Staff Summary Report

City Council Meeting Date: 12/11/08 Agenda Item Number: 51

SUBJECT: This is the second public hearing for a General Plan Amendment and Zoning Map Amendment for AED OFFICE BUILDING, located at 603 West Southern Avenue.

DOCUMENT NAME: 20081211dsrl01 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for AED OFFICE BUILDING (PL080165) (Chris Sosnowski, property owner and applicant) consisting of a new one story office building within approximately 2,900 square feet of building on 0.25 acres, located at 603 West Southern Avenue in the R1-6, Single-Family Residential District. The request includes the following:

GEP08005 – (Resolution No. 2008.93) General Plan Projected Land Use Amendment from "Residential" to "Commercial".
ZON08009 – (Ordinance No. 2008.61) Zoning Map Amendment from (R1-6, Single-Family Residential District) to (CSS, Commercial Shopping and Services District).

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

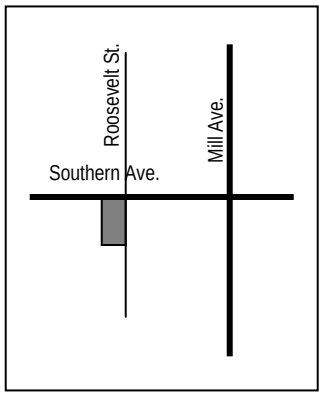
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission – Approval (7-0 vote)

ADDITIONAL INFO:



Gross / Net site area	0.28 / 0.25 acres
Total Building area	+/- 2,982 s.f.
Lot Coverage	28 % (50% maximum allowed)
Building Height	17 ft (35 ft maximum allowed)
Building setbacks	+2' front, +3' side, 12' street side, +65' rear (0, 0, 0, 10 min.)
Landscape area	34% (15% minimum required)
Vehicle Parking	11 spaces (10 min. required, 13 max. allowed)
Bicycle Parking	2 spaces (2 minimum required)

A neighborhood meeting was held on September 15 and October 6, 2008 for this application. City Council held the introduction and first public hearing on November 20, 2008 for this request.

PAGES:

1. List of Attachments
2-4. Comments
5. Reason for Approval / Conditions of Approval
5. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Resolution No. 2008.93
2. Ordinance No. 2008.61
3-4. Waiver of Rights and Remedies form
5-7. Location Map(s)
8-10. Aerial / Photo(s)
11-13. Letter of Explanation
14. Neighborhood Meeting Summary
15. Site plan
16. Floor plans
17. Building Elevations
18. Building Sections
19. Landscape Plan
20. Preliminary Grading & Drainage Plan

COMMENTS:
This site is located at the southwest corner of Southern Avenue and Roosevelt Street. The site has been vacant for more than 10 years, with previous use as single-family residence. Bordering the property to the west and south is condominiums. To the east across Roosevelt Street are a mixture of apartments and townhomes. On the north side of Southern Avenue is a large industrial district consisting of office and warehouse buildings.

This request includes the following:

1. General Plan Amendment from "Residential" to "Commercial"
2. Zoning Map Amendment from R1-6, Single-Family Residential District to CSS, Commercial Shopping and Services District

The project includes the development of a one story office building with surface parking on the South side of the property. The applicant is the intended business for the site, AED Structural, an engineer firm. The site will have access along Roosevelt Street. The parking lot is adjacent to an RV and boat storage yard for Mistwood Condominiums.

PUBLIC INPUT
On September 15, 2008 the applicant held a neighborhood meeting for the nearby residents of the site. The meeting was held at the Pyle Adult Recreation Center at 6 p.m. A mailed notification to the property owners was sent out for the meeting, but did not meet the technical requirements of a neighborhood meeting process for rezoning requests. In a response to two resident inquiries at the City, staff was able to provide guidance to the applicant on the correct procedures and post the meeting on the city website calendar. In addition to the applicant and staff at the meeting, attendance included a resident from Mistwood Condominiums and two students inquiring about the public process for the request. See attached meeting summary from the applicant. The resident at the meeting had questions about the maintenance of the site and what potential uses could occupy the building in the future. The applicant responded that the site would be used for the applicant's business as an office and was committed to keeping the site well maintained. Past issues were addressed as to the upkeep of the previous vacant home on the site. The resident appeared satisfied with the responses received by the applicant.

