

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2019  
Agenda Item: 5**

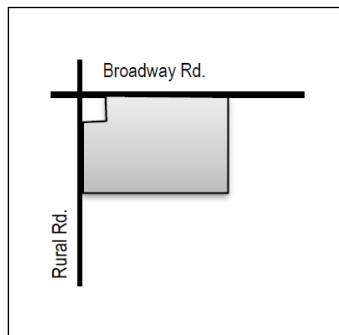
**ACTION:** Request a Use Permit to allow an outdoor dog run associated with an existing animal kennel for TEMPE DOGS 24/7, located at 937 East Broadway Road, Suite 7. The applicant is Grant L. Olds Architects (PL190057)

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions]

**BACKGROUND INFORMATION:** TEMPE DOGS 24/7 (PL190057) is located in the Broadway Marketplace shopping center at the southeast corner of Rural and Broadway Roads. On August 27, 2015, the City Council upheld the approval of a Use Permit for an animal kennel and outdoor dog run for Tempe Dogs 24/7 (PL150115). On May 26, 2016, the City Council reviewed the Use Permit for compliance with the conditions of approval and approved modified conditions agreed upon by the previous appellant and the applicant. As part of that decision, the outdoor dog run was eliminated as part of the business. The applicant is now requesting that they be permitted to add an outdoor dog run to the existing kennel. The request includes the following:

ZUP190021 Use Permit to allow an outdoor dog run associated with an existing animal kennel.



Property Owner	Weingarten Realty
Applicant	Drew Wood, Grant L. Olds Architects
Zoning District	PCC-1 (Planned Commercial Center Neighborhood)
Site Area	7.46 acres
Building Area	1,624 s.f. exterior (proposed), 5,637 s.f. interior (existing)
Vehicle Parking	367 spaces (322 min. required)
Bicycle Parking	10 spaces (8 min. required)
Hours of Operation	9:00 am – 5:00 pm (grooming), 24 hours per day (daycare and boarding), 6:00 am – 9:00 pm (outdoor dog run use)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The applicant is requesting a Use Permit to allow an outdoor dog run associated with an existing animal kennel. The business occupies a suite on the east side of the shopping center that is approximately 5,637 square feet in area. The property directly to the east is zoned PCC-1 and contains a self-storage facility. The property to the south is zoned R1-6 (Single-Family Residential) and contains a church and private school.

The business services include dog daycare, boarding, and grooming. Daycare and grooming are offered from 6:30 am to 8:30 pm seven days a week. Dog kennels are located inside the building; an employee is on the premises at all times while dogs are boarded. The applicant proposes an outdoor dog run on the south side of the building that is approximately 1,600 s. f. in area. The run will be enclosed with an eight-foot high block with two feet of tubular steel on top, creating a 10-foot high barrier. The run will be shaded by a fabric canopy. An employee will be outside with the dogs while they are in the dog run.

## PUBLIC INPUT

- No neighborhood meeting required.
- No public input received as of the completion of this staff report.

## POLICE INPUT

## CODE COMPLIANCE INPUT

One Code Compliance case regarding an a-frame sign was opened and closed in February 2019. No other cases related to the operations of Tempe Dogs 24/7 have been opened.

## USE PERMIT

The proposed use requires a Use Permit to allow an outdoor dog run associated with an existing animal kennel within the PCC-1 zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic.*  
The proposal should not create a significant increase in vehicular or pedestrian traffic. The facility is located within an existing shopping center, and the outdoor run is accessory to the existing dog daycare and boarding facility.
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 dog run is proposed on the south side of the building with the nearest residential use approximately 225 feet to the southeast. It is surrounded on the north, west, and east by other commercial uses and directly to the south by sports fields for a church and private school. An employee will stay outside in the dog run while it is in use to control noise.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is 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.*  
The proposed use should not contribute to the deterioration of the neighborhood or downgrading of property values.
4. *Compatibility with existing surrounding structures and uses.*  
The use should be compatible with existing surrounding structures and uses. The proposed hours of operation are typical for a service business.
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 business will have employees outside in the dog run to control disruptive behavior.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**CONDITION(S) 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.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application, dated March 13, 2019. Any additions or modifications may be submitted for review during the building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
4. 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.
5. All rear exit doors require a security vision panel. Details to be approved through Building Safety Plan Review.
6. **Development Plan Review (DPR) approval for the outdoor area and proposed shade canopy on the south side of the building is required. Once DPR approval is issued, obtain all necessary Building Safety Division permits and clearances for structures in this area.**
7. **Animals shall be attended by staff during entire outdoor time and immediately brought into the facility if they begin to bark or create other types of noise that may cause a disturbance. No animals shall be left unattended outdoors.**
8. **No more than 20 dogs are permitted in the dog run at any one time.**
9. **Dog run times of use shall be limited to 6:00 am to 9:00 pm. on a daily basis.**
10. **Dog run usage shall not exceed a total of six (6) hours per day.**
11. **Use of the dog run is prohibited during the following hours, which correspond with the start time, lunch/recess, and end time of the adjacent school:**
  - a. 7:00 am – 8:00 am
  - b. 10:00 am – 1:00 pm
  - c. 2:00 pm – 4:00 pm
12. **A water disposal drain shall be installed inside the dog run for cleaning and maintenance purposes. The dog run shall be cleaned daily.**
13. **The dog run shall have only one door, unless required for life safety. Perimeter wall to be a minimum of eight (8) feet in height with an additional two (2) feet of tubular steel picket fencing above to total a minimum of 10 feet. The canopy canvas shall extend to the perimeter of the wall. Interior fluted block walls shall be installed, unless the cost exceeds 10 percent (10%) of the total construction cost of the dog run.**
14. **Organic waste that is removed daily shall be placed in sealed bags and placed in exterior refuse containers. Exterior refuse pick-up shall be provided six (6) days per week.**

**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.

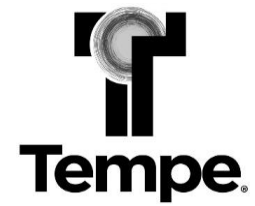
- The Use Permit is valid for TEMPE DOGS 24/7 and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.

