

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 3/27/2018  
Agenda Item: 3

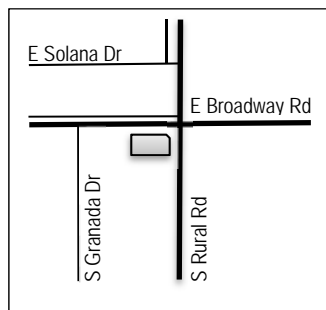
**ACTION:** Request a Development Plan Review for 2,835 square-feet of additions to two existing commercial buildings for RURAL & BROADWAY COMMERCIAL, located at 737 East Broadway Road. The applicant is Jammonstudios.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** RURAL & BROADWAY COMMERCIAL (PL180007) is an adaptive reuse project located on three parcels of land tied together as one lot on the southwest corner of South Rural Road and East Broadway Road within the CSS, Commercial Shopping & Services District. The first building addition will be constructed on Property 1 where 2,093 square-feet will be added onto the north section of Building #1, a 2,445 square-foot commercial building. The second addition will be constructed on Property 2 where a 742 square-feet will be added onto the south section of Building #2, a 1,569 square-foot commercial building. Furthermore, site modifications will provide a parking lot facility and refuse enclosure to serve both expanded buildings. Sherwin Williams Paint Store will occupy Building #1, and an AT&T Store will occupy Building #2. The request includes the following:

DPR180004 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	KL Investments 729 LLC / KL Investments #737 LLC
Applicant	Jonathan Ammon / Jammonstudios
Zoning District	CSS
Gross / Net Site Area	0.94 acres / 0.49 acres
Total Building Area (Property 1 / 2)	4,538 s.f. / 2,311 s.f.
Lot Coverage (Property 1 / 2)	48.5% / 32.7% (50% maximum allowed)
Building Height (Property 1 / 2)	22' / 18' (35' maximum allowed)
Building Setbacks (Property 1 / 2)	13' / 12' front, 1' / 47' west side, 24' / 12' east side, 19' / 48' rear (0, 0, 0', 10' min.)
Landscape Area (Property 1 / 2)	40.1% / 18.4% (15% minimum required)
Vehicle Parking (Property 1 & 2)	18 spaces (18 min. required, 23 max allowed)
Bicycle Parking (Property 1 & 2)	6 spaces (4 min. required)

**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 Broadway Road and west of South Rural Road within the CSS, Commercial & Shopping Services District. The adjacent zoning surrounding the site consists of CSS to the south and west, R1-6, Single-Family Residential District and CSS across Broadway Road to the north and northeast, and PCC-1, Planned Commercial Center Neighborhood District across Rural Road to the east.

Existing entitlements for this property that will remain in effect are: relief from development standards through the Adaptive Reuse Program.

Existing uses on the site include: retail.

This request includes the following:

1. Development Plan Review which includes: two one story-buildings with proposed retail uses with at grade parking, within 6,849 s.f. of building area on 0.49 net acres.

The applicant is requesting the Development Review Commission take action on item one.

## SITE PLAN REVIEW

This project was processed through two preliminary and one formal site plan reviews. The following recommendations and requirements were requested by staff and addressed by the applicant:

1. Staff recommended extending stucco pops outs to the ground on the east and north elevations of Building #1.
2. Staff recommended installing parking lot landscape island southwest of Building #2 with tree and ground cover.
3. Staff recommended raising Building #2 parapet to fully screen mechanical equipment.
4. Staff recommended adding additional stucco reveal lines on the east and west elevations of Building #2.
5. Staff required S.E.S. cabinets to be internalized on both buildings.
6. Staff required bicycle parking to be provided per COT Standard Detail T-578.

## PUBLIC INPUT

- Neighborhood meeting not required.
- To date, no public input has been received by staff.

## PROJECT ANALYSIS

### CHARACTER AREA PLAN

The project is in the Alameda Character Area and addresses the following character area principles:

- Shade [Natural + Structural] – Shade of all types and textures everywhere; neither building has southern exposed storefront systems. Furthermore, all storefront systems are either adorned by awnings or recessed for shade.
- Streetscapes – Streets as Open Space; the project provides a total of 11 street trees along Broadway and Rural.
- Pedestrian Scale – Foster Alameda as a premier pedestrian environment and destination; this project provides an improved pedestrian experience by providing street trees to shade public sidewalks that have otherwise been lacking shade for decades.
- Landscape Treatments – The Sonoran Desert has a unique landscape which serves as a community differentiator, rich with rare textures and forms; the landscape plant palate consists of non-evasive and drought tolerant trees and ground cover.
- Vibrant Corridors: Healthy, Engaging, Viable – Foster health, wealth, and resource efficiency; the project provides pedestrian paths from each building to the public rights-of-way and provides ample bike parking for those who choose to cycle to the proposed retail and services uses.
- The Living City: Triple Bottom Line Mission – A systemic approach to Planning and (re)development which fosters a community that can successfully thrive incorporating a “Do Less Harm” ethic; this is an Adaptive Reuse Program project that will reuse and rejuvenate two mid-century commercial buildings that would otherwise be underutilized if remaining unimproved as they exist today.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The addition to Building #1 will occupy the majority of lot area solely devoted to paved parking. The remaining area along the Broadway will provide new landscape area for required street trees and vegetative ground cover. The addition to Building #2 will occupy lot area providing legal non-conforming parking stalls setback less than 20'-0" from the east street side property line. Site modifications will provide a parking lot between the expanded buildings as well as a new refuse enclosure to provide trash and recycling for both buildings. The existing driveway onto Rural Road will be maintained as-is and the two driveways onto Broadway Road will be consolidated into one driveway shared between the two sites. Entrances to each building will be provided from the parking lot.

### Building Elevations

The addition to Building #1 will provide a window curtain storefront system recessed from a smooth finish stucco wall system. An accent masonry wall will offer a transition section from the stucco finish to the glass curtain windows. The windows system wraps the northeast corner of the building and the north half of the east elevation where the main entrance is located. The stucco areas pop out from the building and are painted with a dark gray accent color while the existing masonry sections remain recessed and painted a neutral gray.

The modifications to Building #2 consist of the addition to the south section of the building and a new parapet roofline throughout the entire perimeter of the building. The window openings along the street fronts will remain in the same location but masonry walls will be replaced with smooth finished stucco. Awnings will be provided over each window as well as the main entrance on the west elevation. The rear third of the building will consist of painted masonry while the front third will consist of building pop outs with reveals to delineate material transactions and the top of the building to the street level sections. The stucco pop outs will be painted a dark gray for accent while the window areas will be painted a lighter gray. The masonry sections at the rear will be finished with a medium toned gray that compliments the other gray tones from the paint palette.

### Landscape Plan

Combined, the site will provide approximately 3,818 square-feet of landscape area; 40.1% on Property 1 and 18.4% on Property 2. Seven street frontage trees are required and provided along Broadway Road while four are required and provided along Rural Road. Adaptive Reuse Program projects are exempt from parking lot facility landscape requirements; however, the applicant has made a concerted effort to provide non-required trees and vegetative ground cover in landscape islands throughout the new and reconfigured parking lot. The planting material palette consists of two species of trees including Palo Blanco and Southern Live Oak; six accents and shrubs consisting of Aloe Vera, Blue Elf, Purple Muhly, Brakelights Red Yucca, Sticks of Fire, and Totem Pole; two ground covers consisting of Gold Trailing Lantana and Yellow Dot; and one vine consisting of Pink Trumpet Vine. All landscaping will be top-dressed with ¾" screened decomposed granite, 2 inches deep, in 'Express Brown' color.

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 additions offer a break in the street frontage that was previously dominated by parking spaces with little to no landscaping.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* neither building has any southern window exposure but the east and west exposures are either adorned with awnings or are recessed for shade. The new landscaping provides new trees and vegetative ground cover to mitigate heat gain/retention.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the smooth finish painted stucco compliments the existing masonry buildings and is consistent with nearby commercial buildings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building additions are no taller than the original buildings and scale no larger than surrounding buildings and structures.

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 2'-6" extrusion/overhang of smooth finish plaster with patterned squares and 12'-0" tall curtainwall on Building #1 creates a balance between the opaque and transparent facades. Similarly, a clean vertical line of delineation between existing and new façade is exemplified on Building #2.*
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; both buildings consist of quality materials and visual interests of vertical/horizontal elevation facades, window adornments, and varying masses, each treated individually and scaled for proportion and rhythm.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; vehicle and bicycle parking are easily accessible to both buildings while pedestrian paths are provided from the building main entrances to the public right-of-way.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the two driveways onto East Broadway Road will be consolidated into one shared between the two properties, and the driveway onto South Rural Road will be maintained as it exists today. Furthermore, pedestrian paths will be provided to each building entrance from the public rights-of-way. There are no adjacent residential uses that will be conflicted with ingress/egress to and from this site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; both properties are designed to allow employees to scan the exterior of the buildings, and lighting will be incorporated both in the parking field and on the building to provide for improved safety during night time operations.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the plant palette will incorporate indigenous and low water plant material with the use of trees and shrubs carefully selected and placed to complement the architecture as well as to blend in with the surrounding environment and adjacent uses.*
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; conceptual signage appears to be appropriately designed and placed; however, all applicable signs will be reviewed and permitted under a separate review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; lighting will be shielded and directed away from surrounding areas and meet 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 Development Plan Review.