The applicant held another neighborhood meeting on October 6, 2008 in order to satisfy the requirements of a neighborhood meeting, which included homeowner association notification and posting of the site of the meeting dates and description of the request. See applicant summary. Staff did not attend this meeting.

PROJECT ANALYSIS

Site Plan
The proposed building is placed at the northern portion of the site. Because of a significant amount of right-of-way required for dedication (15'-0") the building wall is a few feet from the new property line with the roof line encroaching outside of the property. In lieu of an alternate design the applicant is seeking an encroachment permit with Engineering, acceptable to staff. The parking for the site, accessed from Roosevelt Street, complies with the minimum required (10 spaces) providing 11 on site. The project is using an alternative parking and driveway surface, beyond the first 20'-0" decorative pavers, which is stabilized decomposed granite. This alternate material will aide in reducing impacts of solar heat gain found in most typical parking lots.

Building Elevations
The proposed building design is very contemporary, with an inverted roof pitch (butterfly design) and expressed metal structures with the integration of walnut panel and glazing with an aqua-blue tone. The design expression is meant to correlate with the structural engineer company occupying the building.

Landscape Plan
The landscape plan ties into the building design, which captures the roof water run-off into a 2'-0" deep retaining area on the east side of the building. The landscape palette is consistent with low-water use plants with desert species.

GENERAL PLAN

The applicant has provided a written justification for the proposed General Plan amendment (see attachment). Below is an overview of the General Plan and its correlation to this development, in order to meet the goals and objectives of this plan.

Land Use Element:

The project complies with the land use goals and element objectives for General Plan 2030. The land use projected for this site is "Residential". The applicant is proposing a change to "Commercial" to allow the development of approx. 3,000 square foot office building on one lot. The commercial category includes many types of buildings, including offices, restaurants, retail, and private schools. Based on the size of this development with limited amount of parking, the site has limited use and would support either office or low-volume retail use. Although neighboring uses South of Southern Avenue at this location are all residential use, the proposed change will provide an added improvement to the location. With a small buildable envelope and adherence with the development standards, the proposed development will be compatible with the surrounding uses, while accommodating the site with a non-intensive commercial use.

Accessibility Element:

The site will provide an accessible development by means of improved public sidewalks and a connection to the building entrance. The project will meet the ADA guidelines including on accessible parking space.

Community Design Element:

The project will contribute to the enhancement of the community's quality of life through future opportunities of adaptive reuse, promoting sustainable concepts, and introduce a distinct architectural character.

Historic Preservation Element:

Not applicable

Housing Element:

Although this land use change from "Residential" to "Commercial" will reduce future opportunity for additional diverse housing types, the site is limited in its potential use. Based on the existing zoning, only a single home could be constructed on the site. At the location along a major arterial and lighted collector street intersection, the location is less desirable for this particular housing type. Staff supports a use that provides a transition into the existing neighborhood as a buffer development to the greater community.

Neighborhoods Element:

The applicant for this project has involved the neighborhood through a public meeting process to garner early on input and dialogue on the project. This has resulted communication with some of the residents who have expressed an interest in the project. Refer to the applicants neighborhood meeting summary located in the attachments.

Redevelopment Element:

This site is not within a redevelopment area.

Economic Development Element:

The development of this site will afford a local homeowner to relocate their business at a new facility in Tempe. This fosters investment in our local businesses, sustainable commute to and from the place of work, and promotes business retention.

Cost of Development Element:

This project will assist in furthering our City's objectives with undergrounding existing overhead infrastructure located on this site.

Environment (Air, Noise, Ambient Temperature, Energy) Element:

This project will not create a significant to our air, noise and ambient temperatures. The project is including an alternative surface for the parking lot with stabilized decomposed granite or an acceptable material approved by Engineering. This material will aide in reducing the impact of heat gain occurring in typical parking lots.

Land (Remediation, Habitat, Solid Waste) Element:

This project will participate in solid waste collections by means of a curbside pick up. Opportunity is available for the business to

participate in a recycling program.

Water (Water, Wastewater, Stormwater) Element:
In addition to allowing percolation through the alternate parking surface, the buildings butterfly roof design will provide a collective water run-off at the retention basin. All wet infrastructure will be accommodated through existing lines by means of new tap-ins.

Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:
The development will be dedicating 15'-0" of existing property along Southern Avenue, providing consistent right-of-way half street of 55'-0". This area will allow the City to provide on-going improvements in our travel-ways which include public sidewalks and landscape area.

Aviation Element:
Not applicable.

Open Space Element:
Not a significant sized development to be considered for open space needs.

Recreational Amenities Element:
Not applicable.

Public Art & Cultural Amenities Element:
Public art is not required for this development.

Public Buildings and Services Elements:
Not applicable.

Public Safety Element:
The project will satisfy objectives identified in Crime Prevention Through Environmental Design and the adopted regulations derived from this safety program. The project has reduced interior alcoves and secured service side yards to deter unwanted activities on the site.

Section 6-303 D. Approval criteria for General Plan amendment:

1. Appropriate short and long term public benefits;
2. mitigates impacts on land use, water infrastructure or transportation;
3. Helps the city attain applicable objectives of the General Plan;
4. Provides rights-of-way, transit facilities, open space, recreational amenities or public art;
5. Potentially negative influences are mitigated and deemed acceptable by the City Council; and
6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

ZONING
The project is requesting a zoning map amendment from R1-6, Single-Family Residential District to CSS, Commercial Shopping and Service District. Although the proposed use is not consistent with the surrounding uses located south of Southern Avenue, the proposed development offers a transitional development entering the neighborhood. The existing zoning allows only a single residential use. The site is located at a major arterial to collector street intersection with a traffic light. The current allowable use (single family residence) would not be compatible with the surrounding infrastructure that exists. Therefore, staff supports the zoning map amendment.

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest. The development will improve a dilapidated corner, with need for improved infrastructure that is currently exposed to the street. Several complaint notices have issued on this site pertaining to the lack of maintenance of the past several years. A new facility will ensure on-going upkeep and improved value of the

property.

2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan. As identified in the General Plan elements analysis, this request supports and implements goals and objectives of the City's long range plan.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis, staff recommends approval of the requested General Plan Amendment and Zoning Map Amendment. This request meets the required criteria and will conform to the conditions noted below.

GEP08005 ZON08009

CONDITIONS OF APPROVAL:

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

1. A building permit shall be obtained on or before December 11, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.

2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of this request, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than January 12, 2009 or the General Plan Amendment and Zoning Map Amendment approval shall be null and void.

HISTORY & FACTS:

No previous records on file of single-family home construction.

May 13, 1998	Existing Single Family home demolished.
September 15, 2008	Neighborhood meeting held by the applicant (Did not meet the Zoning and Development Code requirements for notification).
October 6, 2008	2nd Neighborhood meeting held by the applicant, consistent with the requirements of the Code.
October 28, 2008	Development Review Commission recommended approval of a General Plan Amendment and Zoning Map Amendment for this request, and approved a Development Plan for AED OFFICE BUILDING, located at 603 West Southern Avenue.
November 20, 2008	City Council held the introduction and first public hearing for this request for a General Plan Amendment and Zoning Map Amendment for AED OFFICE BUILDING, located at 603 West Southern Avenue

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-302, General Plan Amendment
Section 6-304, Zoning Map Amendment

RESOLUTION NO. 2008.93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM RESIDENTIAL TO COMMERCIAL FOR APPROXIMATELY 0.28 ACRES LOCATED AT 603 WEST SOUTHERN AVENUE AND OWNED BY CHRIS SOSNOWSKI.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for approximately 0.28 acres from Residential to Commercial, located at 603 West Southern Avenue.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____ 2008.

_____
Mayor

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

ORDINANCE NO. 2008.61

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

****

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the R1-6, Single-Family Residential District and designating it as CSS, Commercial Shopping and Service District on 0.28 acres.

LEGAL DESCRIPTION

The North 180 feet of the East half of the East half of the East half of the North half of Lot 3, HERMOSA TRACT, according to the plat of record in the office of the Maricopa County Recorder, in Book 1 of Maps, page 66.