**HISTORY & FACTS:**

- |                 |   |
|-----------------|---|
| May 5, 2015     | Hearing Officer approved a Use Permit to allow an animal kennel and outdoor dog run for TEMPE DOGS 24/7 (PL150115/ZUP15042), located at 937 East Broadway Road, Suite 7.  |
| July 14, 2015   | Development Review Commission denied the Appeal and upheld the decision of the Hearing Officer to approve a Use Permit to allow an animal kennel and outdoor dog run for TEMPE DOGS 24/7 (PL150115/UPA15006), located at 937 East Broadway Road, Suite 7.               |
| August 27, 2015 | City Council denied the Appeal and upheld the decision of the Development Review Commission to uphold the approval of the Use Permit to allow an animal kennel and outdoor dog run for TEMPE DOGS 24/7 (PL150115/UPA15006), located at 937 East Broadway Road, Suite 7. |
| May 26, 2016    | City Council reviewed the Use Permit for TEMPE DOGS 24/7 (PL150115) and approved modified conditions to eliminate the outdoor dog run, modify condition #2, and delete conditions #8, #12, and #13.   |

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
Section 6-308 Use Permit



# DEVELOPMENT PROJECT FILE

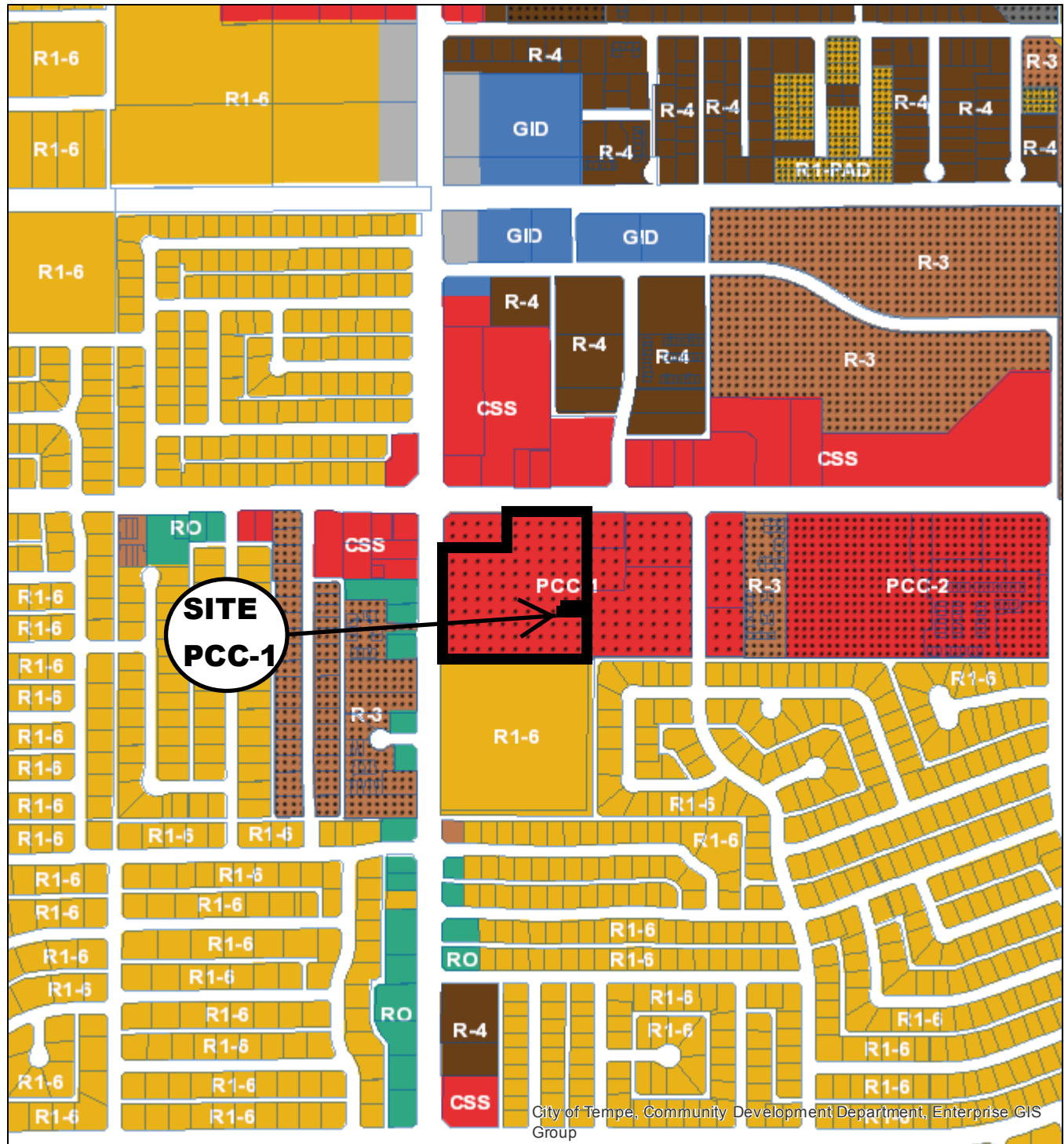
for















TEMPE DOGS 24/7

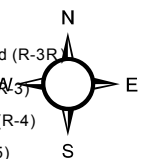
(PL190057)