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



**DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)**

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

**General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations received on March 2, 2018 and landscape plan received on March 2, 2018. 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 parking affidavit shall be filed with the Community Development Department for the use of a shared parking facility. If any proposed change or intensification of uses requires additional parking greater than proposed, an approved shared parking model shall be required prior to intensification of uses.**

**Site Plan**

3. 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.
4. 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.
5. 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.
6. 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.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

**Building Elevations**

8. The materials and colors are approved as presented:  
Primary Building #1 – Painted Smooth Finish Stucco w/ 2.5' x 5.5' Pattern – Sherwin Williams – 'Iron Ore' #SW7069  
Secondary Building #1 – Painted Masonry – Sherwin Williams – 'Lazy Gray' #SW6254  
Building Accent Building #1 – Painted Steel Structure and Façade – Sherwin Williams – 'Blue Chip' #SW6959  
Primary Building #2 – Painted Smooth Finish Stucco w/ 2.5' x 5.5' Pattern – Sherwin Williams – 'Original White' #SW7077  
Secondary Building #2 – Painted Masonry – Sherwin Williams – 'Lazy Gray' #SW6254  
Building Accent Building #2 – Painted Smooth Finish Stucco w/ 2.5' x 5.5' Pattern – Sherwin Williams – 'Iron Ore' #SW7069  
Storefront System Buildings #1 & #2 – Anodized aluminum frame – Extra Dark Bronze  
Building #1 Accent Masonry Wall – Antique Standard Shape (Stretcher) Running Bond – Sand finish with tumbled edge  
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.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.

11. 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.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
13. 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**

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

### **Landscape**

16. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
17. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. 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.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
18. 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.
19. 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**

20. 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 all departments on each 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.

**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 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:

- 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:

- 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](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).

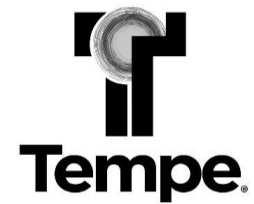
**DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

#### HISTORY & FACTS:

None relevant to this planning case.

#### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



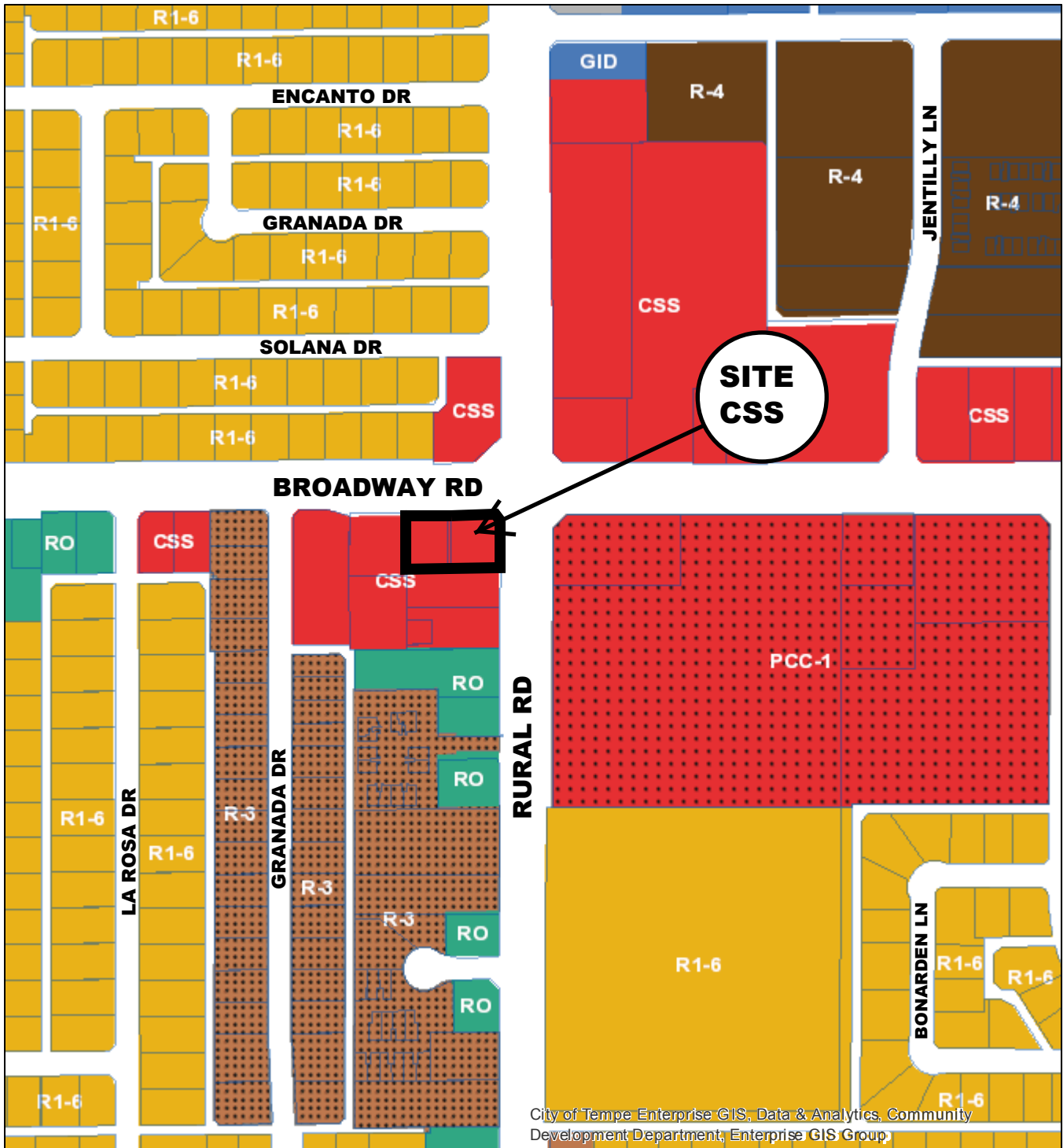
**DEVELOPMENT PROJECT FILE**  
for  
**RURAL & BROADWAY COMMERCIAL**  
**(PL180007)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
7. Landscape Plan
8. Contextual Aerial Map with Landscape Plan Overlay
- 9-10. Building Elevations & Floor Plans
11. Color Building Elevations
12. Building Sections
13. Color Perspectives
- 14-17. Street Elevations
- 18-35. Site Context Photos

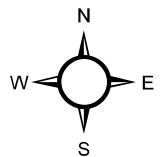
# Rural & Broadway Commercial

PL 180007



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

- |  |  |
|--|--|
|  General Industrial District (GID)              |  Single-Family Residential (R1-6)       |
|  Mixed Use Educational (MU-ED)                  |  Multi-Family Residential (R-2)         |
|  Commercial Shopping and Services (CSS)         |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential General (R-4) |
|  Residential/Office (RO)                        |  |



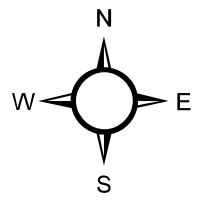




# Rural & Broadway Commercial



**Aerial Map**





## **Project goals and objectives, primary design criteria, and design concepts**

### Project goals and objectives:

- To adaptively re-use two existing buildings on the southwest corner of Rural and Broadway into new commercial retail/warehouse uses. This includes the expansion of both buildings and improvements to the site's utilities, grading and drainage, parking efficiency and landscape aesthetic.

### Adaptive Re-Use Objectives Met (please see additional topics/questions at the bottom of this page):

- Both of the original components of the proposed project were constructed more than 20 years ago
- Both existing buildings are located within 100 ft of arterial streets
- Each building does not exceed 5,000SF (including the proposed additions)
- We look forward to future discussions regarding this adaptive re-use opportunity with the City of Tempe

### Primary design criteria:

- The primary design criteria for building 1 (western building) is to maintain the east, south and west masonry walls and to expand the existing building footprint north. The northern volume that will be added will meet the design criteria of allowing predominantly northern and eastern light via floor to ceiling glass.
- The primary design criteria for building 2 (eastern building) is to maintain the north, east and west façade openings and to expand the building footprint by moving the southern wall further south. Similar to building 1, a primary design criterion is to negate southern exposure and heat gain.

1. The placement, form and articulation of these two buildings provide variety in the streetscape through the following conditions:
  - Northern façades. Building 1 include floor to ceiling glass and building two makes use of the existing building window openings. Building 2 also includes the existence of a 2-6" stem/knee wall to provide of northern pedestrian shade access and coverage.
  - Eastern facades (Building 1) – merging existing masonry (painted a new color) with modern material (repeating patterned stucco and curtainwall)
  - Western and eastern façades (building 2) – accenting the area in which new masonry is added as the building footprint expands south
2. The building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort
  - Neither building has any southern window exposure. In both building 1 and 2, there is zero heat gain through window openings on the southern façade. On building 1, there is zero heat gain through window openings on the western façade
  - During the summer season, building 1 receives minimal northwesterly sun exposure through the placement of multiple trees along the northern facade
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

- We will adhere to the standards set forth by City of Tempe
  - We are also very interested in guidance on stucco color and finish
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.
    - This is done so through creative plant selection, amount of shade created by awnings and the patterning of the 3' by 5' panel façade.
  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
    - This is seen on both the north and east side of building 1 through the application of a 2.5' extrusion/overhang of smooth finish plaster with patterned reglet and 12' curtainwall. This creates a balance between the opaque and transparent facades. The east façade of building 1 includes the articulation of the existing masonry wall, new curtainwall, and the same patterned rhythm plaster with reglet. Please see elevation.
    - This is seen on the east/west sides of building 2 in a similar manner to what is mentioned above. There is a clean vertical line of delineation between existing and new façade. The new façade will be basic masonry and this will contrast with the stucco and smooth patterned pattern finish.
  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.
    - Building 1 includes floor to ceiling glass at 12 to 12'6 and doors of approximately 7'6" to 8'0"
    - Building 2 is more challenging in that the existing structure confines the opportunity to manipulate scale
  7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.
    - Multiple bike park is available and the maximum number of parking spaces available is placed.
  8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses
    - In the areas where walking widths could be widened, they were. They meet all ADA requirements. Looking forward to reviewing and discussing additional options with the City of Tempe
  9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance
  10. Landscape accents and provides delineation from parking, buildings, driveways and pathways

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
12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects

Owner Signature:

A handwritten signature in black ink, appearing to be 'AK', written in a cursive style.

