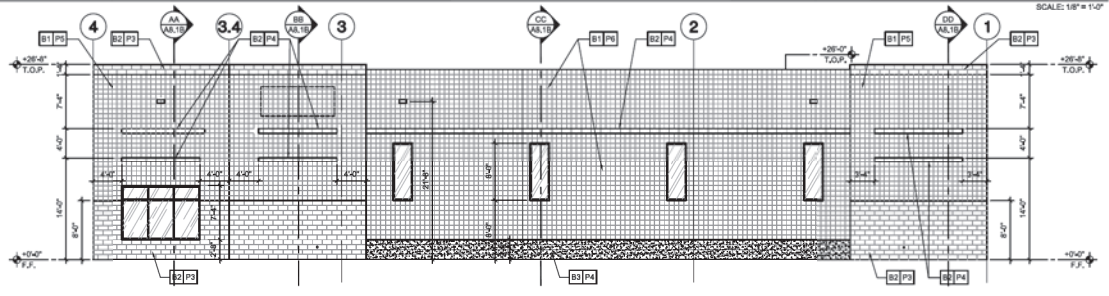
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ISSUE DATE: 07-26-16  
DRAWN BY: BCR / JPM  
CHECKED BY: VJD  
PROJECT No.:  
SHEET:



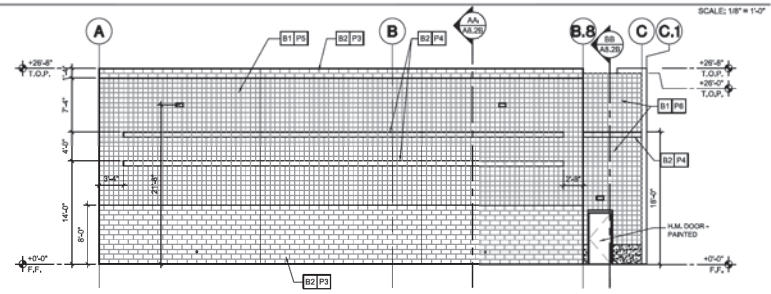
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**GENERAL NOTES:**

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

**MATERIAL / FINISH SCHEDULE:**

- KEY: DESCRIPTION:
- B1 8" X 8" X 16" SMOOTH CENTERED SCORED MASONRY - PAINTED
  - B2 8" X 8" X 16" SMOOTH MASONRY - PAINTED
  - B3 8" X 8" X 16" SPLIT FACE MASONRY - PAINTED
  - MP PRE-FINISHED HORIZONTAL METAL PANELS.

**CANOPY KEY:**

- KEY: DESCRIPTION:
- CC HAT CHANNEL CANOPY DECK
  - CF 12" WIDE FLANGE STEEL COLUMN - PAINTED
  - CCF 12" CHANNEL CANOPY FRAME - PAINTED

**GLAZING KEY:**

- MATERIAL: DESCRIPTION:
- FRAMES ARCADIA (AC2) ANODIZED ALUMINUM STOREFRONT
  - EXTERIOR 1" SILVE REFLECTIVE INSULATED GLAZING

**PAINT KEY:**

- KEY: DESCRIPTION:
- P1 SILVER METALIC
  - P2 DUNN EDWARDS - DARK ENGINE DEB350
  - P3 DUNN EDWARDS - WALRUS DEB368
  - P4 DUNN EDWARDS - POINTED ROCK DEB363
  - P5 DUNN EDWARDS - COVERED IN PLATINUM DEB367
  - P6 DUNN EDWARDS - SILVER SETTING DEB359

**PAINTING NOTES:**

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2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
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NUMBER	REVISION	DATE

