

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 8/8/2017
Agenda Item: 4

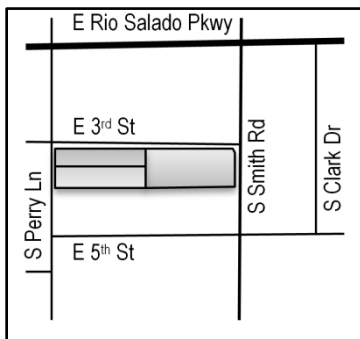
ACTION: Request approval of a Use Permit to allow vehicle sales (indoor) and a Development Plan Review for a new industrial building consisting of 161,168 square-feet of above and below ground warehouse and 13,106 square-feet of two story office for PRECISION FLEET SERVICES (PL160420), located at 360 South Smith Road. The applicant is Artec Designs.

FISCAL IMPACT: While this ordinance change 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: Approve, subject to conditions

BACKGROUND INFORMATION: PRECISION FLEET SERVICES (PL160420) is a licensed car dealer that operates a dealership at the property using the common address of 1941 East 3rd Street located in the GID, General Industrial District. The property consists of three (3) non-subdivided parcels identified with the Maricopa County Assessor as Parcel Nos. 132-38-008N, 132-38-008K, and 132-38-008M. The current dealership with its offices, buildings, and other improvements, sits primarily on Parcels -008N and -008K. Only a small portion of the active dealership utilizes Parcel No. -008M for access and for a portion of the building improvements. The remainder of Parcel No. -008M, for the most part is an open parking lot with little to no improvements, except for the pavement and fencing. Parcel No. -008M is used by the dealership as overflow parking for vehicles. The processing address for this development project is addressed at 360 South Smith Road on Parcel No. -008M. Precision wants to extend its current operations by making significant improvements to the property, which is primarily Parcel No. -008M, in order to expand its existing dealership. The project's goals and objectives are to build a warehouse garage and a two-story office on Parcel No. -008M. The request includes the following:

1. Use Permit to allow vehicle sales (indoor).
2. Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	309 South Perry LLC
Applicant	Don Jolley, Artec Designs
Zoning District	GID
Gross / Net site area	4.43 / 3.90 acres
Total Building Area	87,016 s.f.
Lot Coverage (max allowed)	51.2% (no standard)
Building Height (max allowed)	30' (30')
Building Setbacks (min allowed)	25'-0" front, 54'-3" side, 25'-0" street side, 102'-10" rear (25', 0', 25', 0')
Landscape area (min allowed)	18.9% (10%)
Vehicle Parking	110 spaces (94 min. required, 118 max allowed)
Bicycle Parking	18 spaces (18 min. required)
Hours of Operation	M-F, 9 a.m. to 6 p.m., and Sat, 9 a.m. to 4 p.m.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

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

COMMENTS

This site is located south of East 3rd Street, west of South Perry Lane, and east of South Smith Road. The adjacent zoning surrounding the site consists solely of GID, General Industrial District.

Existing entitlements for this property that will remain in effect are: none.

Existing uses on the site include: vehicle parking and access.

This request includes the following:

1. Use permit to allow vehicle sales (indoor).
2. Development Plan Review which includes: a new 174,276 s.f. industrial building consisting of 161,168 s.f. of above and below ground warehouse, and 13,106 s.f. of two story office (above ground), with indoor and outdoor parking, within 87,016 s.f. of building area on 3.90 net acres.

The applicant is requesting the Development Review Commission take action on the items 1 and 2 listed above.

PRELIMINARY SITE PLAN REVIEW

- Site Plan
 - Staff recommended processing a use permit application to allow vehicle sales (indoor) with the Development Plan Review, to be reviewed and heard together at the same hearing. The applicant submitted a use permit application on June 13, 2017. Scope includes existing facility located west of this development.
 - Staff recommended locating the required art piece in a more pronounced area that can be viewed not only by the customers and employees of the business but also from pedestrian and vehicular traffic in the public right-of-way. Proposed private art piece remains in the same area as originally proposed.
 - Staff requested ADA compliant pedestrian paths from public right-of-way to building entrances and exits. The applicant complied by providing a 42" wide paths from 3rd Street and Smith Road.
 - Staff recommended shifting parking lot screen walls further east to allow the required parking lot landscape island tree and ground cover to be installed on the interior side of the wall, closer in proximity to the adjacent parking space. The applicant complied.
 - Staff requested parking lot landscape islands for the proposed parallel parking spaces located along the south elevation of the warehouse section. The applicant removed the spaces and provided the deficit of required parking in the warehouse area.
- Building Elevations
 - Staff recommended additional architectural articulation along the north elevation since it fronts a street. Initially, the applicant added vertical recessed sections and later in the process added fifteen (15) pairs of clerestory windows along the warehouse portion and continued the black A.T.A.S. metal fascia from the office section across the entire north elevation to break up the plane horizontally.
 - Staff recommended expanding the color palette to include other colors besides gray tones. The applicant added tones of the corporate colors consisting of a blue and yellow.
 - Staff recommended providing vertical recessed profiles on the south and west warehouse elevations. The applicant did not accommodate.
- Landscape Plan
 - Staff recommended fifty (50) percent vegetative ground cover throughout the site. The applicant provided fifty (50) percent coverage along Smith Road and but not as much elsewhere.
 - Staff informed the applicant that palm trees are not considered street trees. The applicant replaced all palm species with shade trees.
 - Staff requested a landscape plan that complies with the Code's development standards in regards to parking facilities. After several revisions, the landscape plan does not provide all required trees and ground cover in each parking lot landscape island.

PUBLIC INPUT

No public input has been received by staff.

PROJECT ANALYSIS

CHARACTER AREA PLAN

The project is located in the Apache Character Area which encourages projects that recognize the diversity of the community, are unique, provide appropriate transitions between existing neighborhoods and new developments, engage pedestrians, and create destinations through mixed-use design and public amenities. The area has a diverse range of architecture and design styles such as mission revival, mid-century modern, post-modern, Spanish colonial revival, and contemporary/mildly modern, and territorial revival. Although the proposed project does not lend much to the character area plan, the site is surrounded by industrial design and uses and not located within highly traveled (pedestrian and vehicular) commercial corridors within the character area. Nonetheless, the proposed development will comply with the following character area principles:

- **Architecture and Design:** The proposed building is considered contemporary or mildly modern, similar to the Thew School and Tempe Police Apache substation designs in regards to its shape, mass, and use of glass and colors.
- **Shade:** Large window areas are provided along the main entry for the building but are screened with steel tube screening; only a few windows on the east elevation do not have shade treatment; however, the remaining windows are shaded by a cantilevered roof.
- **Landscape Treatments:** The landscape palette does not borrow much from the character area plan, only providing one equivalent species of tree and shrub from the historic plant palette. However, the palette does provide non-invasive, drought-tolerant plants which promote water conservation.

USE PERMIT

The proposed use requires a use permit, to allow vehicle sales (indoor) within the GID, General Industrial District. The dealership is a traditional car lot but offers online sales as well as wholesale sales to other dealers. Inventory is typically obtained through trade-ins, wholesale purchases from other dealers, and auctions. The dealership will operate Monday through Friday, from 9 a.m. to 6 p.m., and on Saturday from 9 a.m. to 4 p.m. It employs some office staff, mechanics, service people, sales people, and some administrators. Currently there are approximately 30 individuals who work at Precision which is expected to increase by 50% with the expansion.

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

1. *Any significant increase in vehicular or pedestrian traffic;* there is little pedestrian traffic in the area and some vehicle traffic is expected by the nature of the dealership business and the surrounding businesses, which should increase, but the current road conditions and flow should be sufficient to handle any increased 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 proposed use will not create anything other than the ambient conditions that may currently exist.
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;* it is anticipated that the proposed use will increase surrounding property values.
4. *Compatibility with existing surrounding structures and uses;* the site and building design as well as the proposed uses are compatible with the surrounding area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public;* the proposed use will result in very limited or nominal disruptive behavior at the property both inside and outside the property.

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

The site improvements will be located on the eastern portion of the site. The new building will be positioned lengthwise along East 3rd Street and setback twenty-five (25) feet from 3rd Street and Smith Road. The parking lot will be located to the west and south of the new building, setback twenty-five (25) feet from the streets. The office section and main entry will be located along Smith Road while the warehouse will occupy the vast majority of the western nine-tenths of the new building. New driveways will be provided from the west end of 3rd Street and the south end of Smith Road.

Building Elevations

The primary building material consists of painted tilt-up concrete panels. The bulk of the architectural interest is provided along the perimeter of the office section along Smith Road where four (4) tones of gray are applied to the façade. The blue and yellow corporate colors are used as accents on the recessed profile sections and the main entrance. The roof of the office section is capped with black metal fascia panels. Large clear windows are provided at the main entrance and screened above the first floor level with steel tubing, painted with the yellow corporate color. Additional windows are provided along the perimeter of the office section on the first and second levels.