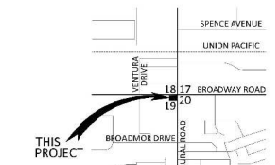
Aaron Klusman  
Klusman Family Holdings  
4515 N. 32nd St. STE 200  
Phoenix, AZ 85018  
602.980.4184

Date: 2018-02-20

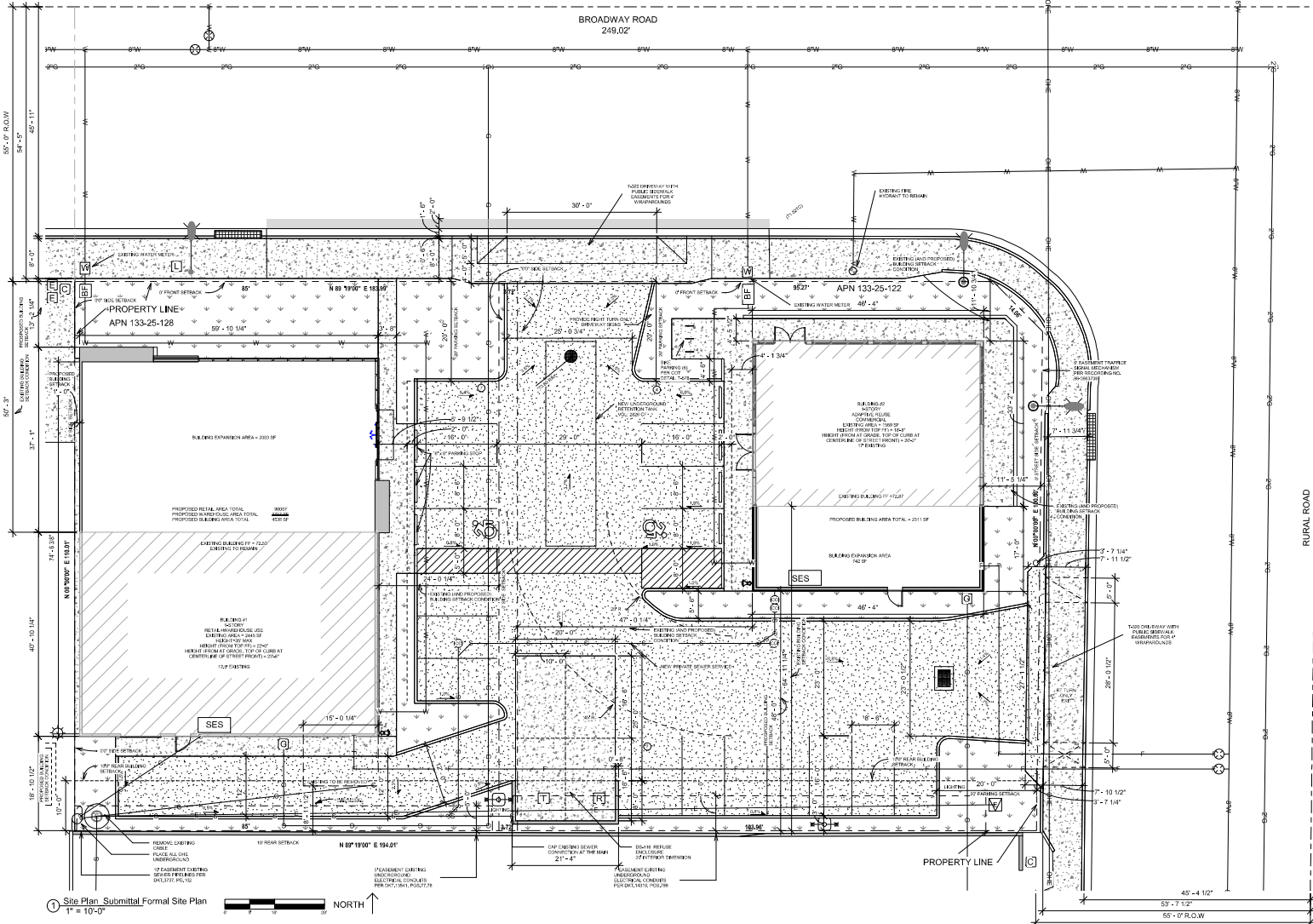
# PRELIMINARY SITE PLAN FOR BROADWAY RURAL COMMERCIAL

CITY OF TEMPE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



IN THE NE 1/4 OF THE NE 1/4 OF SECTION 27,  
T.1 N., R. 4E, G.&S.R.M., CITY OF TEMPE,  
MARICOPA COUNTY, ARIZONA



## PROJECT INFORMATION

SCOPE  
THIS ADAPTIVE REUSE PROJECT WILL CONVERT EXISTING RETAIL SPACE INTO NEW RETAIL AND WAREHOUSE USES AND WILL INCLUDE BUILDING EXPANSION, PARKING, DRAINAGE, LANDSCAPE AND UTILITY IMPROVEMENTS.

LOT SIZES	
GROSS	41,030 SF (0.94 AC)
NET	21,291 SF (0.49 AC)

AREAS	
PROPERTY 1 (APN 133-25-128) / BUILDING #1	
EXISTING AREA:	2,445 SF
PROPOSED AREA:	2,093 SF
TOTAL:	4,538 SF

PROPERTY 2 (APN 133-25-122) / BUILDING #2	
EXISTING AREA:	1,569 SF
PROPOSED AREA:	742 SF
TOTAL:	2,311 SF

TOTAL BUILDINGS 1&2:	
EXISTING AREA:	4,014 SF
PROPOSED AREA:	2,835 SF
TOTAL:	6,849 SF (32.7% OF NET)

PROVIDED LANDSCAPE: 3,818 SF (17.9% NET)

TYPE VB CONSTRUCTION  
AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE INSTALLED PER NFPA STANDARDS AND CITY OF TEMPE IBC

PROJECT IS ZONED CSS AND NOT PROPOSED TO CHANGE  
PROPOSED USES INCLUDE RETAIL/WAREHOUSE  
PROPOSED PROJECT IS NOT IN AN OVERLAY DISTRICT

PERCENTAGE USES:	
WAREHOUSE:	80% BUILDING 1
RETAIL:	20% BUILDING 1 100% BUILDING 2

PROPERTY 1 (APN 133-25-128)			
SETBACK INFORMATION (PER TABLE 4-203A)			
MAX BUILDING HEIGHT:	35'	REQ	EXISTING
FRONT:	0'	50' 3"	13' 2-1/4"
SIDE:	0'	1' 0"	1' 0"
REAR:	10'	8' 11-1/2"	18' 10-3/4"
STREET SIDE:	0'	24' 0-1/4"	24' 0-1/4"

PARKING SETBACK INFORMATION			
	REQ	EXISTING	PROPOSED
FRONT:	20'	N/A	20'
SIDE:	0'	N/A	N/A
REAR:	0'	N/A	N/A
STREET SIDE:	0'	N/A	N/A

MAX LOT COVERAGE (PER TABLE 4-203A)		50%
4,538 / 9,350 = 0.485		48.5%
MINIMUM LANDSCAPE AREA:		15.0%
3,818 / 9,350 = 0.408		40.1%

PROPERTY 2 (APN 133-25-122)			
MAX BUILDING HEIGHT:	35'	REQ	EXISTING
FRONT:	0'	47' 0-1/4"	47' 0-1/4"
SIDE:	0'	64' 11-1/4"	48' 0"
REAR:	10'	11' 5-1/4"	11' 5-1/4"
STREET SIDE:	0'	N/A	20'

PARKING SETBACK INFORMATION			
	REQ	EXISTING	PROPOSED
FRONT:	20'	N/A	20'
SIDE:	0'	N/A	N/A
REAR:	0'	N/A	N/A
STREET SIDE:	20'	N/A	20'

MAXIMUM LOT COVERAGE		50%
6,849 / 11,529 = 0.592		59.2%
MINIMUM LANDSCAPE AREA:		15.0%
2,124 / 11,529 = 0.184		18.4%

VEHICLE PARKING CALCULATIONS		
BUILDING #1		
1,857 SF RETAIL	(1-300)	7
2,371 SF WAREHOUSE	(1-500)	5
EXEMPT: 310 SF	(ALL STORAGE RESTROOMS HALLWAYS)	
100 SF RESTROOMS	(1) EXEMPT	
60 SF HALLWAY	(1) EXEMPT	
150 SF STORAGE	(1) EXEMPT	

BUILDING #2		
1,800 SF RETAIL	(*1-300) PER A/R	6
EXEMPT: 511 SF	(ALL STORAGE RESTROOMS HALLWAYS)	
100 SF RESTROOMS	(1) EXEMPT	
65 SF HALLWAY	(1) EXEMPT	
346 SF STORAGE	(1) EXEMPT	

TOTAL SPACES REQUIRED	18
TOTAL SPACES PROVIDED	18

## BICYCLE PARKING CALCULATIONS (TABLE 4-603E RATIOS)

BUILDING #1		
4,538 SF RETAIL	(1-10,000 SF)	2
	REQUIRED PROVIDED	

BUILDING #2		
2,311 SF RETAIL	(1-10,000 SF)	2
	REQUIRED PROVIDED	

JammonStudios, LLC  
5716 E. Greenway  
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Phoenix, AZ 85018  
www.jammonstudios.com  
602.888.5555

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4600 RURAL & BROADWAY, LLC  
1102 E. Camelback Rd.  
Phoenix, AZ 85014  
1776 N. CENTRAL AVENUE  
PHOENIX, AZ 85016

the design element  
Interior Architecture  
2717 N. CENTRAL AVENUE, 100  
PHOENIX, AZ 85016  
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CYPRESS Civil Development  
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Phoenix, Arizona 85018  
mobile: 602.347.7620  
www.cypresscivil.com