## ATTACHMENTS:

1. Location map
2. Aerial
- 3-5. Letter of explanation
6. Site plan
7. Lighting plan
8. Dog run elevations
9. Exterior floor plan and wall and canopy details

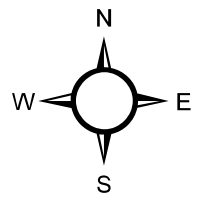


- |  |   |  |
|--|---|--|
|  General Industrial District (GID)              |  Planned Commercial Center General (PCC-2)           |  Multi-Family Residential Restricted (R-3R) |
|  Mixed Use High (MU-4)                          |  Residential/Office (RO)                             |  Multi-Family Residential Limited (R-4)     |
|  Mixed Use Educational (MU-ED)                  |  Single-Family Residential (R1-6)                    |  Multi-Family Residential General (R-4)     |
|  Commercial Shopping and Services (CSS)         |  Single-Family Residential Planned Area Dev (R1-PAD) |  Multi-Family Residential High (R-5)        |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential (R-2)                      |  |





Aerial Map



14 March 2019

City of Tempe Development Services  
Attn: Planning Department  
31 East Fifth Street  
Tempe, AZ 85281

Re: LETTER OF EXPLANATION – 937 East Broadway Road Suite 7

Dear City of Tempe Planning Department:

I am requesting your review to allow the construction of an exterior dog run for the use of Tempe Dogs 24/7, a full-service dog daycare, boarding and grooming facility. On August 27, 2015 Tempe Dogs was granted approval of the Use permit (PL130115), with modified stipulations to allow an animal kennel and outdoor dog run to be constructed. At that time Tempe Dogs 24/7 made the decision not to construct the outside dog run structure. The Dogs 24/7 brand has been improving and expanding and at this time would like to construct the previously approved outside dog run.

Tempe Dogs 24/7 is their third location in the east valley. They have been in operations since November 2015 with no complaints from the surrounding community. On May 26, 2016 the City Council upheld the approval of the Use permit. They currently have Gilbert Dogs 24/7 located at 868 N. Gilbert Road. It was originally opened in 2009. Secondly, the Chandler Dogs 24/7 now located at 6145 W. Chandler Blvd has expanded to an 8,000 s.f. facility. It was originally opened in 2011. In 2017 their fourth location Glendale Dogs 24/7, located at 3618 W. Bell Road, was opened. They were honored by online voters through the East Valley Tribune as “Best of Gilbert” and “Best of Chandler” in 2014 in our category of Pet Services. They offer daycare and grooming services during typical business hours of 8am to 8pm. Their overnight dog guests are with them in 24-hour intervals. The current workforce for this facility ranges between 10-25 employees. Their clientele tends to be busy professionals that use doggy daycare in a similar fashion as parents use children’s daycare.

They pride themselves in having Dog Service Facilities that are clean, healthy and visually appealing for the industry. The dog run build out will include a 8’-0” high masonry block wall with a 2’-0” high metal fence atop and a hip sloped Sunbrella fabric covering. The colors of the structure will match the existing color palette of the shopping center. The pedestrian and vehicular traffic will not be affected by the new addition. The dog run area will be for fully supervised doggy breaks periodically throughout the business day. The area will not be used during the evening. Operationally, cleaning in the facilities 24 hours a day with proper sanitizing cleaners and double bagged. The sealed bags are then placed in exterior refuse containers that are picked up 6 days a week.

Tempe Dogs 24/7 being a ‘good neighbor’ has already met with the surrounding neighbors and have agreed upon the following conditions:



1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application.
3. Any and all complaints arising from the Use Permit. The Complaining party and owner will, with the best good faith effort, work together for resolution. If resolution is not obtained, and the complaints 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 reevaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Animals shall be attended by staff during entire outdoor time. No animals shall be left unattended outdoors.
5. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.
6. Development Plan Review approval for the outdoor area and proposed shade canopy on the south side of the building is required. Obtain all necessary Development Services clearances and permits for structures in this area.
7. The applicant shall return to the City Council 6 months after occupancy of the site, for a review of compliance with these conditions as a public hearing. Prior to the review hearing, the applicant shall provide data pertaining to the number of after-hour (8:30 pm to 6:30 am) customer visits to the business.
8. Dog run times of use be limited to 6am to 9 PM.
9. Dog run usage not to exceed 6 hours in total per day following Designated time blocks when dogs will remain indoors abiding by neighboring school schedule:
  - a 7-8 am-No Occupancy
  - b 10am-1pm-No Occupancy
  - c 2pm-4pm- No Occupancy
10. No more than 20 dogs average in the dog run at any one time. Abiding by Company Policy of 20-1 Ratio
11. Total number of dogs on site at any time not to exceed a monthly average of 100 dogs per day.
12. A water disposal drain shall be installed inside the dog run for cleaning and maintenance purposes. The dog run shall be cleaned daily.
13. All dog drop-off and pickup shall be conducted from the north parking lot. The gate between the two buildings shall be self-closing and maintain use of a latching gate (unlocked).