SHEET TITLE:  
EXTERIOR ELEVATIONS - SITE B

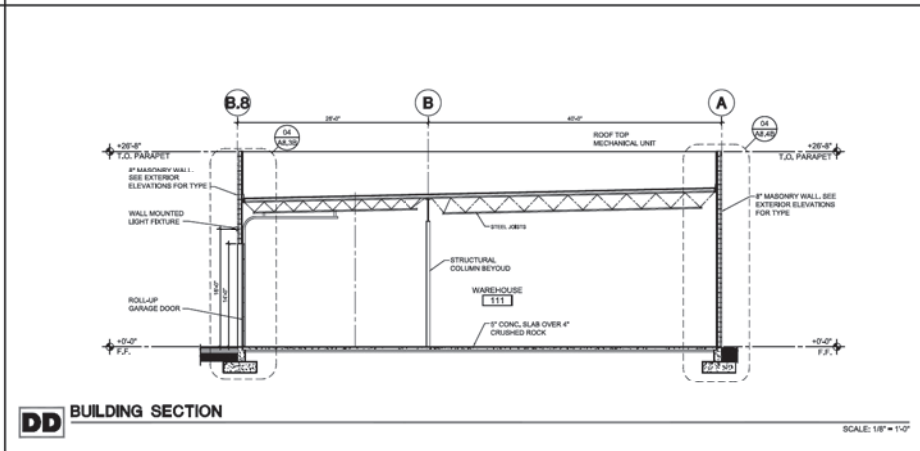
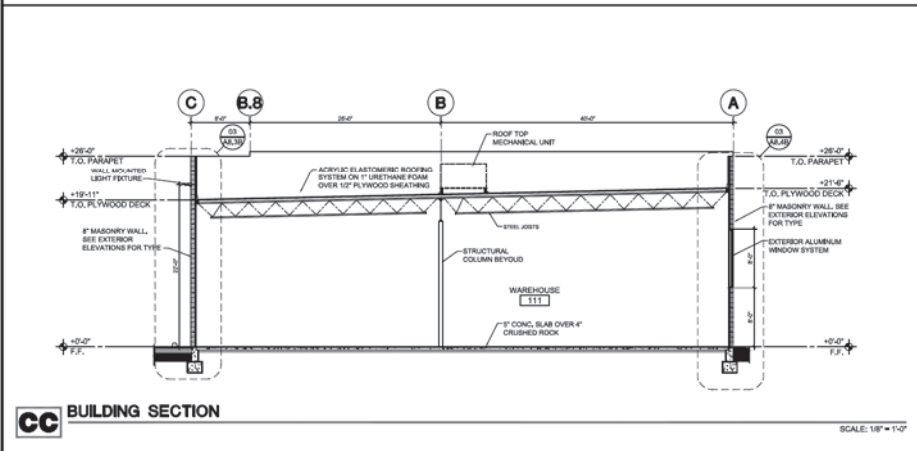
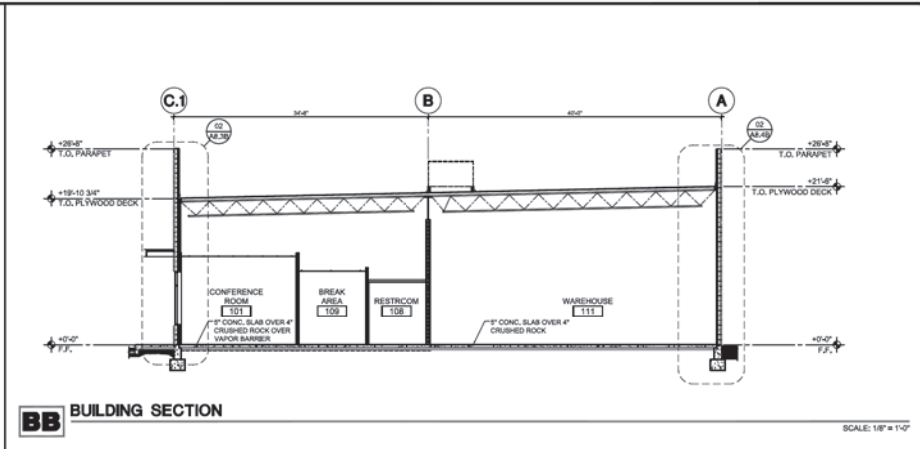
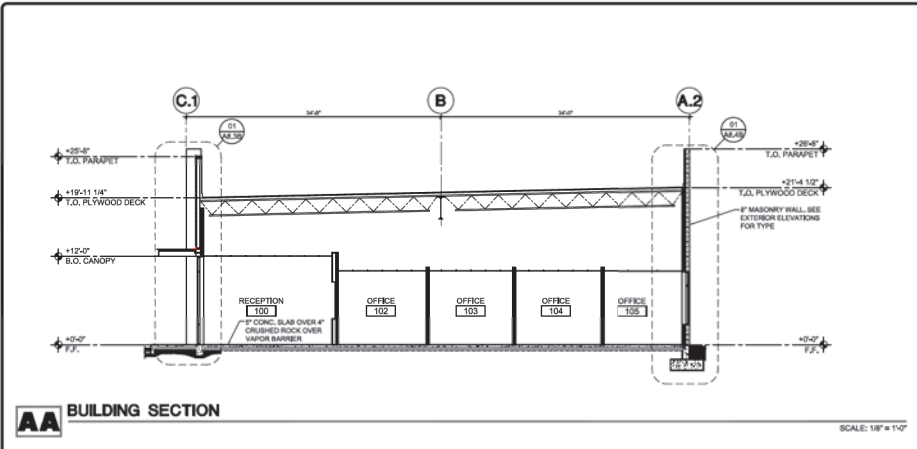
ISSUE DATE: 12/16/2016