## Rural & Broadway Commercial

PROJECT ADDRESS  
737 EAST BROADWAY ROAD,  
TEMPE, AZ 85282

PROJECT NUMBER  
1001

## ISSUE RECORD

2017-05	PRELIMINARY SITE PLAN
01	REVISION 1
2017-11	PRELIMINARY SITE PLAN
-10	REVISION 2
2018-01	DEVELOPMENT PLAN REVIEW /
-06	SITE PLAN APPROVAL

2018-02-20  
DEVELOPMENT PLAN REVIEW  
RESUBMITTAL FOR FINAL SITE  
PLAN APPROVAL

2018-03-02  
DEVELOPMENT PLAN REVIEW  
RESUBMITTAL SETBACK  
CLARITY REVISION

SITE ADDRESS:  
737 EAST BROADWAY RD  
TEMPE, AZ 85282

APN: 133-25-122  
133-25-127  
133-25-128

DATE  
11/15/17

PROJECT MANAGER  
JAMMON

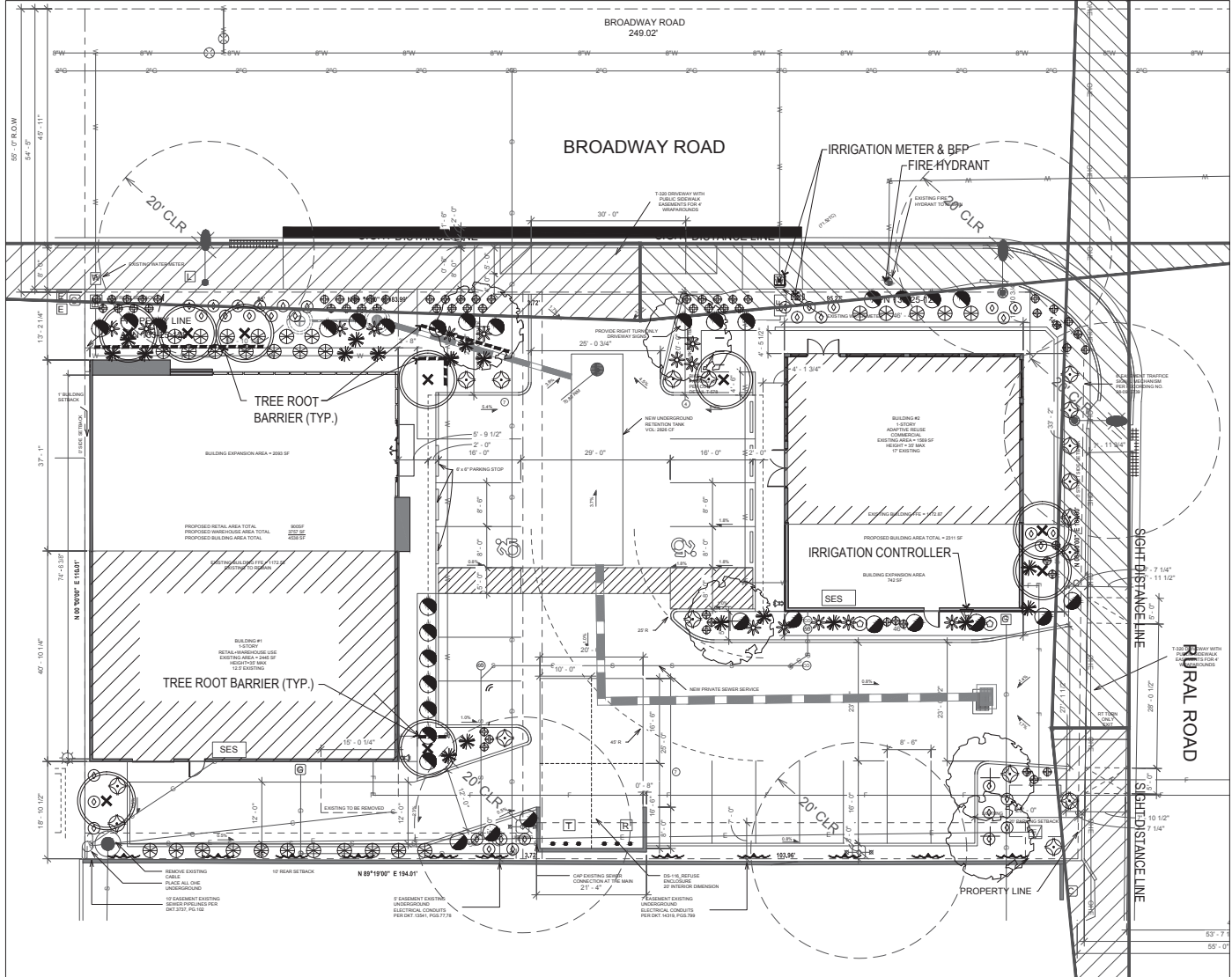
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JAMMON

CHECKED BY



SHEET TITLE  
SITE PLAN

SHEET NUMBER  
COT  
101



**LANDSCAPE LEGEND**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
(X)	ACACIA WILLARDIANA	PALEO BLANCO	36" BOX 2 FT CAL. 12 H X 8 W	9	MATURE HT X WIDTH 26' X 10'
(+)	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX 18" DIA. 9 H X 4 W	4	MATURE HT X WIDTH 12' X 11'
ACCENTS AND SHRUBS					
(*)	ALICE BARBERENSIS	ALICE VERA	5 GALLON	36	MATURE HT: 2'-0"
(*)	ALICE VERA BLUE ELP.	BLUE ELP.	5 GALLON	60	MATURE HT: 1'-0"
(*)	HALEBERGIA RIGIDA NASHVILLE	PURPLE MULBERRY	5 GALLON	20	MATURE HT: 3'-0"
(*)	HESPERALOE PARVIFLORA	BRAKELIGHTS RED YUCCA	5 GALLON	14	MATURE HT: 3'-0"
(*)	EUPHORBIA TRIUCALI	STICKS OF FIRE	5 GALLON	15	MATURE HT: 4'-0"
(*)	PACHYPHRAS SCOTTII F. MONSTROSUS	TOTEM POLE	15 GALLON	2	MATURE HT: 12'-0"
GROUNDCOVERS					
(*)	LANTANA CAMARA	GOLD TRAILING	5 GALLON	30	
(*)	SOLID TILANDIA	YELLOW DOT	1 GALLON	17	
VINES					
(*)	PODARNA REICASCLANA	PINK TRIANGLE VINE	1 GALLON	11	
(*)	DECOMPOSED GRANITE COLOR: EXPRESS BROWN	1/2" SCREENED, 2" MINIMUM THICKNESS IN ALL NON-TURN PLANTING AREAS.		3,819 SF.	



the design element, pbc  
2211 east highland avenue  
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phoenix, arizona 85016  
ph 602.244.1970  
fax 602.244.1971  
www.sde.design



EXPIRES: 06/30/2019

**RURAL & BROADWAY  
COMMERCIAL**  
737 EAST BROADWAY ROAD  
TEMPE, AZ 85285

PROJECT NUMBER: 17042  
ISSUED FOR PERMIT  
ISSUED DATE: JANUARY 6, 2018  
DRAWN BY: MB REVIEWED BY: JA

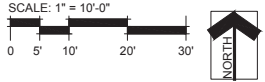


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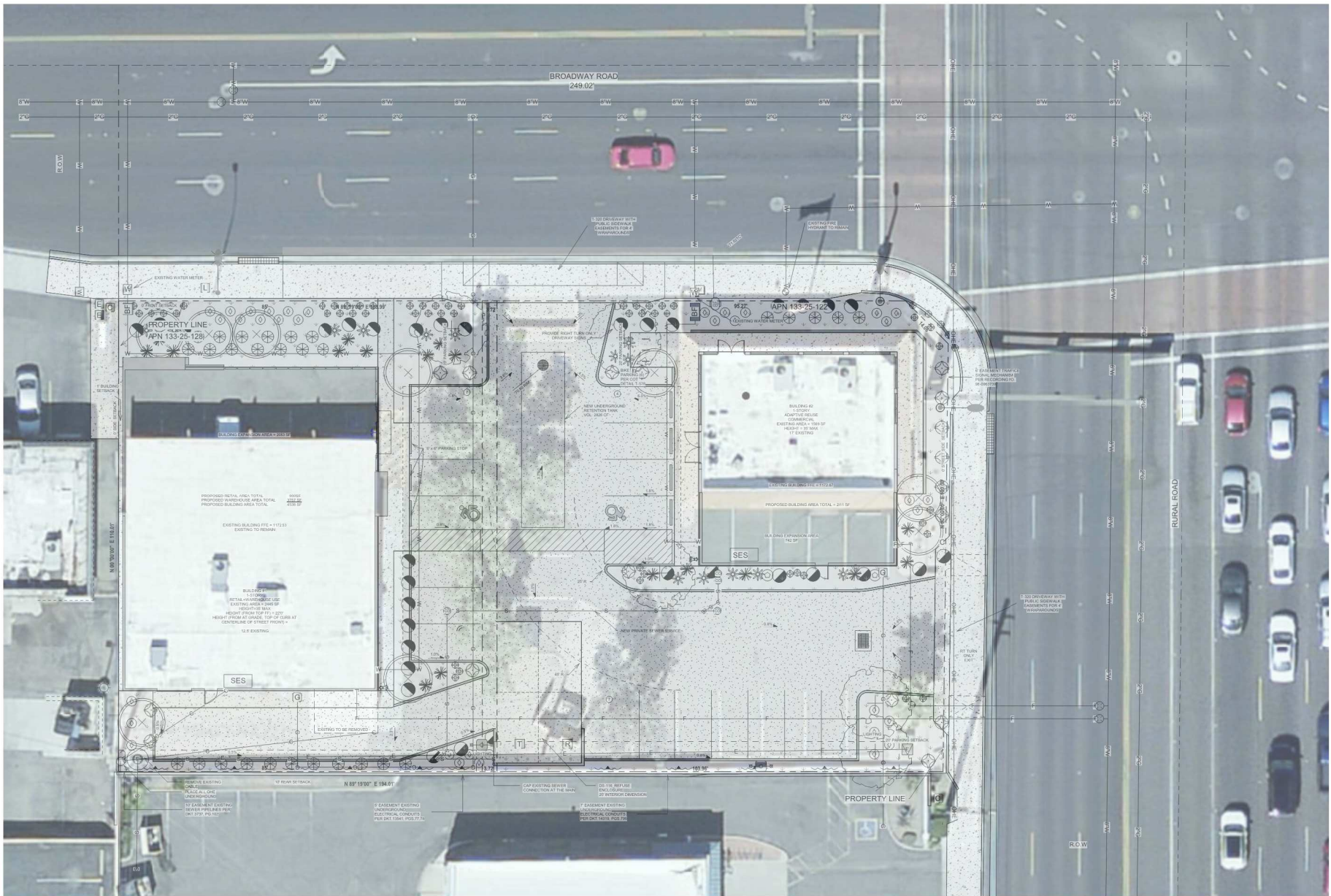
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SHEET NAME:  
LANDSCAPE  
PLAN