14. The dog run shall have only one door, unless required for life safety. Perimeter wall to 8'+ in height with an additional 2' wrought iron above, total 10' or more. The canopy canvas shall extend to the perimeter of the wall. Interior fluted block walls shall be installed, unless the cost exceeds 10% of the total cost of the dog run.
15. Organic waste that is removed daily, shall be placed in sealed bags and placed in exterior refuse containers. Exterior refuse pick-up shall be provided 6 days a week.

If you require any additional information, please do not hesitate to call.

Cordially;



Grant Olds - Architect

T: 480-831-5678

F: 480-831-8299

C: 480-206-5677

FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS TO ENSURE COMPLIANCE WITH DESIGN INTENTIONS CONVEYED IN THESE DRAWINGS.

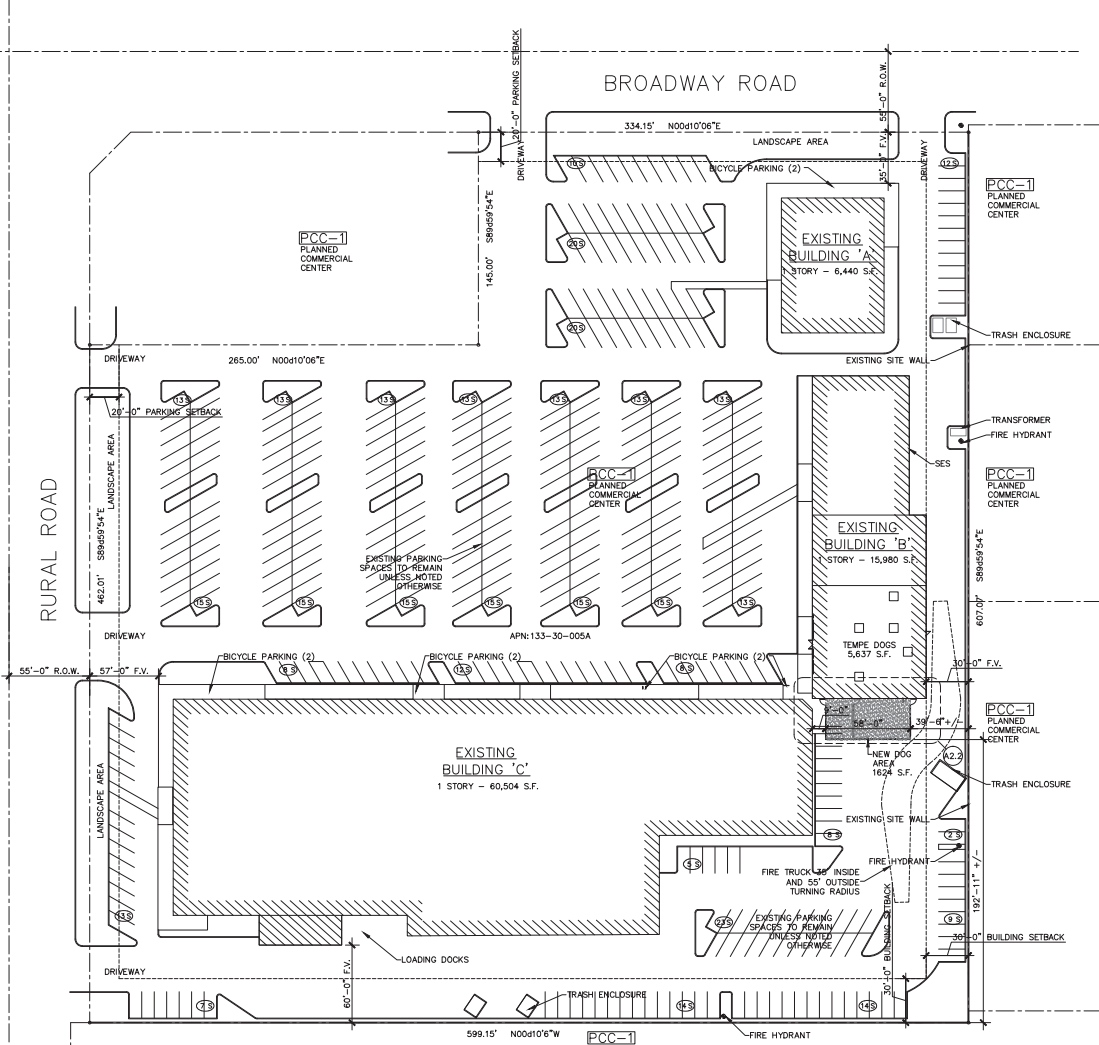
**LEGAL DESCRIPTION**

**PARCEL NO. 1**  
 The Northwest quarter of the Northwest quarter of Section Twenty-six (26), Township One (1) North, Range Four (4) East of Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
 EXCEPT the East 210 feet thereof; and  
 EXCEPT the West 200 feet of the North 175 feet thereof; and  
 EXCEPT the North 55 feet and the West 55 feet thereof; and  
 EXCEPT that portion of the Northwest quarter of Section 26, Township 1 North, Range 4 East of Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:  
**COMMISSION** at the Northwest corner of said Section 26:  
 THENCE North 89 degrees 59 minutes 54 seconds East (on assumed bearing) along the North Line of the Northwest quarter of said Section 26, a distance of 55.00 feet;  
 THENCE South 00 degrees 10 minutes 06 seconds West a distance of 175.00 feet to the Point of Beginning;  
 THENCE continuing South 00 degrees 10 minutes 06 seconds West along the East right-of-way line of Rural Road, said line being 55.00 feet East and parallel to the West line of the Northwest quarter of said Section 26, a distance of 25.00 feet;  
 THENCE North 89 degrees 59 minutes 54 seconds East a distance of 265.00 feet;  
 THENCE North 00 degrees 10 minutes 06 seconds East a distance of 145.00 feet;  
 THENCE South 89 degrees 59 minutes 54 seconds West along the South right-of-way line of Broadway Road, said line of being 55.00 feet South of the parallel to the North line of the Northwest quarter of said Section 26, a distance of 120.00 feet;  
 THENCE South 00 degrees 10 minutes 06 seconds West a distance of 145.00 feet to the point of Beginning.  
**PARCEL NO. 2**  
 The East 210 feet of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section Twenty-six (26), Township One (1) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
 EXCEPT the North 55 feet thereof.  