EXCEPT that part of Lot 3, HERMOSA TRACT, a subdivision according to Book 1 of Maps, page 66 records of Maricopa County, Arizona described as beginning at a point on the East line of said Lot 3, a distance of 40.00 feet South of the Northeast corner of said Lot 3, thence West parallel to the North line of said Lot 3, a distance of 15.00 feet, then Southeasterly to an intersection with the East line of said Lot 3, said intersection being 15.00 feet South of the point of beginning, thence North along the East line of said Lot 3, a distance of 15.00 feet to THE POINT OF BEGINNING.

TOTAL AREA IS 0.28GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # ZON08009 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ATTACHMENT 2

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Chris Sosnowski, Property (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL080165** to the City requesting that the City approve the following:

__X__ GENERAL PLAN AMENDMENT
__X__ ZONING MAP AMENDMENT
_____ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
__X__ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. 123-44-005G (603 West Southern Avenue)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

_____	_____
(Signature of Owner)	*(Printed Name)*
_____	_____
(Signature of Owner)	*(Printed Name)*

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

_____

_____.

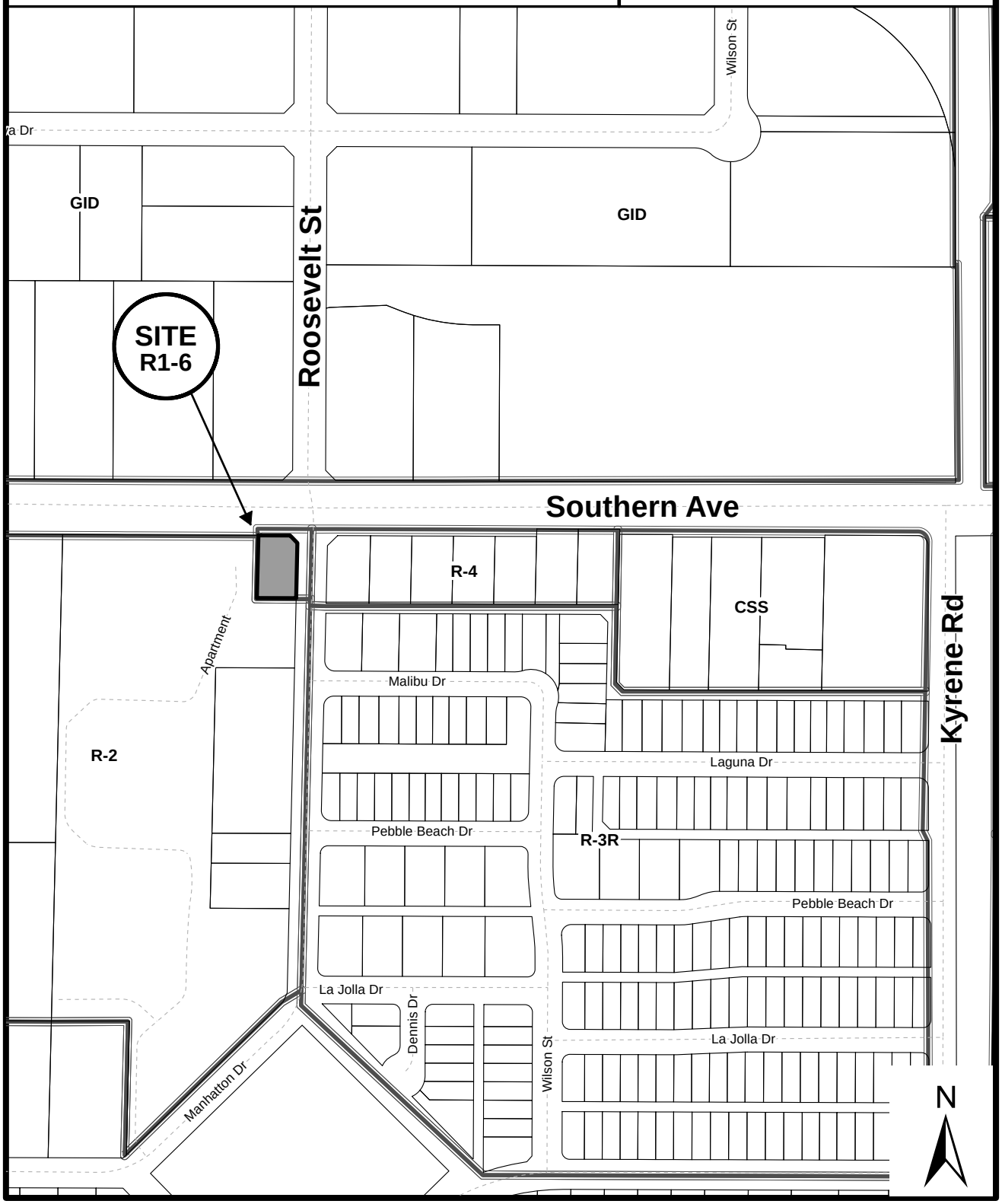
_____
(Signature of Notary)