SHEET NUMBER:  
**L1.1**  
SHEET 2 OF 9







1 Site Plan\_Submittal Formal Site Plan  
Context Aerial  
1" = 10'-0"



JammonStudios, LLC  
878 E. Cotton Rd #2  
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PROJECT  
**Rural &  
Broadway  
Commercial**  
PROJECT ADDRESS  
737 EAST BROADWAY ROAD,  
TEMPE, AZ 85282

PROJECT NUMBER  
1001

**ISSUE RECORD**

2018-02-20  
DEVELOPMENT PLAN REVIEW  
RESUBMITTAL FOR FINAL SITE  
PLAN APPROVAL

DATE  
02/20/18  
PROJECT MANAGER

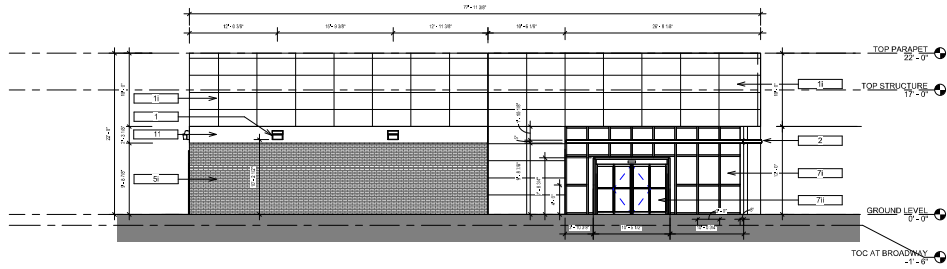
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Designer  
CHECKED BY  
Checker

REGISTRATION

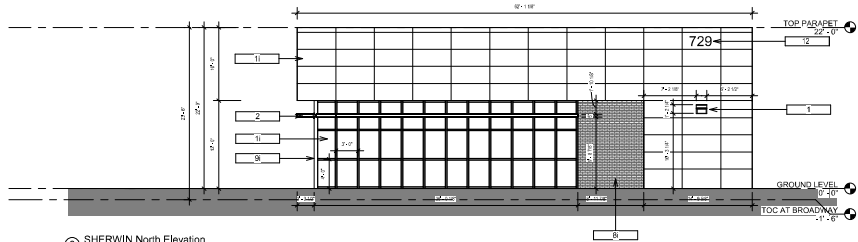


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Context Aerial with  
Site Plan

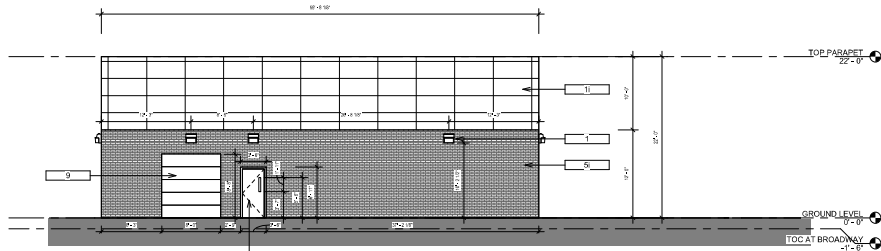
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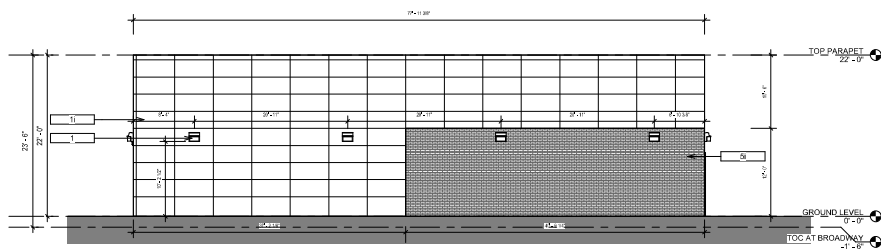
1 SHERWIN East Elevation  
1/8" = 1'-0"



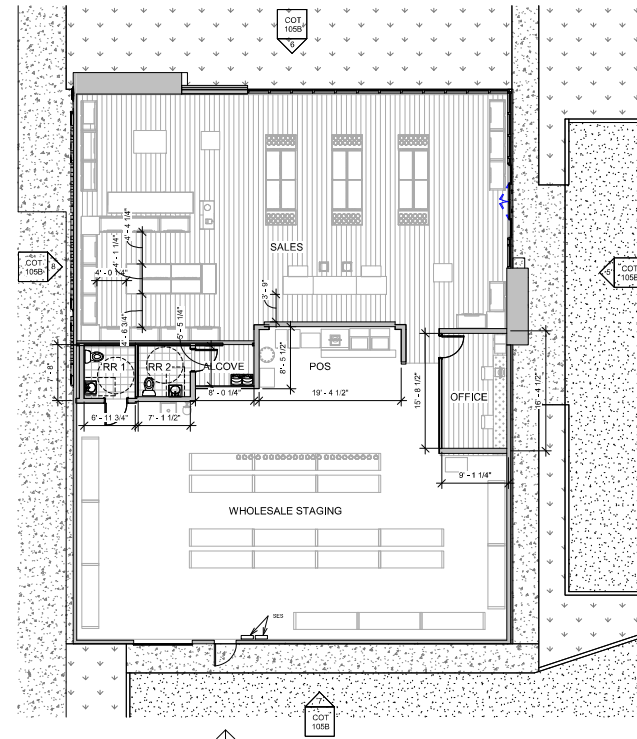
2 SHERWIN North Elevation  
1/8" = 1'-0"



3 SHERWIN South Elevation  
1/8" = 1'-0"



4 SHERWIN West Elevation  
1/8" = 1'-0"



5 SHERWIN Floor Plan Elevations  
1/8" = 1'-0"

° degrees  
 ∅ diameter  
 " inch  
 ' foot  
 # number  
 # above finished floor  
 alt. alternate  
 b.o. base of  
 c.l. centerline  
 cmu concrete masonry unit  
 cont. continuous  
 (e) existing  
 f.f. finished floor  
 fh fire hydrant  
 f.o. face of  
 ga. gauge  
 g.s.n. general structural notes  
 n/a not applicable  
 n.t.s. not to scale  
 o.c. on center  
 opp. opposite  
 sim. similar  
 s.f. square foot  
 t.o. top of  
 typ. typical  
 u.n.o. unless noted otherwise

ABBREVIATIONS  
 1/4" = 1'-0"

- 1 LITHONIA WALL MOUNTED FULL CUTOFF LIGHT
- 11 SMOOTH FINISH PAINTED STUCCO W/ 26" X 55 3/4" PATTERN 17" BLOCKING
- 2 PAINTED STUCCO ON 10" FRAME
- 4 PAINTED STUCCO ON 8" FRAME
- 5 EXISTING MASONRY 8"
- 6 STOREFRONT GLASS
- 7 36" X 84" EMERGENCY EXIT DOOR W/ SECURITY VISION PANEL
- 71 STOREFRONT GLASS DOOR
- 72 SLIDING GLASS DOOR\_TORMAX
- 8 NEW MASONRY 8"
- 8A PAINTED STEEL SUPPORT STRUCTURE
- 9 OVERHEAD DOOR
- 10 36" X 84" EMERGENCY EXIT DOOR STEEL FRAME
- 11 SHERWIN WILLIAMS APPROVED ACCENT COLOR BAR
- 12 ILLUMINATED ADDRESS NUMBER

WALL SYMBOLS  
 1/4" = 1'-0"

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 6716 E. Cotton Road  
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 JAMMONSTUDIOS.COM  
 602.883.5522

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PROJECT  
**Rural & Broadway Commercial**

PROJECT ADDRESS  
 737 EAST BROADWAY ROAD,  
 TEMPE, AZ 85282

PROJECT NUMBER  
 1001

ISSUE RECORD

2017-05 PRELIMINARY SITE PLAN  
 -01- REVIEW 1  
 2017-11 PRELIMINARY SITE PLAN  
 -10- REVIEW 2  
 2018-01 DEVELOPMENT PLAN REVIEW /  
 -00 SITE PLAN APPROVAL

2018-02-20  
 DEVELOPMENT PLAN REVIEW  
 RESUBMITTAL FOR FINAL SITE  
 PLAN APPROVAL

DATE  
 01/06/18

PROJECT MANAGER

DESIGNER

CHECKED BY

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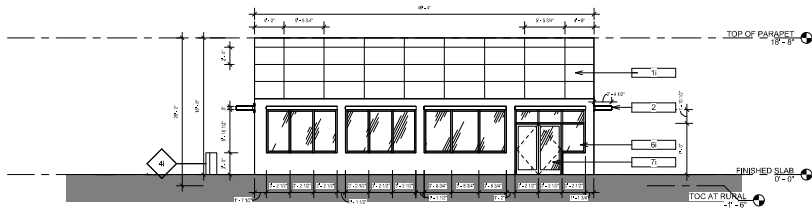
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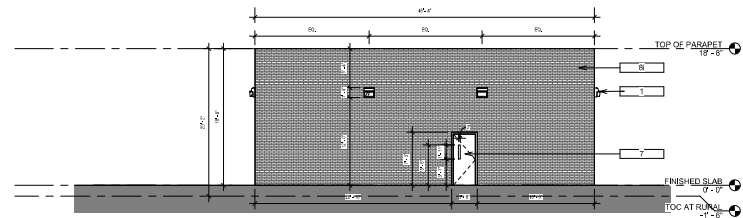
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 ELEVATIONS  
 SHERWIN