**PARCEL NO. 3**  
 A non-exclusive easement as reserved at Recorder's No. 90-57847 for the installation operation and maintenance of a double-faced advertising sign.  
 That portion of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section Twenty-six (26), Township One (1) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:  
**COMMISSION** at the Northwest corner of said Section 26:  
 THENCE North 89 degrees 59 minutes 54 seconds East (on assumed bearing) along the north line of the Northwest quarter of said Section 26, said line being also the monument line of Broadway Road, a distance of 320.00 feet;  
 THENCE South 00 degrees 10 minutes 06 seconds West a distance of 55.00 feet to the Northerly right-of-way of said Broadway Road and Northeast corner of the above described parcel, the Point of Beginning;  
 THENCE South 00 degrees 10 minutes 06 seconds West a distance of 12.50 feet;  
 THENCE South 89 degrees 59 minutes 54 seconds West a distance of 10.00 feet;  
 THENCE North 00 degrees 10 minutes 06 seconds East a distance of 12.50 feet to said right-of-way line;  
 THENCE North 89 degrees 59 minutes 54 seconds East along said line a distance of 10.00 feet to the Point of Beginning.  
**PARCEL NO. 4**  
 Rights of ingress and egress for pedestrian and vehicular traffic and other rights, all as set forth in Declaration of Rediproval Easements and Deed Restrictions dated September 7 1990, and recorded December 31, 1990 at Recorder's No. 90-57848.

**PROJECT DATA**

**OWNER:** WEINGARTEN / ARIZONA INC  
 PO BOX 924133  
 HOUSTON, TX 77292  
**PROJECT NAME:** TEMPE DOGS 24/7  
**USE:** DOGGY DAY CARE & GROOMING  
**PROJECT ADDRESS:** 937 E. BROADWAY ROAD  
 TEMPE, AZ 85282  
**ZONING:** PCC-1  
**APN:** 133-30-005A  
**LOT SIZE:** 324,827 S.F.  
**SETBACKS:** FRONT 0'-0"  
 REAR 30'-0"  
 SIDE 30'-0"  
 PARKING 20'-0"  
**LOT COVERAGE:** 50% BUILDING MAX. (162,414 S.F.)  
 92,992 S.F.  
**CONSTRUCTION TYPE:** II-A, NON SPINKLER  
**BUILDING AREA:** BUILDING 'A' = 6,440 S.F.  
 BUILDING 'B' = 15,980 S.F.  
 BUILDING 'C' = 60,504 S.F.  
**TOTAL BUILDINGS** 82,924 S.F.  
**AREA OF WORK:** EXTERIOR = 1,624 S.F.  
**OCCUPANCY:** B (BUSINESS)  
**PARKING REQUIREMENTS:** RETAIL @ 1:300 S.F.  
 RESTAURANT @ 1:75 S.F.  
 BICYCLES @ 1:10,000 S.F.  
 RETAIL 78,453/300 = 262  
 RESTAURANT 4,471/75 = 60  
 BICYCLES = 8  
**PARKING PROVIDED:** RETAIL = 368 (ORIGINAL)  
 RETAIL = 357 (DUE TO ADDITION)  
 BICYCLES = 10  
**LANDSCAPING:** 20,755 S.F.  
 NO LANDSCAPING WILL BE EFFECTED WITH THIS MODIFICATION TO THE BUILDING. ALL LANDSCAPING TO REMAIN UNLESS NOTED OTHERWISE.  
 STORM WATER FLOW WILL NOT BE EFFECTED WITH THIS MODIFICATION

**GRANT L OLDS ARCHITECTS**  
 1108 EAST DIAMOND DRIVE TEMPE, ARIZONA 85283  
 (480) 821-5678  
 PROJECT NUMBER: 2019008  
 DATE: 13 MARCH 2019