(Notary Stamp)

Tempe

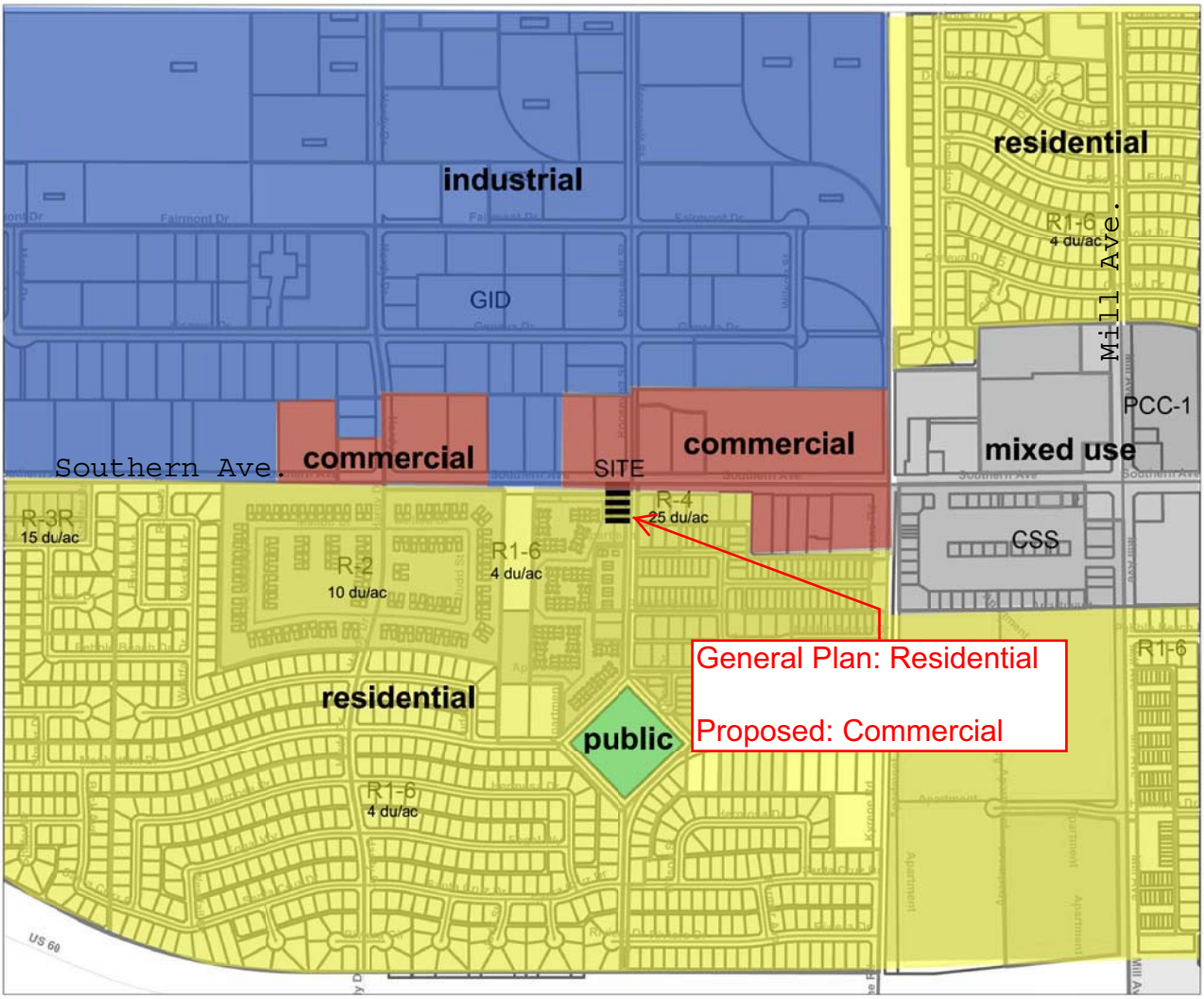
AED OFFICE BUILDING

PL080165