SHEET NUMBER

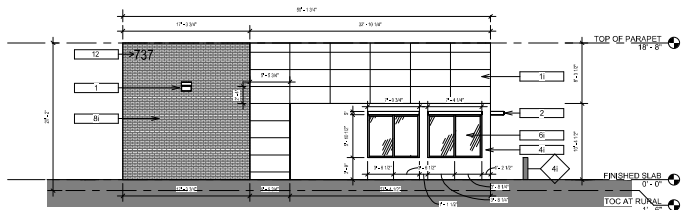
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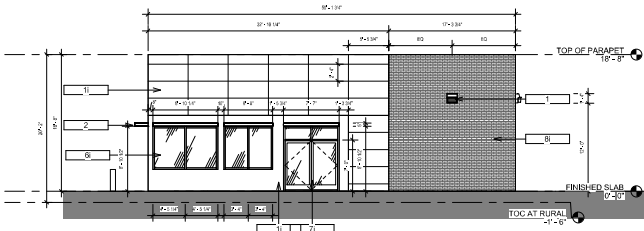
3 AT&T North Elevation  
1/8" = 1'-0"



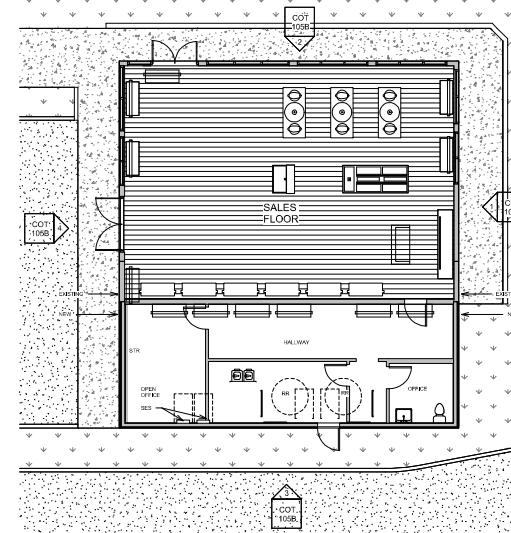
4 AT&T South Elevation  
1/8" = 1'-0"



1 AT&T East Elevation  
1/8" = 1'-0"



2 AT&T West Elevation  
1/8" = 1'-0"



5 AT&T Floor Plan Elevations  
1/8" = 1'-0"

° degrees  
∅ diameter  
" inch  
' foot  
# number  
a.f. above finished floor  
alt. alternate  
b.o. base of  
c.l. centerline  
cmu concrete masonry unit  
cont. continuous  
(e) existing  
f.f. finished floor  
f.h. fire hydrant  
f.o. face of  
ga. girade  
g.s.n. general structural notes  
n/a not applicable  
n.t.s. not to scale  
o.c. on center  
opp. opposite  
sim. similar  
s.f. square foot  
t.p. top of  
typ. typical  
u.n.o. unless noted otherwise

ABBREVIATIONS  
1/4" = 1'-0"

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- 111 SHERWIN WILLIAMS APPROVED ACCENT COLOR BAR
- 12 ILLUMINATED ADDRESS NUMBER

WALL SYMBOLS  
1/4" = 1'-0"

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90283.1184

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WWW.CYPRESSAZ.COM

PROJECT  
**Rural & Broadway Commercial**  
PROJECT ADDRESS  
737 EAST BROADWAY ROAD,  
TEMPE, AZ 85282

PROJECT NUMBER  
1001

ISSUE RECORD  
2017-05 PRELIMINARY SITE PLAN  
-01- REVIEW 1  
2017-11 PRELIMINARY SITE PLAN  
-10- REVIEW 2  
2018-01 DEVELOPMENT PLAN REVIEW /  
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2018-02-20  
DEVELOPMENT PLAN REVIEW  
RESUBMITTAL FOR FINAL SITE  
PLAN APPROVAL

DATE  
01/06/18  
PROJECT MANAGER

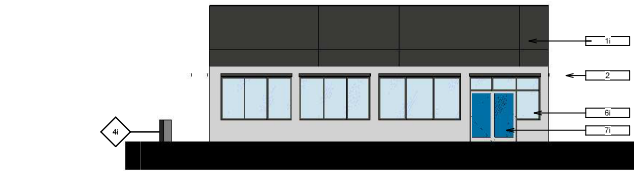
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Designer  
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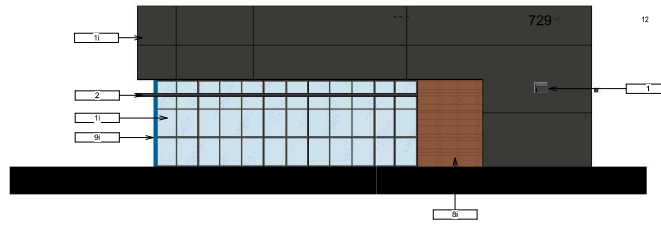
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ELEVATIONS\_AT&T

SHEET NUMBER  
COT  
105

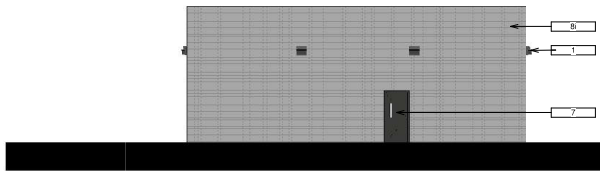




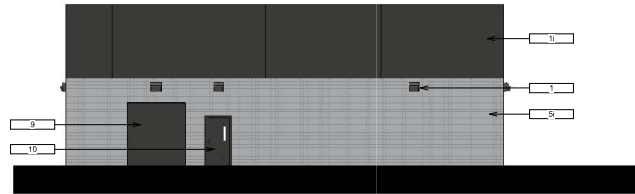
④ AT&T North Elevation Color with Callouts  
1/8" = 1'-0"



⑥ SHERWIN North Elevation Color  
1/8" = 1'-0"



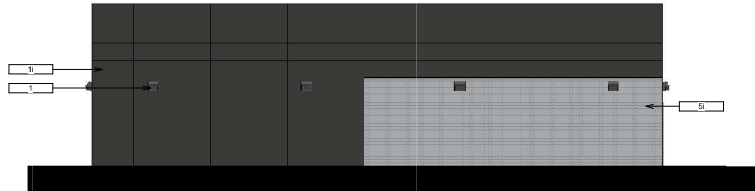
③ AT&T South Elevation Color with Callouts  
1/8" = 1'-0"



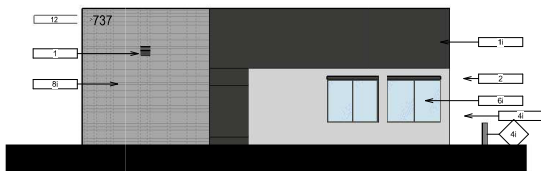
⑦ SHERWIN South Elevation Color  
1/8" = 1'-0"



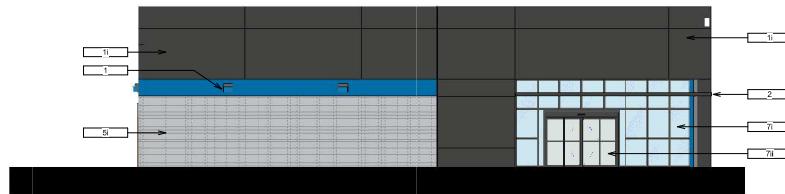
④ AT&T West Elevation Color with Callouts  
1/8" = 1'-0"



⑤ SHERWIN West Elevation Color  
1/8" = 1'-0"



① AT&T East Elevation Color with Callouts  
1/8" = 1'-0"



② SHERWIN East Elevation Color  
1/8" = 1'-0"

- 1 LITHONIA WALL MOUNTED FULL CUTOFF LIGHT
- 11 SMOOTH FINISH PAINTED STUCCO W/ 2" X 5'5 3/4" PATTERN
- 2 177 BLOCKING
- 3 PAINTED STUCCO ON 10" FRAME
- 4 PAINTED STUCCO ON 8" FRAME
- 5 EXISTING MASONRY 8"
- 6 STOREFRONT GLASS
- 7 36" X 84" EMERGENCY EXIT DOOR W/ SECURITY VISION PANEL
- 8 STOREFRONT GLASS DOOR
- 9 SLIDING GLASS DOOR\_TORMAX
- 10 NEW MASONRY 8"
- 11 PAINTED STEEL SUPPORT STRUCTURE
- 12 OVERHEAD DOOR
- 13 36" X 84" EMERGENCY EXIT DOOR STEEL FRAME
- 14 SHERWIN WILLIAMS APPROVED ACCENT COLOR BAR
- 15 ILLUMINATED ADDRESS NUMBER

○ WALL SYMBOLS  
1/4" = 1'-0"

- SMOOTH FINISH PAINTED STUCCO W/ 2" X 5'5 3/4" PATTERN, COLOR: SHERWIN WILLIAMS SW7069 IRON ORE
- STOREFRONT SUNSHADES
- DARK BRONZE CURTAIN WALL
- EXISTING MASONRY (TO BE PAINTED) NEUTRAL GREY) SHERWIN WILLIAMS SW 6254 LAZY GRAY
- STUCCO PLASTER, SHERWIN WILLIAMS SW7077 ORIGINAL WHITE LRV 74%
- ACCENT ON PAINTED STEEL STRUCTURE AND FACADE SW6959 BLUE CHIP
- COMMON RED BRICK BRICK