**SITE PLAN**



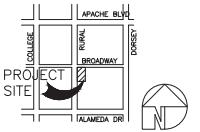
**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER.
- ALL WORK SHALL BE ACCORDING TO CURRENT APPLICABLE CODES AND / OR ESTABLISHED INDUSTRY STANDARDS.
- ALL PRODUCTS LISTED BY ICC NUMBERS SHALL BE INSTALLED PER THE REPORTS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL VOIDS AROUND PENETRATIONS IN THE EXTERIOR WALLS ARE TO BE FULLY SEALED.
- THESE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS.
- ALL PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL EQUALS TO BE SUBMITTED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY SUBSTITUTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL CURRENT BUILDING CODES AND ALL ENVIRONMENT AGENCIES. EACH SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, CLYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS ASSOCIATED WITH THE WORK.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR AND EXISTING WORK ON THIS PROJECT.
- FLASHING MATERIAL SHALL BE 26 GAUGE GALVANIZED SHEETING, WHERE FLASHING MEETS THE EXTERIOR FRESH WATER WALK, GASKET THE JOINT AS REQUIRED.
- THERE SHALL BE NO NEW ROOF MOUNTED MECHANICAL UNITS, UTILITY AND COMMUNICATION EQUIPMENT INSTALLED OR PERMITTED WITH THIS APPROVAL. ALL NEW EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.

**SHEET INDEX**

- A1.0 SITE PLAN AND PROJECT DATA
- A2.1 FLOOR PLAN, DETAILS AND ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- E1 ELECTRICAL PHOTOMETRIC

**VICINITY MAP**



**PROJECT SCOPE**

THIS IS AN EXTERIOR TENANT IMPROVEMENT PROJECT TO AN EXISTING BUILDING. WORK INCLUDES CONSTRUCTION OF SITE WALLS, GATES AND A CANVAS CANOPY WITH NEW ELECTRICAL LIGHTS. SOME SITE WORK WILL NOT BE AFFECTED BY THIS CONSTRUCTION.

**EQUIPMENT SCREENING**

There is no new roof top equipment. All existing and proposed equipment is fully screened by the building parapet that matches the architectural color and architectural finishes of the project.

**BUILDING CODE INFORMATION**

2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS  
 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS  
 2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS  
 2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS  
 2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS  
 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

ICC/ANSI A117.1-2010 Accessible and Usable Buildings and Facilities (ANSI), Appendix A to 28 CFR Part 36 ADA Standards for Accessible Design (ADA) and/or 28 CFR Part 35 or Part 36 (ADA Title II or Title III regulations), as applicable. Where conflict occur, the provisions giving greater accessibility (most restrictive) will govern.

ALL PRODUCTS LISTED BY ICC, A/E/R, NUMBERS SHALL BE INSTALLED PER REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

CONSTRUCTION DOCUMENTS / USE PERMIT FOR EXTERIOR IMPROVEMENTS:  
**TEMPE DOGS 24/7**  
 SUITE 7  
 937 E. BROADWAY ROAD  
 TEMPE, ARIZONA 85282





FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS TO ENSURE COMPLIANCE WITH DESIGN INTENTIONS CONVEYED IN THESE DRAWINGS.



FRONT ELEVATION



BUILDING 'C' EAST ELEVATION



BUILDING 'B' SOUTH ELEVATION

**C** EXISTING ELEVATIONS

**GENERAL NOTES**

1. ALL EXTERIOR CANOPY LIGHT FIXTURES SHALL BE OPERATED BY A PHOTOCELL FOR NIGHT THE HOURS.
2. LIGHT FIXTURES SHALL BE MOUNTED TO SHADE CANOPY FRAME SO THAT ALL LIGHT IS DIRECTED DOWNWARDS AND THE LOWEST PART OF THE LIGHT FIXTURE IS NOT BELOW THE LOWEST PART OF THE SHADE STRUCTURE.
3. CANOPY MANUFACTURE TO PROVIDE NECESSARY UNISTRUT AND SUPPORTS TO MOUNT THE LIGHT FIXTURES TO FRAME. ELECTRICAL TO CANOPY LIGHTS TO UTILIZE ABOVE GROUND PVC CONDUIT INSTALLED. INSTALL 2#12, 1#120 WIRE IN THE CONDUIT FROM EXISTING PANEL, AND USE THE EXISTING SPACE 20A/1 POLE BREAKER IN THE PANEL TO THE LIGHT FIXTURES. USE SAME PHOTOCELL CONTROL THAT EXISTS FOR THE EXTERIOR LIGHT FIXTURES
- 4.

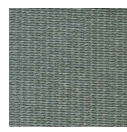
**GRANT L OLDS ARCHITECTS**  
 1608 EAST DIAMOND DRIVE TEMPE, ARIZONA 85283 (480) 831-5678  
 I am providing these documents to you for the project described above. This is not a contract. The contract is the set of documents prepared by the architect and approved by the client. The project or extension to the project requires the written permission and with appropriate connection to the architect.  
 DATE: 13 MARCH 2019 PROJECT NUMBER: 2019008