Clerestory windows are evenly distributed in pairs above the first floor level along the north elevation of the warehouse section. No windows are provided on the west and south elevations of the warehouse. Standard doorways are provided within every other recessed portion profile section on the north elevation. Additional standard doorways and roll-up service bay doors are evenly distributed on the south elevation. The west elevation provides one standard doorway on the north end and the vehicle ramp to the underground warehouse area. Doors located within the recessed profile section of the wall will be painted to match the blue accent color. All other doors will be painted lower shades of the primary building color.

Landscape Plan

Approximately 32,057 square feet of landscape area will be provided, equating to landscape coverage of 18.9%. Forty-three (43) street trees will be provided; twenty-two (22) on 3rd Street, one (1) on the street corner, and twenty (20) on Smith Road. Parking lot landscape islands are provided at the end of each parking row, and at minimum, one per twelve (12) parking spaces. Although the landscape plan does not provide the required tree and ground cover in each island, the Development Plan Review will condition that each island complies with the landscape development standards.

The landscape palette consists of four (4) species of trees, four (4) shrubs, and two (2) ground covers. The street trees on 3rd Street will consist of Foothills Palo Verde along the driveway, Mexican Ebony along the warehouse frontage, and Indian Figs and Palo Blancos along the office frontage. The trees on Smith Road consist of alternating bunch groupings of Palo Blancos and Indian Figs along the office frontage, and Foothills Palo Verde south of the driveway. The parking lot landscape island trees will consist solely of Foothills Palo Verde with exception to the island west of the ADA parking space which will provide an Indian Fig.

Vegetative ground cover along 3rd Street will consist of Flattop Buckwheat, Red Bird of Paradise, and Langman's Sage; and primarily Langman's Sage on Smith Road with Flattop Bucket along the driveway. Combinations of the Red Bird of Paradise, Flattop Buckwheat, Gray Thorn, and Langerman's Sage will be provided throughout the parking lot landscape areas. The perimeter landscape areas between the private sidewalk and the office sections of the building will consist of Trailing Lantana and Myoporum. Langman's Sage will be provided in the landscape area between the private sidewalk and the warehouse section of the building along 3rd Street.

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 building is setback twenty-five (25) feet from the front and street side property lines, and provides variations in materials, colors, fenestration, and wall planes along the street frontage, more so along the exterior of the office section of the building.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* although there are windows on the east and south elevations of the office section, the roof is cantilevered enough to provide shade from the eastern and southern sun. Furthermore, horizontal steel tube screening is provided across the upper half of the large window sections provided at the main entry of the building. The landscaping provided along the street frontage helps mitigate heat gain/retention by offering shade along the east and south elevations of the office section and the parking lot landscaping will provide the required number of trees and ground cover to help shade landscape and parking areas of the site. The warehouse section has clerestory windows provided on the north elevation but none along the back of house on the west and south elevations.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the painted tilt-up concrete panels are a high quality material along with the metal fascia and steel tube screens which are sustainable products to withstand the wear and tear over the years.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the street trees along 3rd Street and the articulation pattern of the long warehouse walls help bring down the tall walls of the warehouse section.
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 warehouse frontage along 3rd Street provides intermittent vertical recessed profiles to help break up the plane vertically while a metal fascia band continues from the office to the warehouse section to break up the massive plane horizontally. Clerestory windows are provided for added articulation, but do little to enhance the pedestrian experience at the street level.
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 large warehouse provides variations in building depth and height along the office section which is considered the front or main entrance to the site.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the proposed landscaping provides adequate shade and ground cover along ingress/egress paths.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* all areas of the parking lot have easy and clear access to building entrances.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the construction of the building lends to a secure facility. All windows with ground level access are street facing or nearly so. The open parking lot area allows for natural surveillance of activity during operating and after hours.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the Smith Road frontage landscape area provides more landscaping than what is recommended while the 3rd Street frontage and parking lot landscape area provides the required number of trees and ground cover.
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;* signage shall be reviewed through a separate review and permit process.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* lighting was designed to highlight portions of the building and landscape to add interest in the design which helps blend the building with the surrounding properties. Illumination levels shall be reviewed through the building permit process and meet current code requirements.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use.
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 Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. All required State, County and Municipal permits or licenses shall be obtained or the Use Permit is void.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.

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 July 25, 2017 and landscape plan dated July 25, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A preliminary and final subdivision plat is required for this development and shall be recorded prior to issuance of building permits.
3. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.
4. Prior to issuance of building permits, process a Development Plan Review to address parking and landscape requirements for Parcel Nos. 132-38-008N and 132-38-008K. Site modifications shall be completed prior to certificate of occupancy for new development.

Site Plan

5. A parking lot screen wall shall be installed adjacent to the edge of the parking lot. The top of the parking lot screen wall shall be a minimum of three (3) feet above the adjacent parking lot surface. Parking lot screen walls shall be constructed of masonry or concrete, be a minimum of eight (8) inches in thickness, and incorporate offsets and relief.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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 provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

11. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
12. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
 - c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
13. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

14. The materials and colors are approved as presented:
 - Primary Building – Painted Tilt-up Concrete Panels – Dunn Edwards Reclaimed Wood #DET625
 - Secondary Building – Painted Tilt-up Concrete Panels – Dunn Edwards Charcoal Sketch #DET628
 - Tertiary Building – Painted Tilt-up Concrete Panels – Dunn Edwards Metal Fringe #DET626
 - Quaternary Building – Painted Tilt-up Concrete Panels – Dunn Edwards Stieglitz Silver #DET612
 - Primary Building Accent – Dunn Edwards Deep Sapphire #DEA137
 - Secondary Building Accent – Dunn Edwards Highlighter #DES404
 - Windows - Anodized aluminum frame – Heritage Storefront – Bronze Finish
 - Window Metal Screening – Painted 4" x 8" Tube Steel – Dunn Edwards Highlighter #DES404
 - Doors – Painted Metal – Dunn Edwards Deep Sapphire #DEA137
 - Fascia – ATAS Metal Fascia – Black

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.
15. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
16. Conceal roof drainage system within the interior of the building.
17. 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.
18. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

19. 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

20. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
21. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

22. Each parking lot landscape island shall include, at the time of installation, a minimum of one (1) tree with a minimum caliper of one and one-half (1 ½) inches and five (5) ground covers of one (1) gallon size for each parking space length.
23. Tree trunks shall not be placed closer than twenty (20) feet, measured horizontally, from a light source. Trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures.
24. 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.
 - e. Repair existing irrigation system in the adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
25. 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.
26. 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.

Building Address Numerals

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

CODE/ORDINANCE REQUIREMENTS:

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

SITE PLAN REVIEW: Verify all comments by 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.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

STANDARD DETAILS:

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

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

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials,

and design columns or corners to discourage ambush.

- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

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

FIRE:

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

CIVIL ENGINEERING:

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

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

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

LIGHTING:

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

LANDSCAPE:

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

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:

January 21, 1963	Board of Adjustment granted permission to build a new factory, SPORT CRAFT HOMES, located at 309 S Perry Ln in the I-2, General Industrial District.
March 22, 1972	Building Inspection Department passes final inspection of new building for NATIONAL MOBILE HOMES located at 309 S Perry Ln in the I-2, General Industrial District.
June 15, 1983	Design Review Board approved building elevations, site and landscape plan for PALM HARBOR HOMES (DR-83.80) located at 309 S Perry Ln in the I-2, General Industrial District.

- April 18, 1984 Design Review Board approved the building addition for PALM HARBOR HOMES (DR-83.80) located at 309 S Perry Ln in the I-2, General Industrial District.

- February 5, 1986 Design Review Board approved building elevations, and site plans for PALM HARBOR HOMES (DR-86.12) located at 309 S Perry Ln in the I-2, General Industrial District.

- April 26, 1986 Board of Adjustment granted a variance for PALM HARBOR HOMES (A-83-4.7) to waive the required landscaping pockets within the on-site parking lot located at 309 S Perry Ln in the I-2, General Industrial District.

- February 8, 1996 Design Review Board staff approved site plan modification to provide a 6' masonry wall and slatted gates required to screen mechanical equipment for PALM HARBOR HOMES located at 309 S Perry Ln in the I-2, General Industrial District.

- November 20, 2012 Building Safety Division issued Building Permit (BP121764) to demolish seven (7) buildings at old Palm Harbor Homes site.