○ MATERIALS  
1/4" = 1'-0"

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PROJECT  
**Rural & Broadway Commercial**  
PROJECT ADDRESS  
737 EAST BROADWAY ROAD,  
TEMPE, AZ 85282

PROJECT NUMBER  
1001

### ISSUE RECORD

2018-02-20  
DEVELOPMENT PLAN REVIEW  
RESUBMITTAL FOR FINAL SITE  
PLAN APPROVAL

DATE  
01/08/18

PROJECT MANAGER

DRAWN BY  
Designer

CHECKED BY  
Checker

REGISTERED ARCHITECT

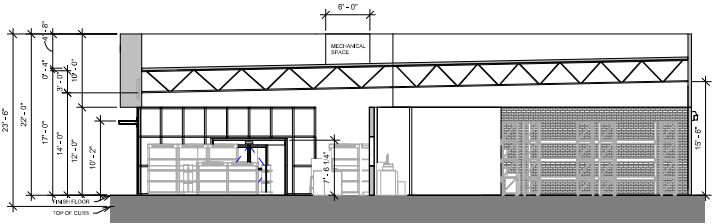


SHEET TITLE

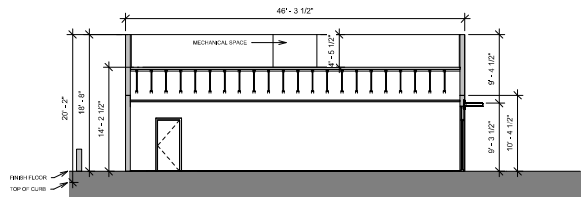
Elevations Color  
Callouts

SHEET NUMBER

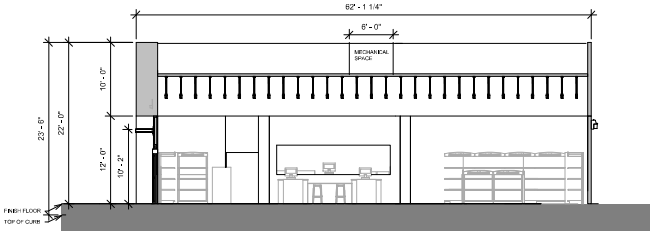
COT  
105B



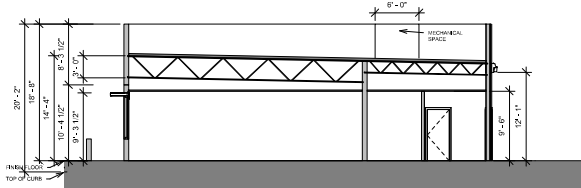
1 SHERWIN East  
1/8" = 1'-0"



4 AT&T South  
1/8" = 1'-0"



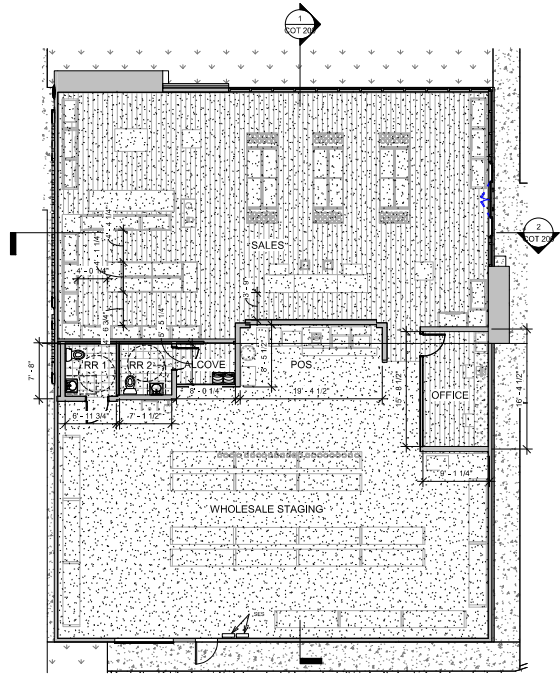
2 SHERWIN South  
1/8" = 1'-0"



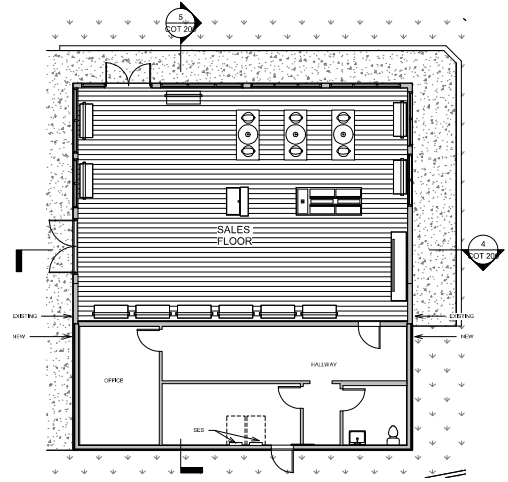
5 AT&T East  
1/8" = 1'-0"

- 1 LITHONIA WALL MOUNTED FULL CUT OFF LIGHT
- 11 SMOOTH FINISH PAINTED STUCCO W/ 26" X 5 5/8" 4" PATTERN
- 2 17" BLOCKING
- 3 PAINTED STUCCO ON 10" FRAME
- 4 PAINTED STUCCO ON 8" FRAME
- 5 EXISTING MASONRY 8"
- 6 STOREFRONT GLASS
- 7 36" X 84" EMERGENCY EXIT DOOR W/ SECURITY VISION PANEL
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WALL SYMBOLS  
1/4" = 1'-0"



6 SHERWIN Floor Plan  
1/8" = 1'-0"



3 AT&T Floor Plan  
1/8" = 1'-0"

- ° degrees
- Ø diameter
- " inch
- ' foot
- # number
- a.f.f. above finished floor
- alt. alternate
- b.o. base of
- c.l. centerline
- cmu concrete masonry unit
- cont. continuous
- (e) existing
- f.f. finished floor
- fh fire hydrant
- f.o. face of
- gas gauge
- g.s.n. general structural notes
- n/a not applicable
- n.l.s. not to scale
- o.c. on center
- opp. opposite
- sim. similar
- s.f. square foot
- t.o. top of
- typ. typical
- u.n.o. unless noted otherwise

ABBREVIATIONS  
1/4" = 1'-0"

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PROJECT  
**Rural & Broadway Commercial**

PROJECT ADDRESS  
737 EAST BROADWAY ROAD,  
TEMPE, AZ 85282

PROJECT NUMBER  
1001

ISSUE RECORD

2017-05 PRELIMINARY SITE PLAN  
4/11 REVIEW 1  
2017-11 PRELIMINARY SITE PLAN  
1/10 REVIEW 2  
2018-01 DEVELOPMENT PLAN REVIEW /  
08 SITE PLAN APPROVAL

2018-02-20  
DEVELOPMENT PLAN REVIEW  
RESUBMITTAL FOR FINAL SITE  
PLAN APPROVAL

DATE  
01/06/18

PROJECT MANAGER

DRAWN BY  
JAMMON

CHECKED BY

---

REGISTERED ARCHITECT  
QUALIFIED TO  
STAMP  
COTWAN J  
JAMMON  
Professional Seal  
ARIZONA U.S.A.

SHEET TITLE  
**SECTIONS PLANS**

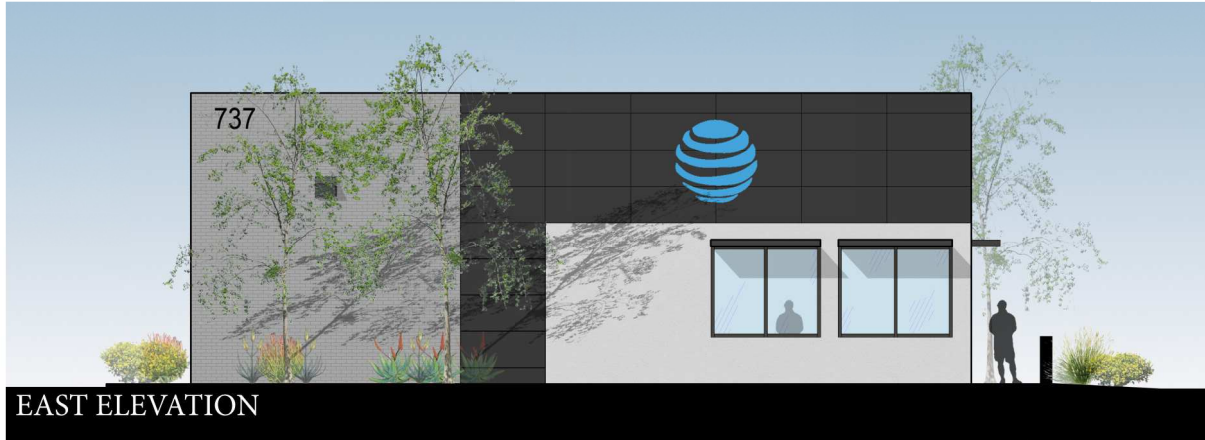
SHEET NUMBER  
**COT 200**



JammonStudios  
602.689.9552

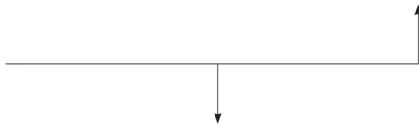
**Rural & Broadway Commercial**  
737 EAST BROADWAY ROAD, TEMPE, AZ 85282