BUILDING BRICK FINISH COLOR



SHADE CANOPY FINISH COLOR

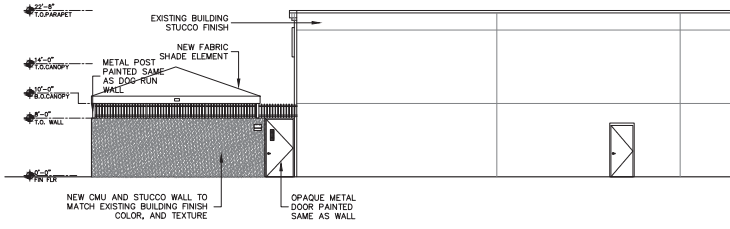


DOG RUN WALL FINISH COLOR



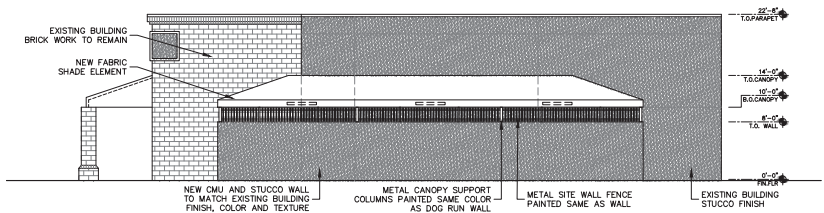
OPEN WEAVING SUNBRELLA FABRIC 'SILVER'  
 CANOPY DESIGNED AND MANUFACTURED BY SHADE-A-REX. CANOPY FABRIC IS COMMERICAL, IS AS MANUFACTURED BY SPRINGFIELD. IF HAS A SAME SPECIFIC FINISH OF 55 AND A SAME DEVELOPMENT OF 55, DURING IT A MPFA AND BC CLASS A FINISH.

SHERWIN WILLIAMS PAINT #097657 'TANGUITY'  
 -MATCH EXISTING COLOR



**B** EAST ELEVATION

1/8"=1'-0"



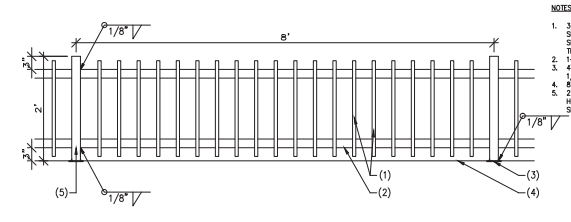
**A** SOUTH ELEVATION

1/8"=1'-0"

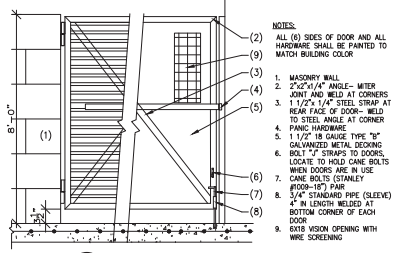
CONSTRUCTION DOCUMENTS / USE PERMIT FOR EXTERIOR IMPROVEMENTS:  
**TEMPE DOGS 24/7**  
 SUITE 7  
 937 E. BROADWAY ROAD  
 TEMPE, ARIZONA 85282



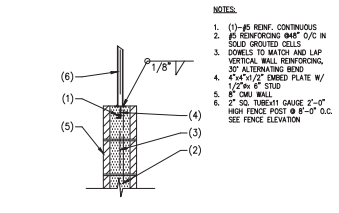
FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS TO ENSURE COMPLIANCE WITH DESIGN INTENTIONS CONVEYED IN THESE DRAWINGS.



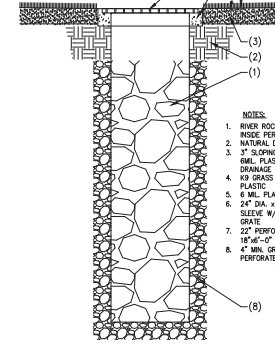
108 SITE WALL FENCE - ELEVATION NO SCALE