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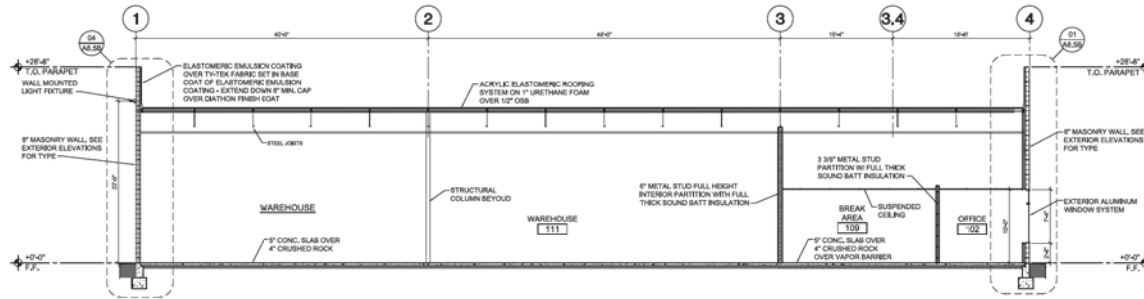
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PROJECT No.: 2/2016

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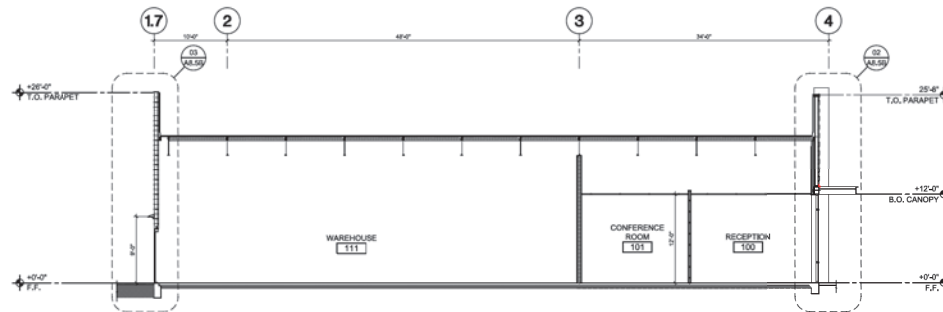


NUMBER	REVISION	DATE



**AA** BUILDING SECTION

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



**BB** BUILDING SECTION

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

NUMBER	REVISION	DATE

SHEET TITLE:	
BUILDING SECTIONS - SITE A	
ISSUE DATE:	12/16/2016
DRAWN BY:	GEO
CHECKED BY:	V.J.
PROJECT No.:	272016
SHEET:	



**CarsonCommercial**  
Brokerage • Development • Management

Tempe, Arizona  
2016 . 09 . 26

**LGE** | DESIGNGROUP

RENDERING VIEW - SITE B

This artist rendering is for conceptual design only and should not be referred to as a construction document.