- November 20, 2013 Building Safety Division Building Permit (BP121764) to demolish seven (7) buildings on old Palm Harbor Homes site expires.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
 Section 6-308, Use Permit



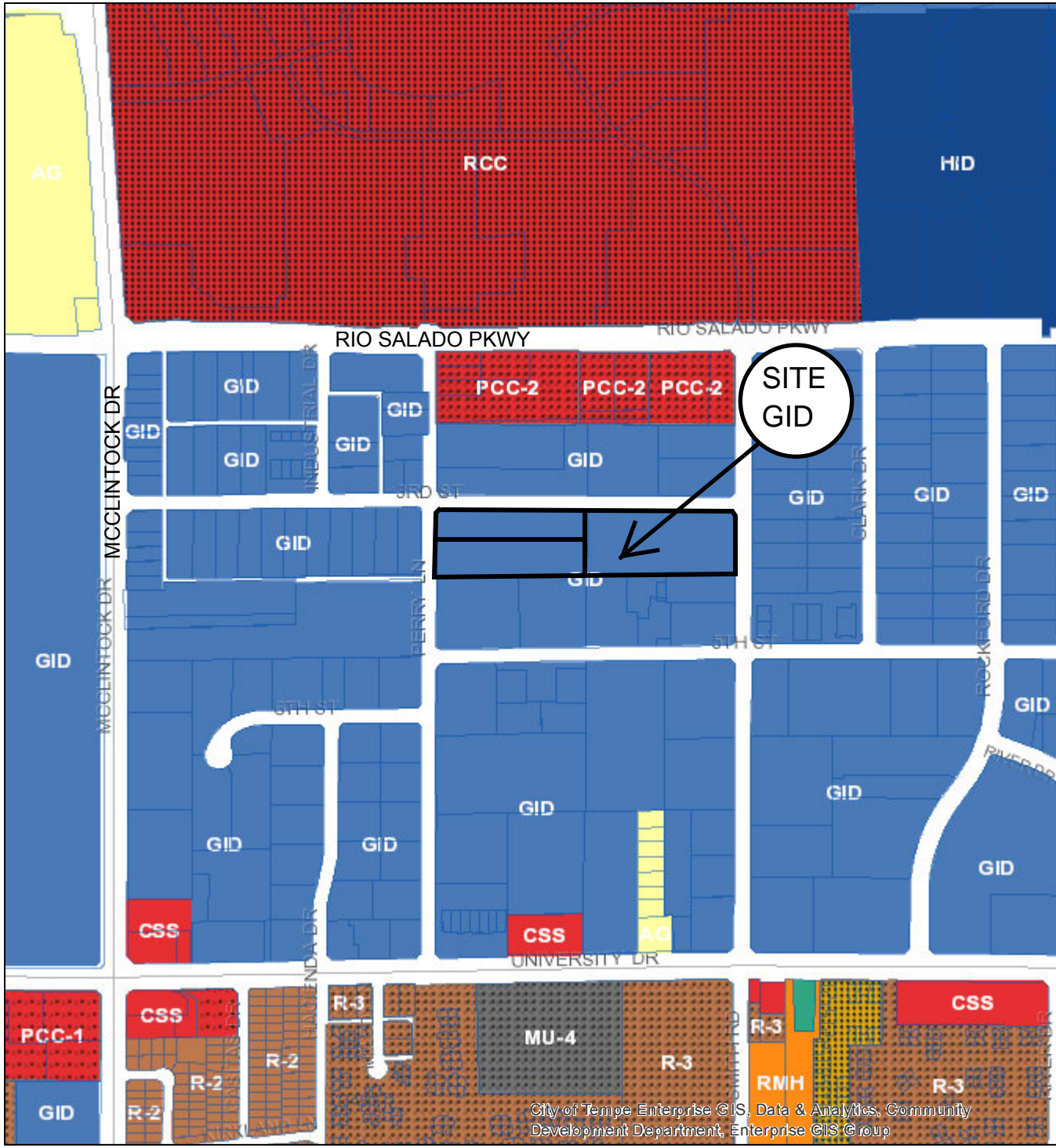
DEVELOPMENT PROJECT FILE
for
PRECISION FLEET SERVICES
(PL160420)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation for Use Permit
6. Letter of Explanation for Development Plan Review
7. Site Plan
8. Landscape Plan
- 9-10. Floor Plan
- 11-13. Building Elevations (Black & White)
- 14-16. Building Elevations (Color)
- 17-18. Material Sample Board
19. Street Perspectives
20. Building Section
- 21-23. Site Context Photos

Precision Fleet Services

Parcel Number 132-38-008N,K,M



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- | | | |
|--|---|--|
| General Industrial District (GID) | Planned Commercial Center General (PCC-2) | Multi-Family Residential (R-2) |
| Heavy Industrial District (HID) | Regional Commercial Center (RCC) | Multi-Family Residential Limited Density (R-3) |
| Mixed Use High (MU-4) | Residential/Office (RO) | Mobile Home Residence (RMH) |
| Commercial Shopping and Services (CSS) | Agricultural (AG) | |
| Planned Commercial Center Neighborhood (PCC-1) | Single-Family Residential Planned Area Dev (R1-PAD) | |



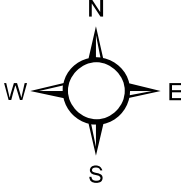
Precision Fleet Services

Parcel Number 132-38-008N,K,M



City of Tempe Enterprise GIS, Data & Analytics

Aerial Map





SCHERN RICHARDSON
FINTER DECKER, PLC
1640 S. Stapley, Ste. 132
Mesa, AZ 85204
Main 480.632.1929
Fax 480.632.1938
srfdlaw.com

July 25, 2017

Via E-Mail Only – lee_jimenez@tempe.gov

City of Tempe
Community Development Department
Attention: Lee Jimenez
31 E. 5th Street, Garden Level
Tempe, AZ 85281

***Re: Project Name – Precision Fleet Services Site Improvement
Project Address – 360 South Smith Road, Tempe, Arizona
Applicant – Chris Finn
Use Permit Request Supplement***

Dear Lee:

In light of our recent phone conversations, I am providing you with this supplemental cover letter for the Use Permit Request on file with your Department.

The applicant in this case is Chris Finn. The Project's address is 360 South Smith Road, Tempe, Arizona. The owner of the property is 309 South Perry, LLC ("309 South Perry"). The tenant at the property is Precision Fleet Services, LLC ("Precision"). Each of these limited liability companies is owned by an entity-owner named MALCK, LLC ("MALCK"). Mr. Finn is the President of MALCK, LLC, and is the owner-representative for the interested parties in this matter.

Historically, the property was identified by the common address of 309 South Perry, Tempe, Arizona, and a mobile home manufacturer was located at the site. Precision is a licensed car dealer, and operates a dealership at the property using the common address of 1941 East Third Street, Tempe, Arizona.

The property consists of, and the dealership is located on, three parcels, identified with the Maricopa County Assessor as Parcel Nos. 132-38-008N, 132-38-008K, and 132-38-008M (the "Parcels"). The current dealership with its offices, buildings, and other improvements sits primarily on Parcels -008N and -008K. Only a small portion of the active dealership utilizes Parcel No. -008M in order for access and for a portion of the building improvements. The

remainder of Parcel No. -008M, for the most part, is an open parking lot with little to no improvements, except for the pavement and fencing. Parcel No. -008M is used by the dealership as overflow parking for vehicles. 360 South Smith Road, Tempe, Arizona is the common address of Parcel No. -008M.

Precision wants to extend its current operations by making significant improvements to the property, which is primarily Parcel No. -008M, in order to expand its existing dealership. The Project's goals and objectives are to build a covered garage and a two-story office on Parcel No. -008M.

As a part of the permitting process, Precision intends to combine Parcel Nos. -008N and -008K. Precision also intends to move the western lot line of Parcel No. -008M eastward so that it does not encroach upon the existing building improvements. The use permit is sought for the entire dealership located on the existing three Parcels.

The dealership is open Monday through Friday, from 9:00 a.m. to 6:00 p.m., and on Saturday from 9:00 a.m. to 4:00 p.m. Those hours will not change with the improvements. The dealership employees some office staff, mechanics, service people, sales people, and some administrators. Currently, there are approximately 30 individuals who work at Precision. That number is expected to increase by 50% with the expansion.

The Parcels, and all immediate adjacent properties, are zoned as General Industrial Districts. The proposed improvements should greatly improve the Parcels' value, as well as increase the value of neighboring properties. None of the adjacent properties should be negatively impacted by the improvements.

As for Zoning and Development Code Criteria Section 6-308E issues, the applicant responds as follows:

- a. Traffic. There is little pedestrian traffic in the area. There is some vehicular traffic due to the nature of the dealership business and the surrounding businesses, which traffic should increase, but the current road conditions and flow should be sufficient to handle any increased traffic.
- b. Nuisance. The construction of the improvements should not involve any significant demolition as Parcel No. -008M, for the Project, is vacant but for a parking lot and an existing fence. The construction of the improvements shall be controlled and compliant with general construction codes and protocol. Once completed, the improvements will not create anything other than the ambient conditions that may currently exist.
- c. Contribution to Values. Nothing from the improvements will deteriorate or downgrade the Parcels or the neighboring properties. To the contrary, those properties' values will increase.
- d. Compatibility. The improvements shall be compatible with the existing structures and uses.
- e. Control. Parcel No. -008M, for the Project is currently secured with a wall, security wire, and other security measures. There is currently very limited or nominal disruptive behavior at the Parcel both inside and outside. The improvements should lessen further any disruptive behavior in large part because the security will be improved by way of the improvements.