**3D VIEWS**  
2018-02-20



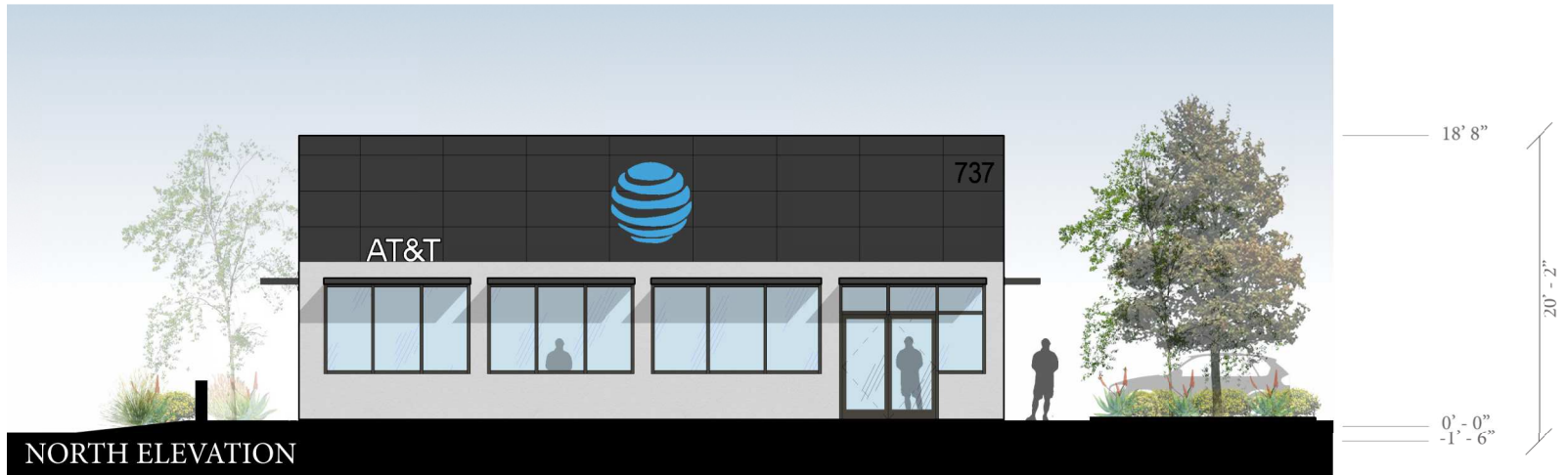
**EAST ELEVATION**

\*\*AT&T SIGN TO BE REVIEWED/APPROVED IS UNDER SEPARATE PERMIT\*\*



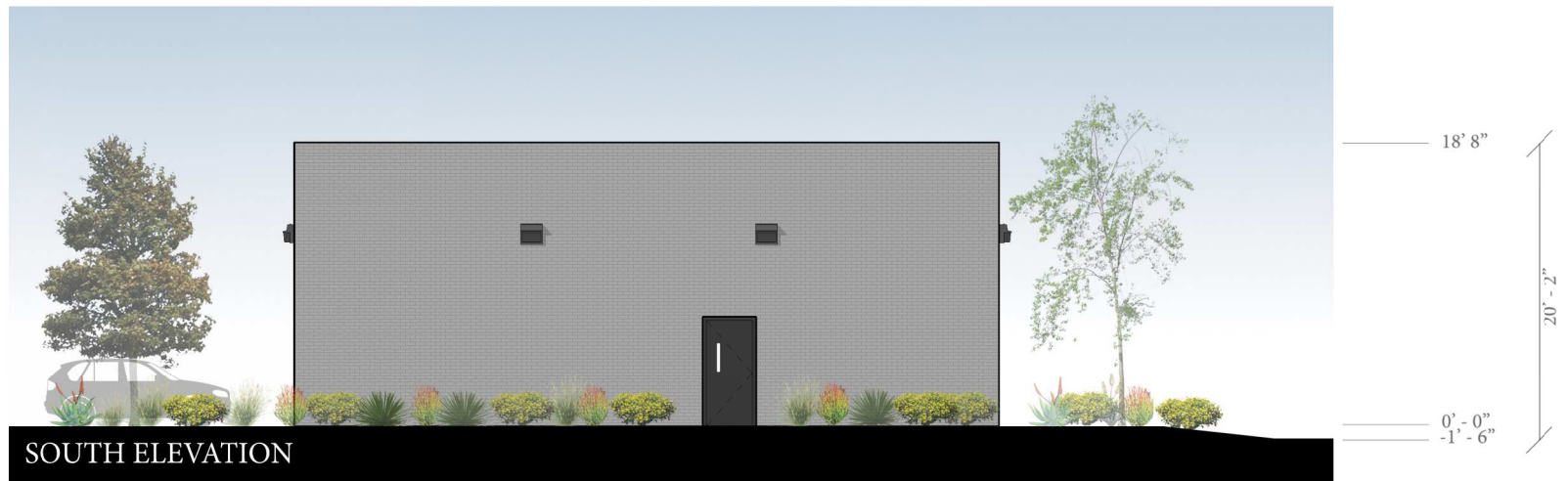
**WEST ELEVATION**





**NORTH ELEVATION**

\*\*AT&T SIGN TO BE REVIEWED/APPROVED IS UNDER SEPARATE PERMIT\*\*



**SOUTH ELEVATION**

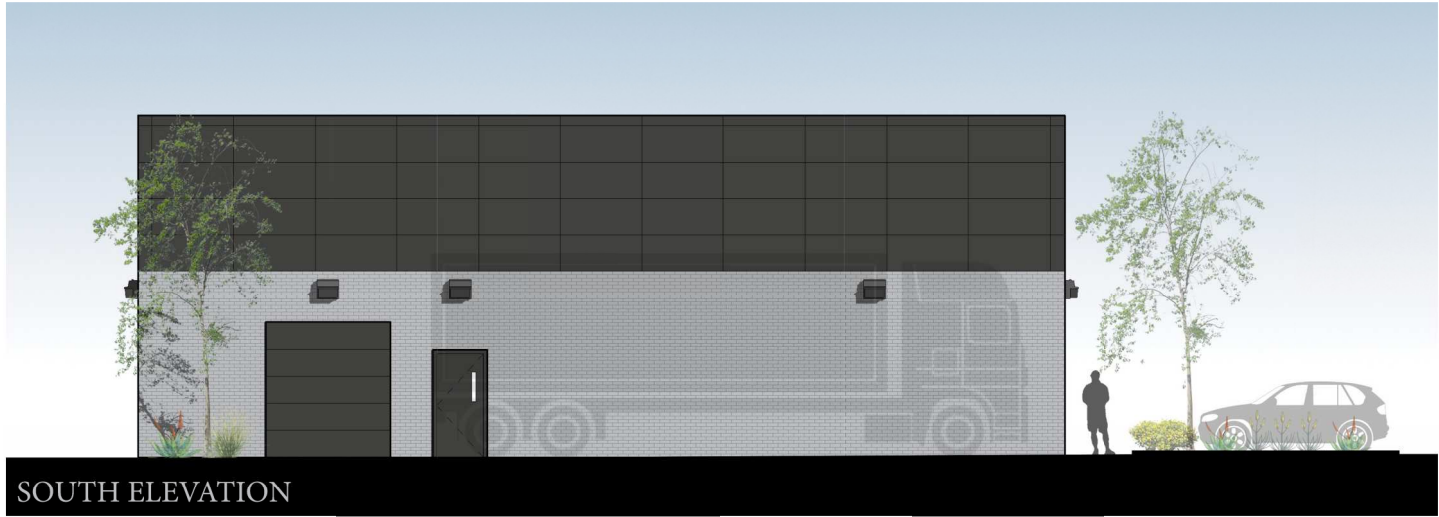


NORTH ELEVATION

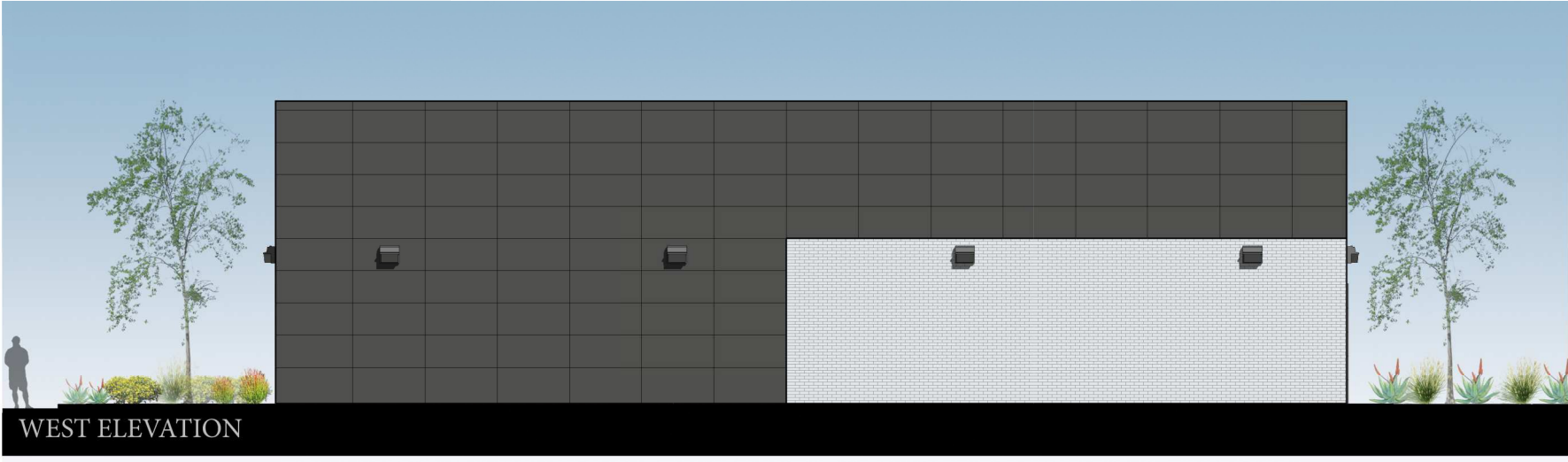
\*\*AT&T SIGN TO BE REVIEWED/APPROVED IS UNDER SEPARATE PERMIT\*\*



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION































Attachment 25



