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Brokerage • Development • Management 2016 . 10 . 20

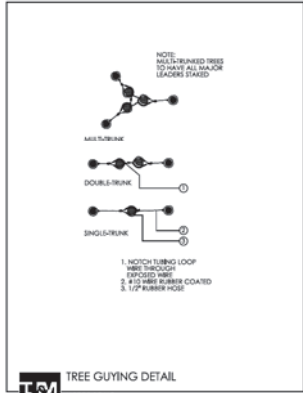
**LGE** | DESIGNGROUP

RENDERING VIEW - SITE B

This artist rendering is for conceptual design only and should not be referred to as a construction document.

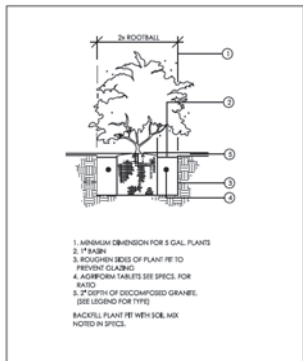
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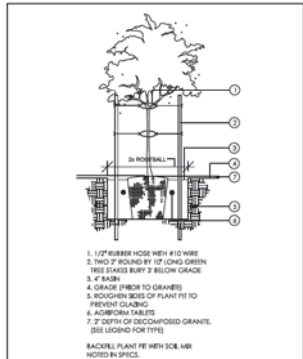
T.M. TREE GUYING DETAIL

NOT TO SCALE



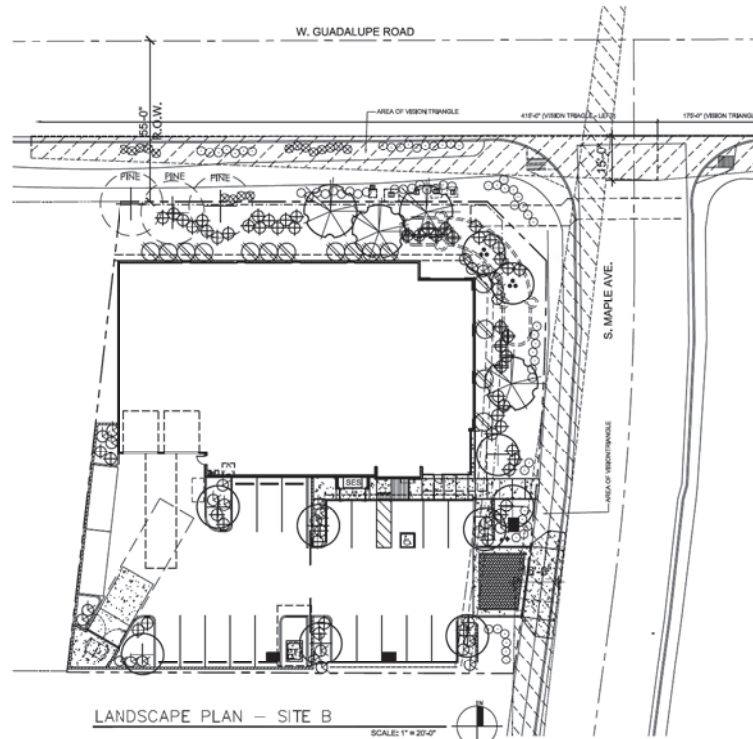
T.M. SHRUB PLANTING DETAIL

NOT TO SCALE



T.M. DOUBLE STAKING DETAIL

NOT TO SCALE



LANDSCAPE PLAN - SITE B

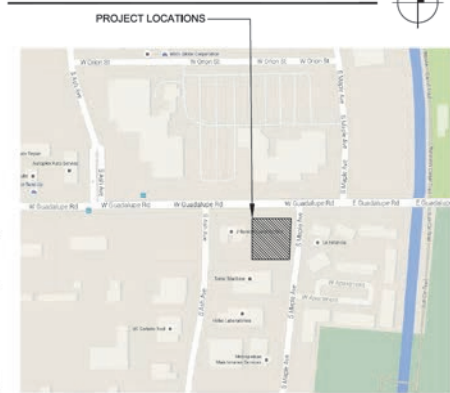
SCALE: 1" = 20'-0"