Earlier submitted were a complete set of plans for the Project. For additional information, the City can contact the following design professionals employed for the Project:

Allen Consulting Engineers, Inc. – Engineers
3921 E. Baseline Road, #112
Gilbert, Arizona 85234
480-844-1666
ace@allenconsultengr.com

Ted Peterson – Architect
PF Design Group
480-586-8119
pfdesigngroup@outlook.com

If you have any questions or comments about the enclosed, you may also contact me at adam@srfdlaw.com or 480-632-1929. Otherwise, we look forward to hearing from you.

Sincerely,



Adam B. Decker

Enc. as noted.
CC: Client

Letter of Explanation

Precision Fleet Service Project

366 South Smith Road

Precision Fleet is proposing to build a office and warehouse in an industrial area of Tempe. It is surrounded by similar projects. The building is oriented to front n Smith Road. The side on 3rd Street is articulated and both fronts have more landscaping than what is required.

Although there are windows on the office front, landscaping helps prevent the heat gain. Care was also taken to shade the outside parking spaces as much as possible.

The painted tilt-up concrete panels are a high quality material with metal fascias are sustainable products to withstand the wear and tear over the years.

Tall palm trees line the 3rd Street facade to help bring down the tall walls of the warehouse, along with the articulation pattern of the long walls.

Although the office portion is two stories it has a relationship with the pedestrian with the lower level windows, along with the shading of the sidewalks and the lower landscaping.

All areas of the parking lot have easy access to the pleasant building entry. The entry is clearly visible.

The construction of the building lends to a secure facility. All windows with ground level access are street facing or nearly so. The open parking lot area allows for spotting after hours intruders.

Lighting was designed to highlight portions of the building and landscape to add interest in the design. It helps blend the building with the surrounding properties.

CODES
 2012 Tempe Building Safety Administrative Code
 2012 International Energy Code
 2012 International Residential Code
 2012 International Existing Building Code
 2012 International Building Code
 2012 International Mechanical Code
 2012 International Plumbing Code
 2011 National Electrical Code
 2012 Fuel Gas Code
 2012 International Fire Code
 IBC Chapter 11 Amendments

PROJECT DATA

OWNER: Chris Fien
 ADDRESS: 1941 East 3rd Street, Tempe, AZ 85281
 PHONE: 602.466.8408

NAME OF PROJECT: Precision Fleet Services
 ADDRESS: 360 South Smith Road, Tempe, AZ

SCOPE OF WORK: New 2-STORY Construction Office and Warehouse, parking lot

SQUARE FOOTAGE:
 Warehouse=191,189 sq ft
 Office = 13,105 sq ft
 TOTAL = 174,295

18,348 SQ FT - PARKING LOT AREAS
 8,085 SQ FT - R.O.N. AREA
 10,263 SQ FT - TOTAL LANDSCAPE AREAS, 18.9%

OCCUPANCY GROUP: B / S2 SEPARATED USES
 SPRINKLED

CONSTRUCTION TYPE: VNI

OCCUPANT LOAD:
 Office = 8449 / 988 = 8.5
 Warehouse = 191,189 / 289 = 659
 TOTAL = 667

ZONING: G1D

GENERAL PLAN LAND USE: INDUSTRIAL

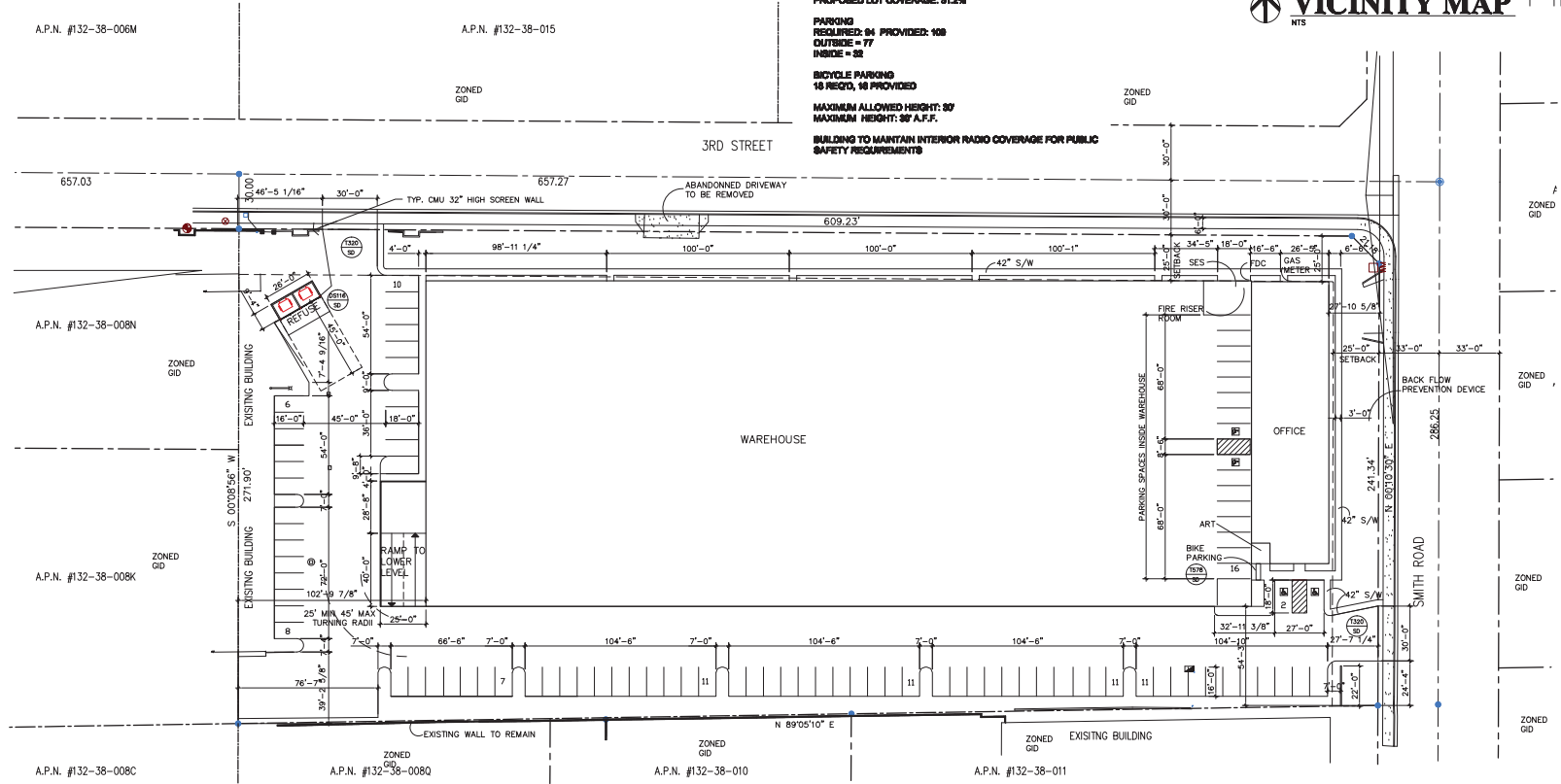
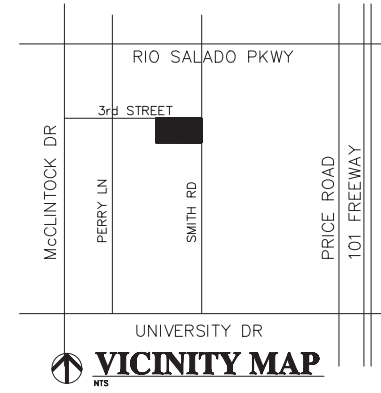
GROSS LOT AREA: 128,847 SQ FT
NET SITE AREA: 108,884 SQ FT OR 3.00 ACRES
PROPOSED LOT COVERAGE: 81.2%

PARKING REQUIRED: 84 PROVIDED: 108
 OUTSIDE = 77
 INSIDE = 32

BICYCLE PARKING
 16 REQ'D, 48 PROVIDED

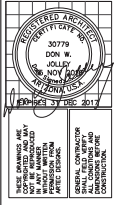
MAXIMUM ALLOWED HEIGHT: 30'
 MAXIMUM HEIGHT: 30' A.F.F.