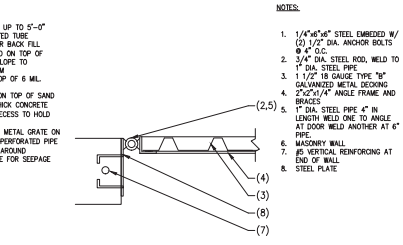
107 GATE DETAIL - ELEVATION NO SCALE



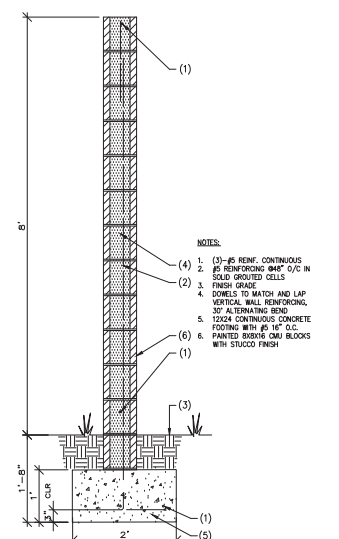
103 SITE WALL FENCE CONNECTION NO SCALE



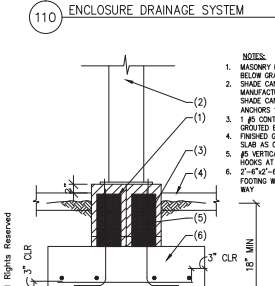
110 ENCLOSURE DRAINAGE SYSTEM NO SCALE



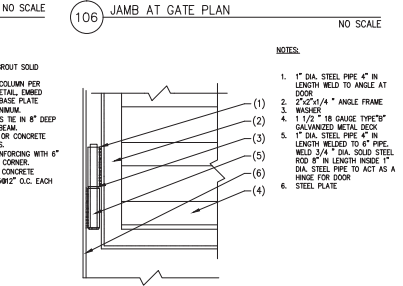
106 JAMB AT GATE PLAN NO SCALE



101 SITE WALL NO SCALE



109 MASONRY COLUMN FOOTING NO SCALE



105 JAMB AT GATE ELEVATION NO SCALE

EXIT ANALYSIS

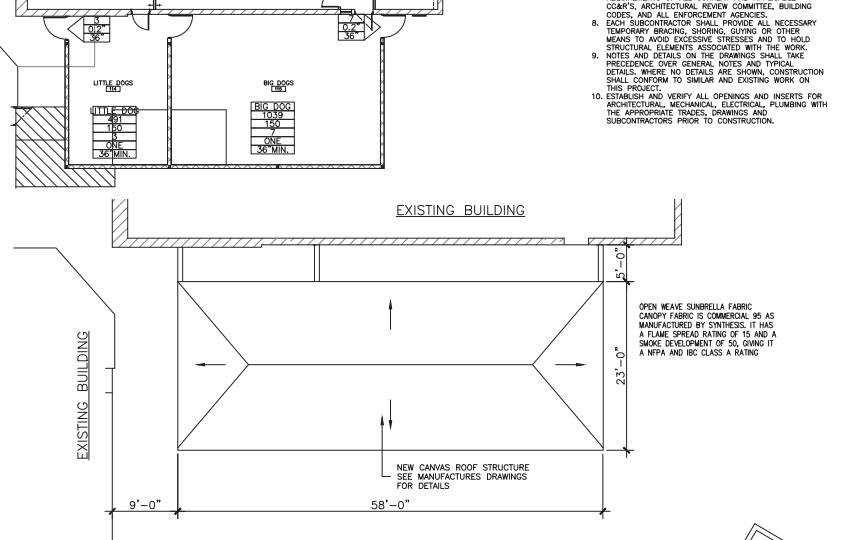
USE	SQUARE FEET	OCCUPANT LOAD FACTOR	TOTAL OCCUPANTS
LITTLE DOGS	491	150	3
BIG DOGS	1039	150	7
<b>TOTAL OCCUPANTS FOR EXITING</b>			<b>10</b>

PARTITION TYPES

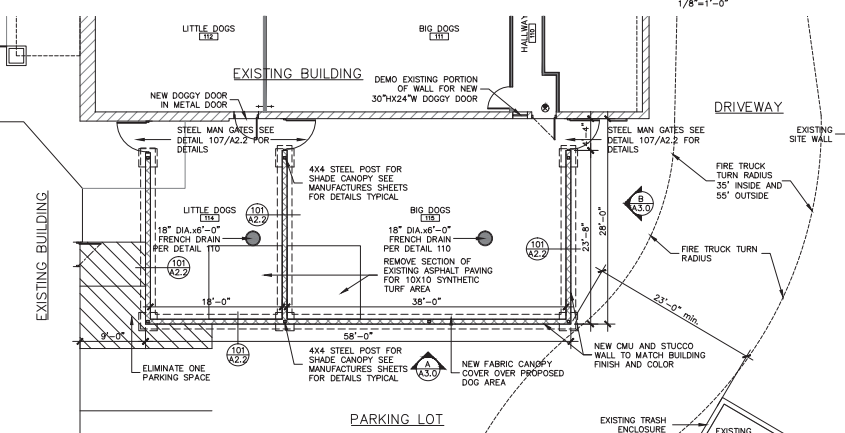
- EXISTING EXTERIOR BUILDING MASONRY UNITS AND STUCCO WALLS TO REMAIN UNCHANGED AS INDICATED ON THE PLAN U.N.O. PATCH AND REPAIR GYPSUM BOARD AND REPAIR ALL SURFACES (TYPICAL).
- EXISTING INTERIOR PARTITIONS TO REMAIN UNCHANGED AS INDICATED ON THE PLAN U.N.O. PATCH AND REPAIR GYPSUM BOARD AND REPAIR ALL SURFACES (TYPICAL).
- NEW CMU WALLS TO BE 8X8X16

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL WORK SHALL BE ACCORDING TO CURRENT APPLICABLE CODES AND / OR ESTABLISHES INDUSTRY STANDARDS.
- ALL PRODUCTS USED BY ICC NUMBERS SHALL BE INSTALLED PER THE REPORTS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL HOLES AND PENETRATIONS IN THE FLOOR SLAB AND EXTERIOR WALLS ARE TO BE FULLY SEALED.
- THESE CONSTRUCTION DOCUMENTS REPRESENT THE FINISH STRUCTURE. THEY DO NOT IN ANY WAY INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS.
- ALL PRODUCTS AS SPECIFIED OR APPROVED EQUAL ALL EQUALS TO BE SUBMITTED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY SUBSTITUTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL CURRENT AND APPLICABLE CODES, ARCHITECTURAL REVIEW COMMITTEE, BUILDING CODES, AND ALL ENFORCEMENT AGENCIES.
- EACH SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUNNING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS ASSOCIATED WITH THE WORK.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR AND EXISTING WORK ON THIS PROJECT.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.



ROOF PLAN



EXTERIOR FLOOR PLAN

**GRANT L OLDS ARCHITECTS**  
 1608 EAST DIAMOND DRIVE TEMPE, ARIZONA 85283  
 480-831-5678  
 PROJECT NUMBER: 2019008  
 DATE: 13 MARCH 2019

**REGISTERED ARCHITECT**  
 2016  
 GRANT L OLDS  
 ARCHITECTS  
 1608 EAST DIAMOND DRIVE  
 TEMPE, ARIZONA 85283  
 480-831-5678

CONSTRUCTION DOCUMENTS / USE PERMIT FOR EXTERIOR IMPROVEMENTS:  
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 SUITE 7, BROADWAY ROAD  
 937 E. BROADWAY ROAD  
 TEMPE, ARIZONA 85282

**A2.1**