LANDSCAPE LEGEND

- EXISTING TREE PROTECT FROM CONSTRUCTION (SEE PLAN FOR TYPE)
- CERCIDIUM HYBRID DESERT MUSEUM PALO VERDE 24" BOX (MATCHING)
- DALBERGIA SISSOO SISSOO TREE 24" BOX
- DALBERGIA SISSOO SISSOO TREE 24" BOX
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- HESPERALOE PARVIFLORA BREAK LIGHT RED YUCCA 5 GALLON
- DASYLIRON WHEELERII DESERT SPOON 5 GALLON
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON
- ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON
- ROSEMARINUS PROSTRATA TRAILING ROSEMARY 1 GALLON
- EUPHORBIA RIGIDA GOPHER PLANT 1 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

VICINITY MAP



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 266-0320 F. (602) 266-6819  
EMAIL: [tjm@tjma.net](mailto:tjm@tjma.net)



PROJECT DATA:

PROJECT ADDRESS:	S.W.C. GUADALUPE ROAD & MAPLE AVE. TEMPE, AZ. 85283		
DEVELOPER:	LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ. 85008		
PROJECT SCOPE:	A NEW COMMERCIAL OFFICE/WAREHOUSE BUILDING		
ASSESSOR PARCEL NO.:	301-47-732		
CURRENT ZONING:	OD		
SITE AREA:	24,801 S.F. (.55 AC)		
LANDSCAPE AREA:	6,460 S.F. (28% OF THE SITE AREA)		
BUILDING 1:	ONE STORY (+28'-0" A.F.F.)		
STORIES:	1		
BUILDING S.F.:	11,500 S.F. (OFFICE) / 7,100 S.F. (WAREHOUSE)		
CLEAR HEIGHT:	+18'-0"		
LOT COVERAGE:	37.3 %		
OCCUPANCY:	B / S-1		
CONSTRUCTION TYPE:	1-48 W. A.F.E.S.		
REQUIRED PARKING CALC:	SQUARE FT.	FACTOR	TOTAL
OFFICE	1,500 S.F.	1 / 500 S.F.	6 SPACES
WAREHOUSE	7,100 S.F.	1 / 500 S.F.	14 SPACES
			20 SPACES
PARKING PROVIDED			
TOTAL REGULAR SPACES	24		
TOTAL ACCESSIBLE SPACES	1		
TOTAL SPACES	25		
PARKING RATIO	2.78 CARS FOR 1,000 S.F.		

**LGE DESIGNGROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P. 480.966.4001

CARSON COMMERCIAL SITE B

**LGE DESIGN BUILD**

NUMBER	REVISION	DATE

SHEET TITLE:	LANDSCAPE PLAN - SITE B
ISSUE DATE:	10.18.16
DRAWN BY:	BCH / JPM
CHECKED BY:	VJD
PROJECT NO.:	
SHEETS:	

La.01



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CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #1

ATTACHMENT 16



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #2  
ATTACHMENT 17



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #3  
ATTACHMENT 18



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #4

ATTACHMENT 19



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #5  
ATTACHMENT 20



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #6  
ATTACHMENT 21





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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #7

ATTACHMENT 22



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #8  
ATTACHMENT 23



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #9  
ATTACHMENT 24



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #10

ATTACHMENT 25



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**LGE** | **DESIGNGROUP**

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CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #11  
ATTACHMENT 26



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #12

ATTACHMENT 27



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #13

ATTACHMENT 28



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #14

ATTACHMENT 29





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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #15

ATTACHMENT 30



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #16

ATTACHMENT 31



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #17

ATTACHMENT 32



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #18

ATTACHMENT 33



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**LGE** | **DESIGNGROUP**

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CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #19  
ATTACHMENT 34



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**LGE** | **DESIGNGROUP**

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CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #20

ATTACHMENT 35



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**LGE** | **DESIGNGROUP**

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CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #21

ATTACHMENT 36



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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #22

ATTACHMENT 37





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**LGE** | **DESIGNGROUP**

CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #23

ATTACHMENT 38



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**LGE** | **DESIGNGROUP**

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CARSON COMMERCIAL - SITE B - CONTEXT PHOTO #24

ATTACHMENT 39