BUILDING TO MAINTAIN INTERIOR RADIO COVERAGE FOR PUBLIC SAFETY REQUIREMENTS



SITE PLAN
 SCALE: 1" = 30'-0"

PARCEL #132-38-008M



Precision Fleet Services
 360 South Smith Road, Tempe, AZ

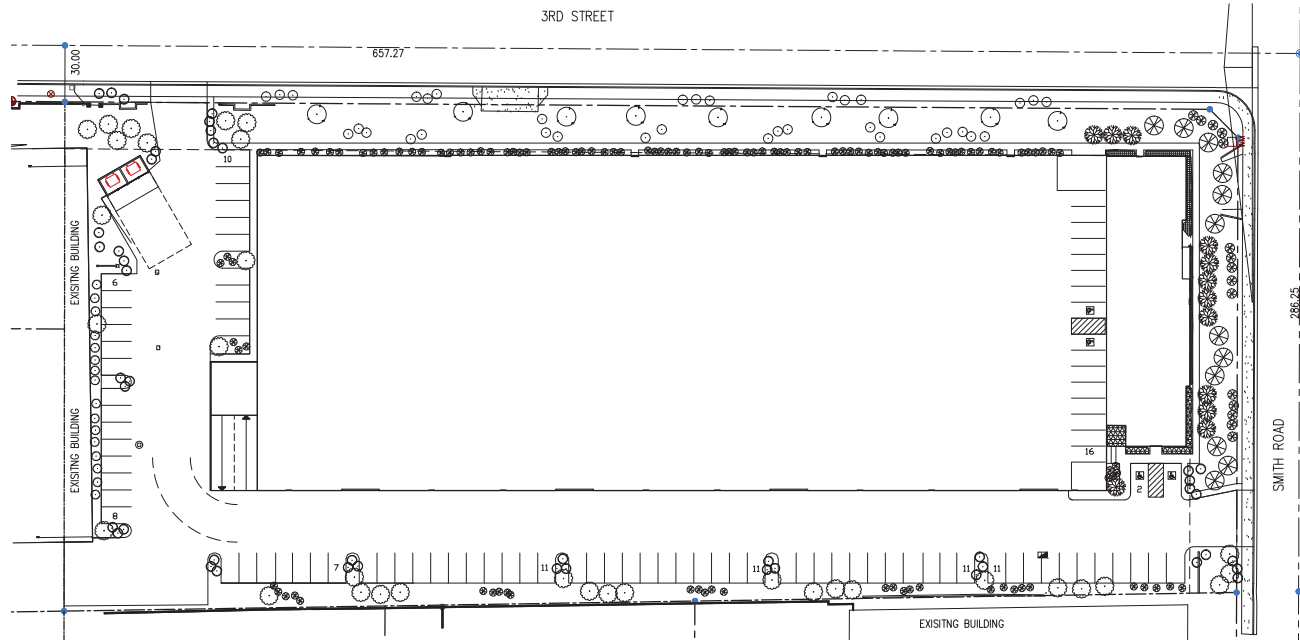
DON W. JOLLEY
 ARCHITECT
 480.560.7554
 artecdesigns@aol.com
 4515 EAST MEGAN STREET
 GILBERT, AZ 85295



DRAWN BY: DWJ
 DATE: 21 JULY 2017
 JOB #1650
A1

LANDSCAPE PALETTE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	#
	Palm Blume	<i>Acrocydium</i>	24" Box	12
	Indian Fig	<i>Ficus microcarpa</i>	15 gal	11
	Medion Ebony	<i>Pithecelobium mekongum</i>	24" Box	10
	Ironwood	<i>Onyia lasota</i>	24" Box	0
	Fockite jute verde	<i>Cordia microphyllum</i>	15 gal	32
	Red Bird of Paradise	<i>Cassipouia patcheriana</i>	5 gal	45
	Flattop Buckwheat	<i>Eriogonum fasciculatum</i>	5 gal	28
	Gray Iron	<i>Ziziphus obtusifolia</i>	5 gal	14
	Langman's Sage	<i>Leucophyllum</i>	1 gal	30
	Trailing Lantana	<i>Lantana montevidensis</i>		
	Myoporum	<i>Myoporum parvifolium</i>		



LANDSCAPE AREA
 12,310 SQ FT PARKING LOT AREAS
 6566 SQ FT R.O.W. AREAS
 32,057 SQ FT TOTAL LANDSCAPED AREAS

LANDSCAPE PLAN

SCALE: 1" = 30'-0"



ALL PLANTINGS ARE TO BE INSTALLED BY THE CONTRACTOR. ALL PLANTINGS ARE TO BE INSTALLED BY THE CONTRACTOR. ALL PLANTINGS ARE TO BE INSTALLED BY THE CONTRACTOR.

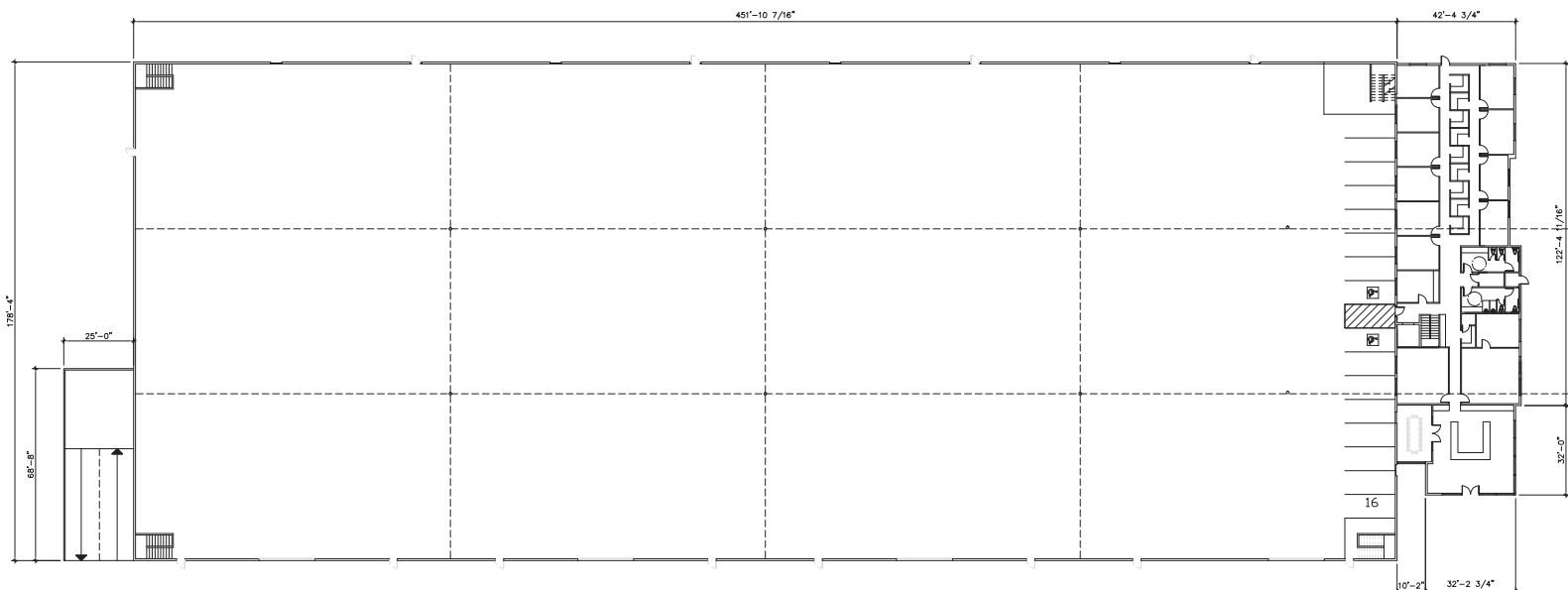
Precision Fleet Services
 360 South Smith Road, Tempe, AZ

DON W. JOLLEY
 ARCHITECT
 480.560.7554
 artecdesigns@aol.com

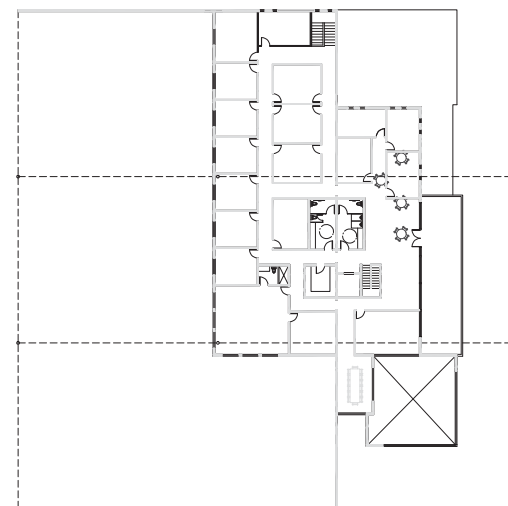


DRAWN BY: DWJ
 DATE: 24 JULY 2017
 JOB # 1650

L1



MAIN LEVEL PLAN
SCALE: 1" = 20'-0"



SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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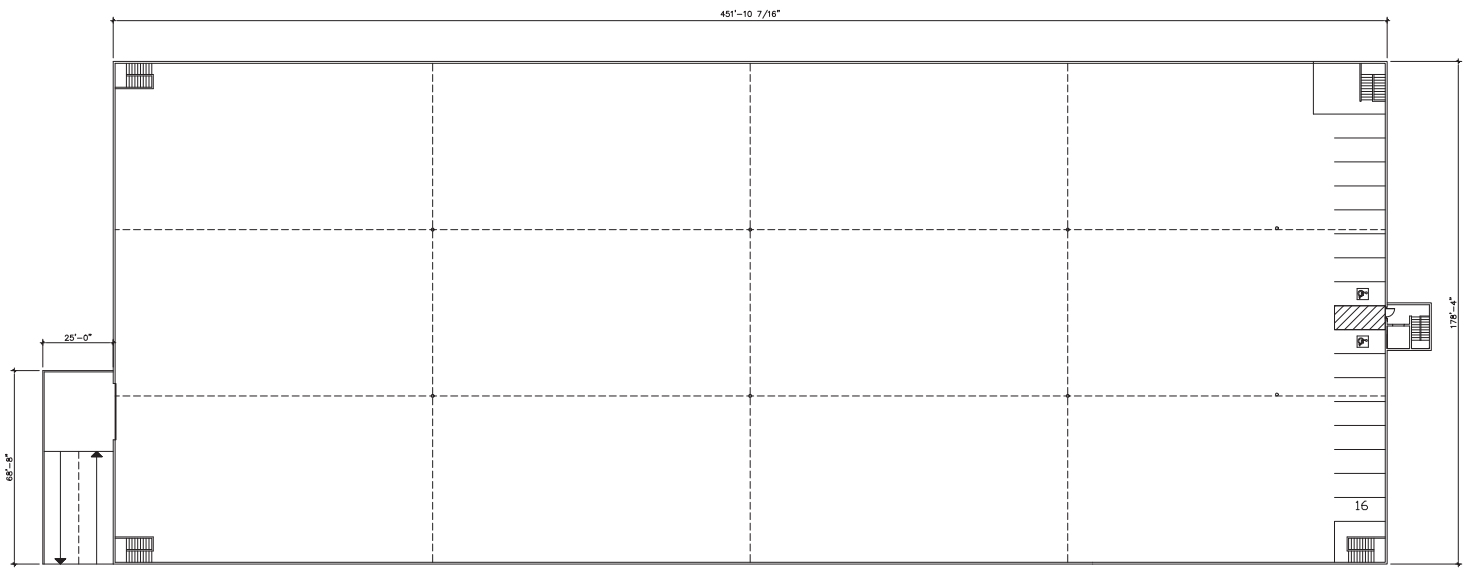
Precision Fleet Services
 360 South Smith Road, Tempe, AZ

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 480.560.7554
 artecdesigns@aol.com



DRAWN BY: DWJ
 DATE: 24 JULY 2017
 JOB #1600

A2



LOWER LEVEL PLAN
SCALE: 1" = 20'-0"



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ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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DATE: 24 JULY 2017
JOB # 1600

A3



CONSULTING ARCHITECT
DON W. JOLLEY
3079
DON W. JOLLEY
ARCHITECT
12/15/2011

GENERAL CONTRACTOR
ARTEC DESIGNS
ARCHITECTURAL
CONSTRUCTION, INC.

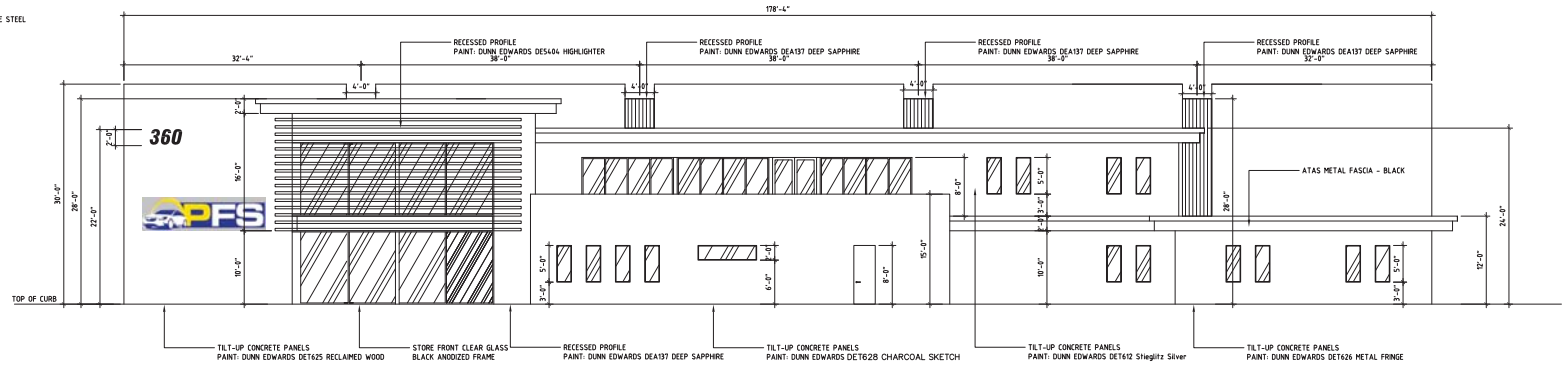
A NEW PROJECT FOR
Precision Fleet
360 South Smith Road Tempe, AZ

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ARCHITECT
480.560.7554
artecdesigns@aol.com

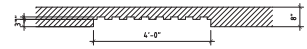


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DATE: 15 NOV, 2016
JOB #1610

A4

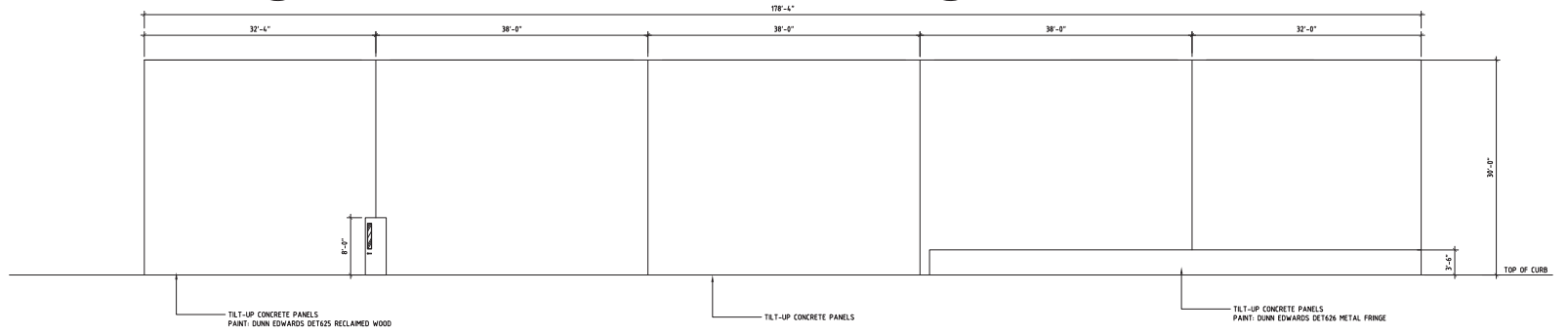


EAST_ELEVATION 2
SCALE: 1/8" = 1'-0"



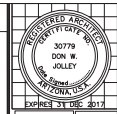
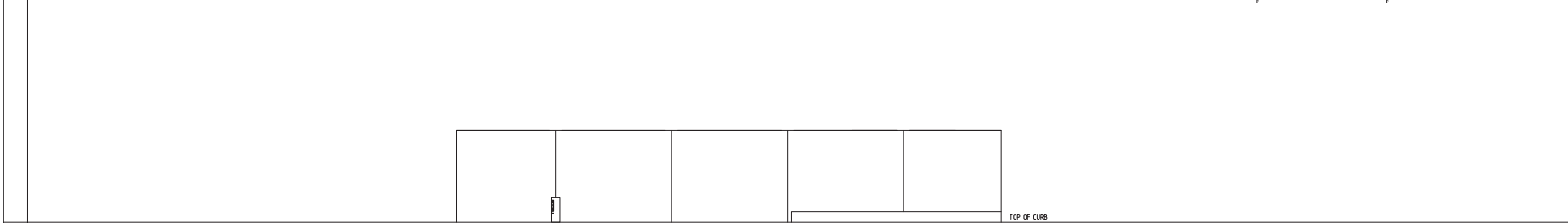
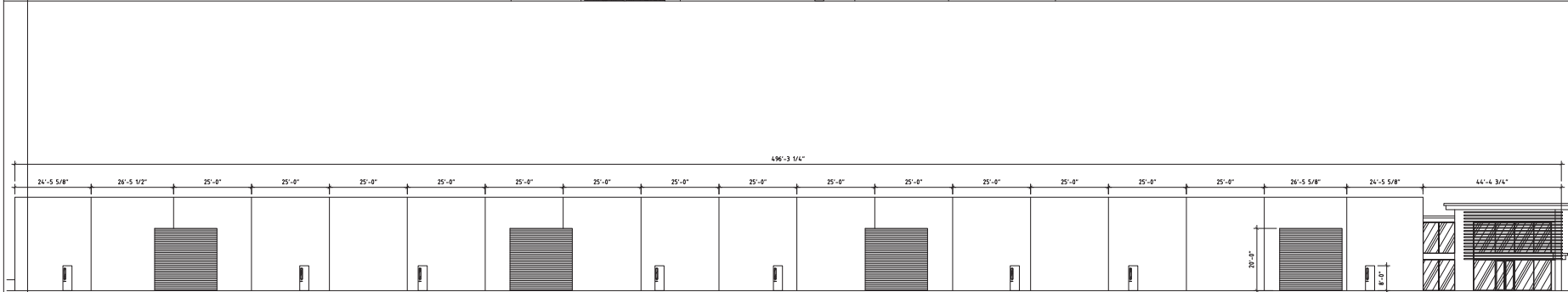
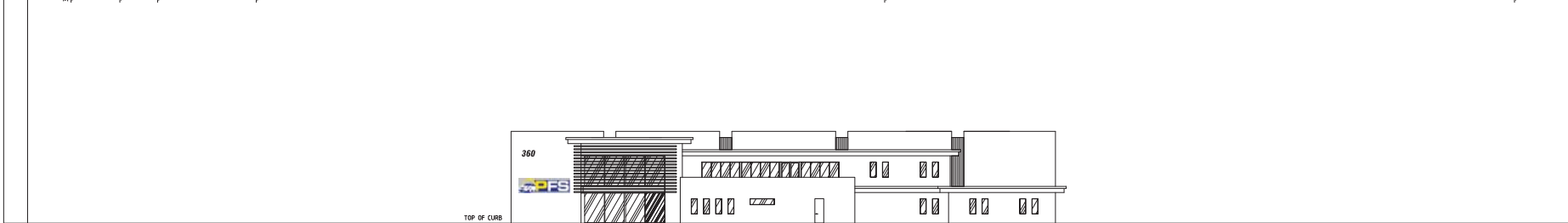
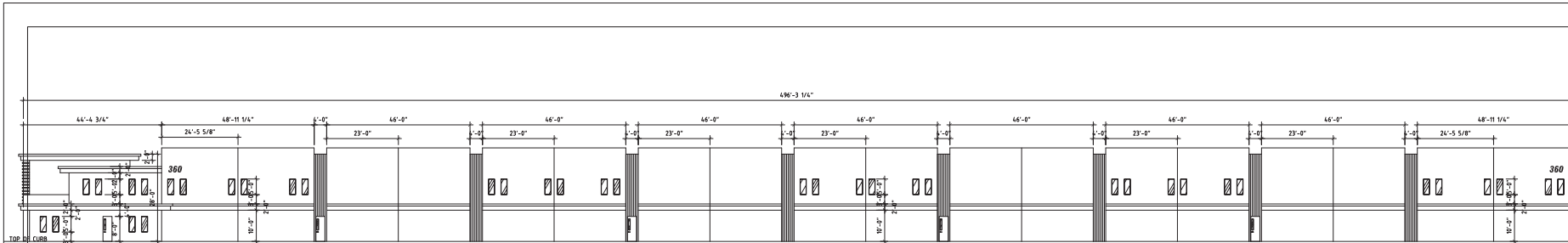
TILT-UP_RECESSED_DETAIL 3
SCALE: 1/2" = 1'-0"

STEEL_FENESTRATION_DETAIL/SECTION 4
SCALE: 1/4" = 1'-0"



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

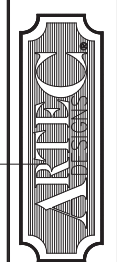
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 DON W. JOLLEY
 NO. 30719
 STATE OF ARIZONA
 REGISTERED ARCHITECT
 EXPIRES 31 DEC 2017
 DON W. JOLLEY ARCHITECT
 30719 N. JOLLEY
 AVENUE, SUITE 100
 TEMPE, AZ 85284
 TEL: 480.560.7554
 FAX: 480.560.7554
 WWW.ARTDCDESIGNS.COM

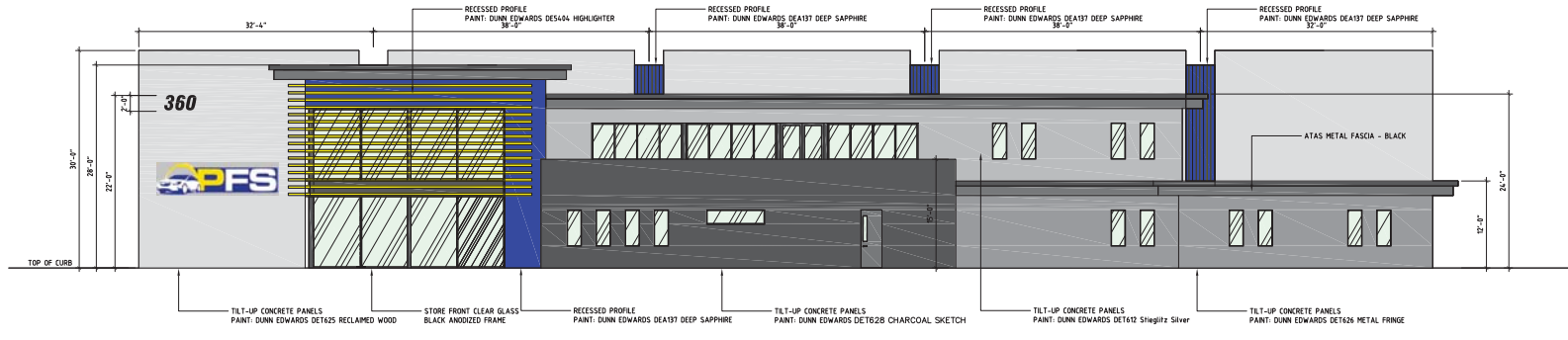
A NEW PROJECT FOR
Precision Fleet
 360 South Smith Road Tempe, AZ

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 480.560.7554
 artcdesigns@aol.com

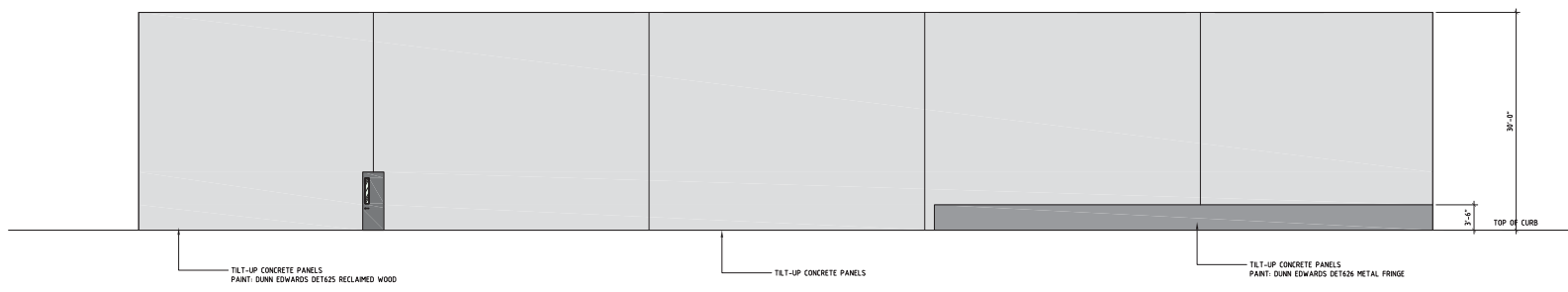


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 DATE: 15 NOV, 2016
 JOB #1610
A6

ELEVATIONS
 SCALE: 1/16" = 1'-0"
1
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EAST_ELEVATION 2
SCALE: 1/8" = 1'-0"



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



CONSULTING ARCHITECT
30719 DON W. JOLLEY
12/15/2016
GENERAL CONTRACTOR
ARTCDDESIGNS.COM

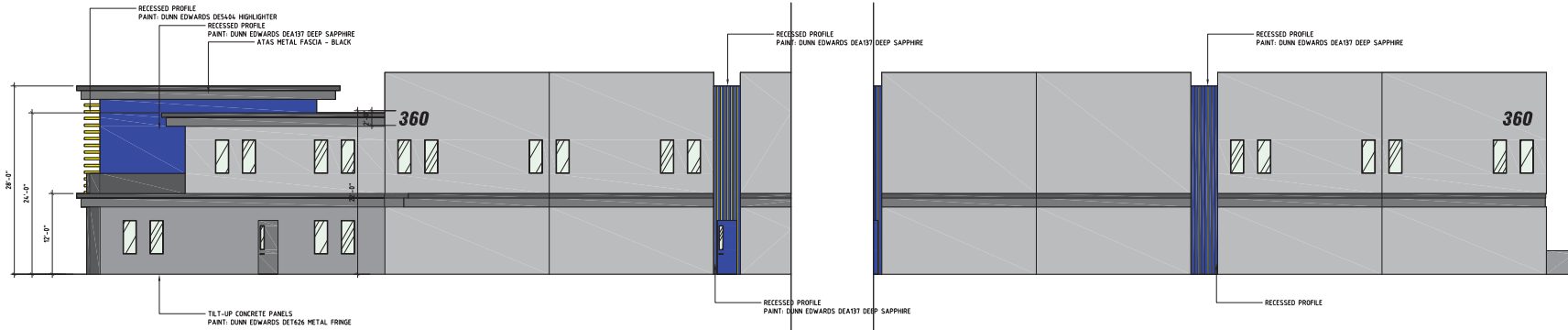
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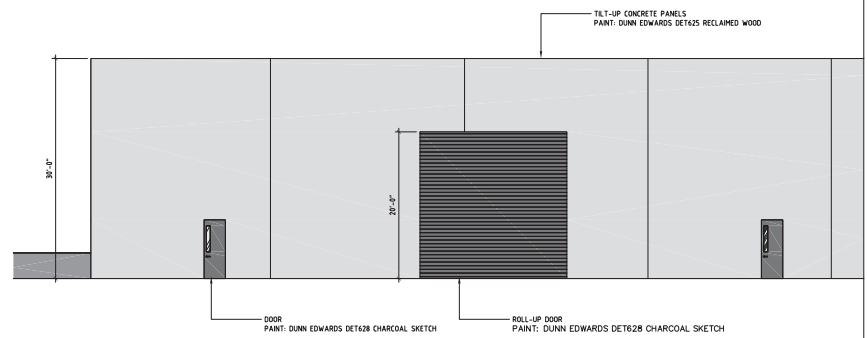


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DATE: 15 NOV, 2016
JOB #1610

A4.1



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



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



REGISTERED ARCHITECT
NO. 30719
DON W. JOLLEY
STATE OF ARIZONA
LICENSE EXPIRES 31 DEC 2017

A NEW PROJECT FOR
Precision Fleet
360 South Smith Road Tempe, AZ

DON W. JOLLEY
ARCHITECT
480.560.7554
artecdesigns@aol.com



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DATE: 15 NOV, 2016
JOB #1610

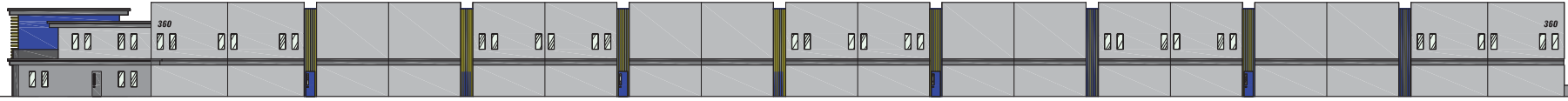
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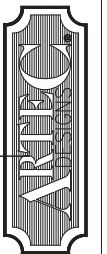
REGISTERED ARCHITECT
DON W. JOLLEY
30719
STATE OF ARIZONA
12/15/16

THIS SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH THE ARCHITECT'S PROFESSIONAL SERVICES AND IS NOT VALID FOR ANY OTHER PURPOSE.
GENERAL CONTRACTOR
ARCHITECT
ARCHITECTURAL FIRM
CONTRACTORS, INC.



A NEW PROJECT FOR
Precision Fleet
360 South Smith Road Tempe, AZ

DON W. JOLLEY
ARCHITECT
480.560.7554
artecdesigns@aol.com



ELEVATIONS
SCALE: 1/16" = 1'-0"

1

DRAWN BY: DWJ
DATE: 15 NOV, 2016
JOB #1610

A6.1

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Paint Colors:

Store Front Glazing

Heritage Storefront Glazing - Bronze Finish



MATERIAL BOARD

A NEW PROJECT
Prec

DON W. JOLLEY
ARCHITECT
480.560.7554
artecdesigns@ool.com



DET612 Stieglitz Silver
Dunn Edwards



DET612
Stieglitz Silver

DET625 Reclaimed Wood
Dunn Edwards



DET625
Reclaimed Wood

Metal Fascia

ATAS Metal Fascia -- Black



DET628 Charcoal Sketch
Dunn Edwards



DET628
Charcoal Sketch

DET626 Metal Fringe
Dunn Edwards



Paint Colors:

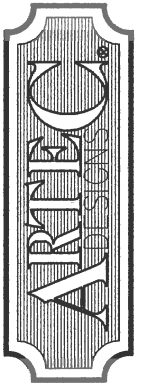
DE5404 Highlighter
Dunn Edwards



DEA137 Deep Sapphire
Dunn Edwards



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SOUTH-EAST_ELEVATION 2



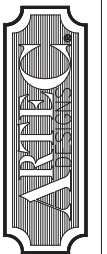
NORTH-EAST_PERSPECTIVE 1



STATE OF ARIZONA
 REGISTERED ARCHITECT
 DON W. JOLLEY
 NO. 3079
 EXPIRES 31 DEC 2017

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 360 South Smith Road Tempe, AZ

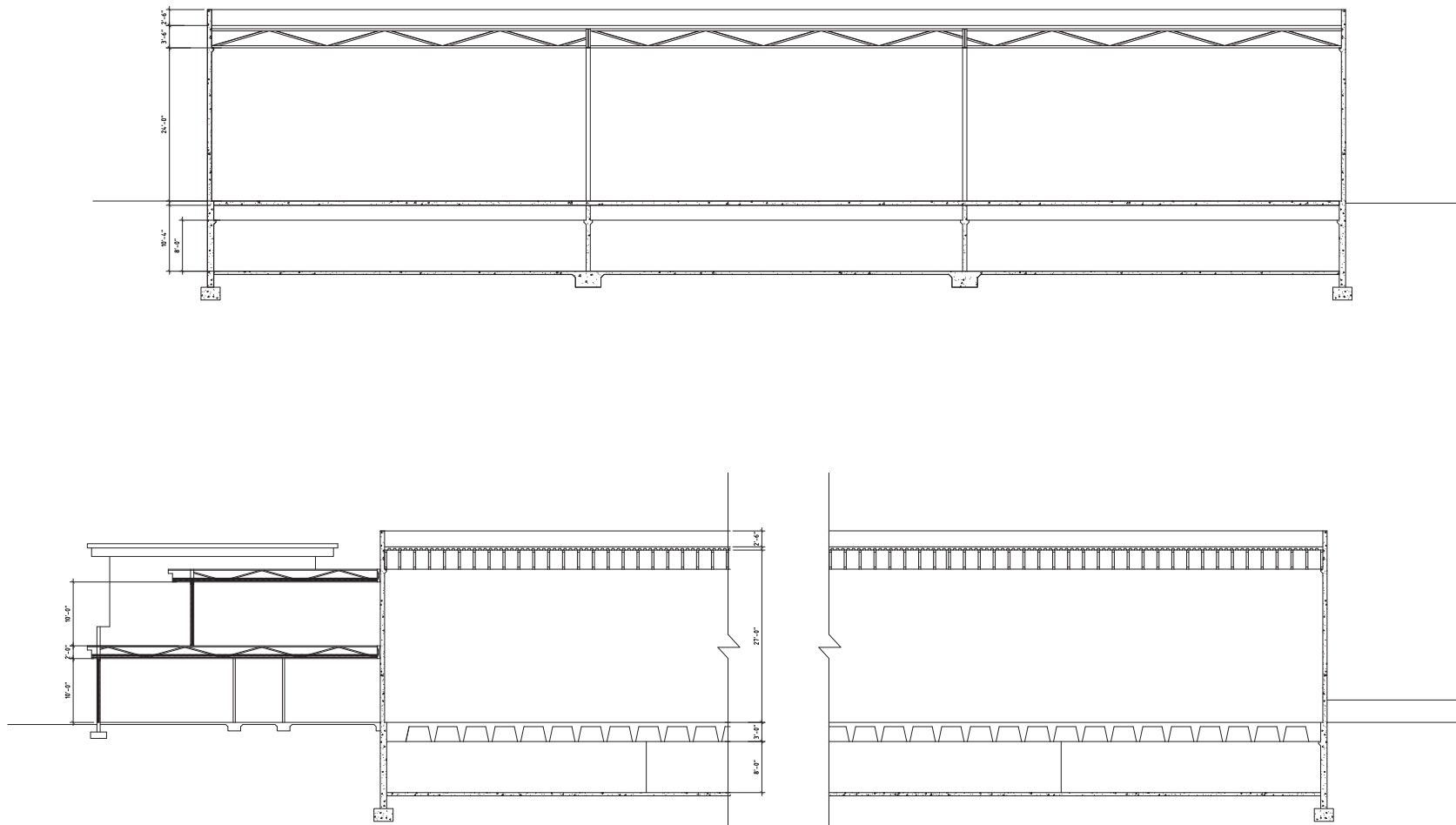
DON W. JOLLEY
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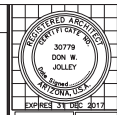
DRAWN BY: DWJ
 DATE: 15 NOV, 2016
 JOB #1610

A6.3

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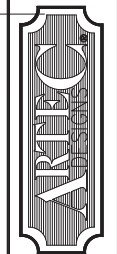
SECTION 1
SCALE: 1/8" = 1'-0"



STATE OF ARIZONA
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3078
REGISTERED ARCHITECT
LICENSE NO. 3078
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360 South Smith Road Tempe, AZ

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