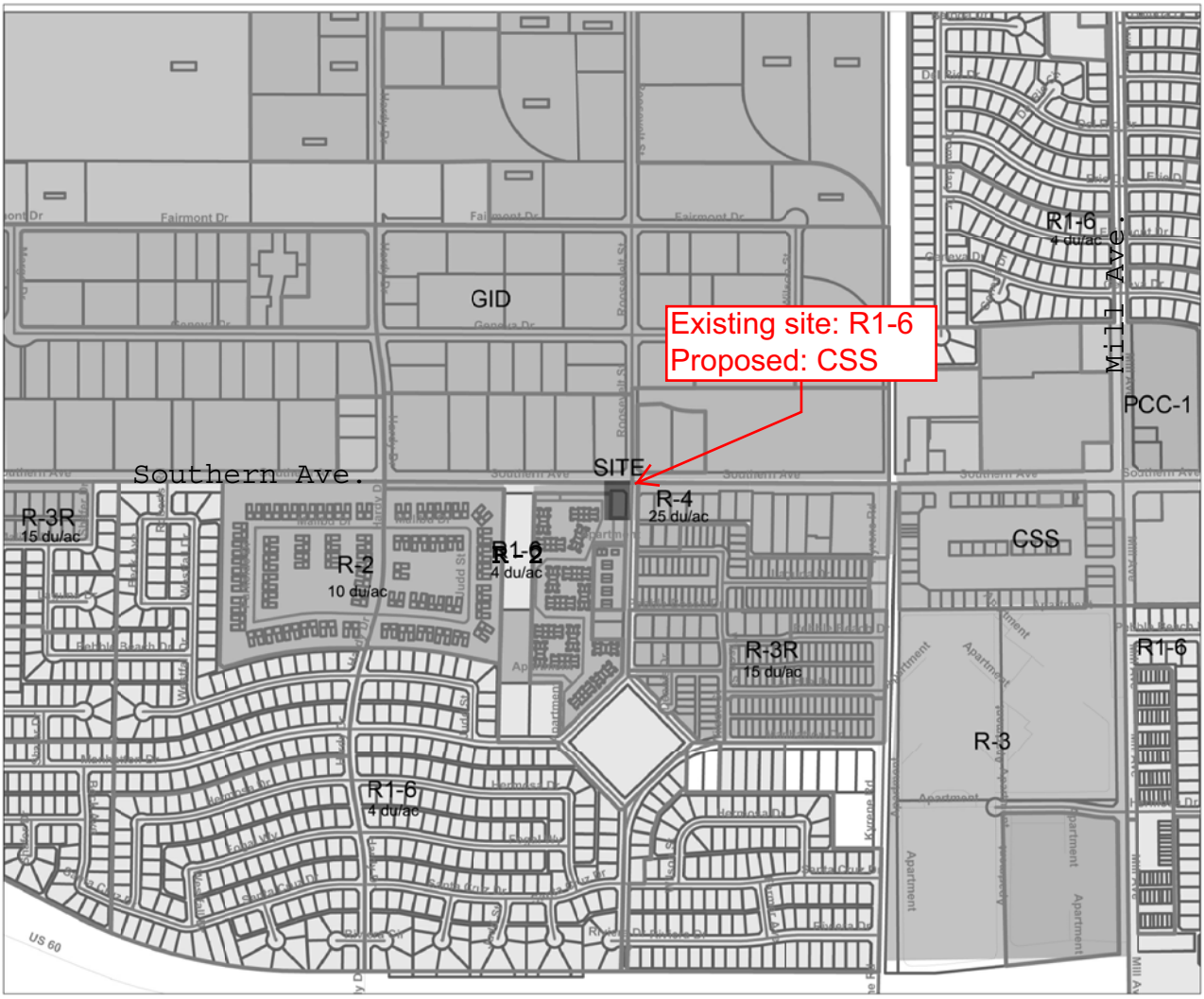
Location Map

GENERAL PLAN 2030, PROJECTED LAND USE



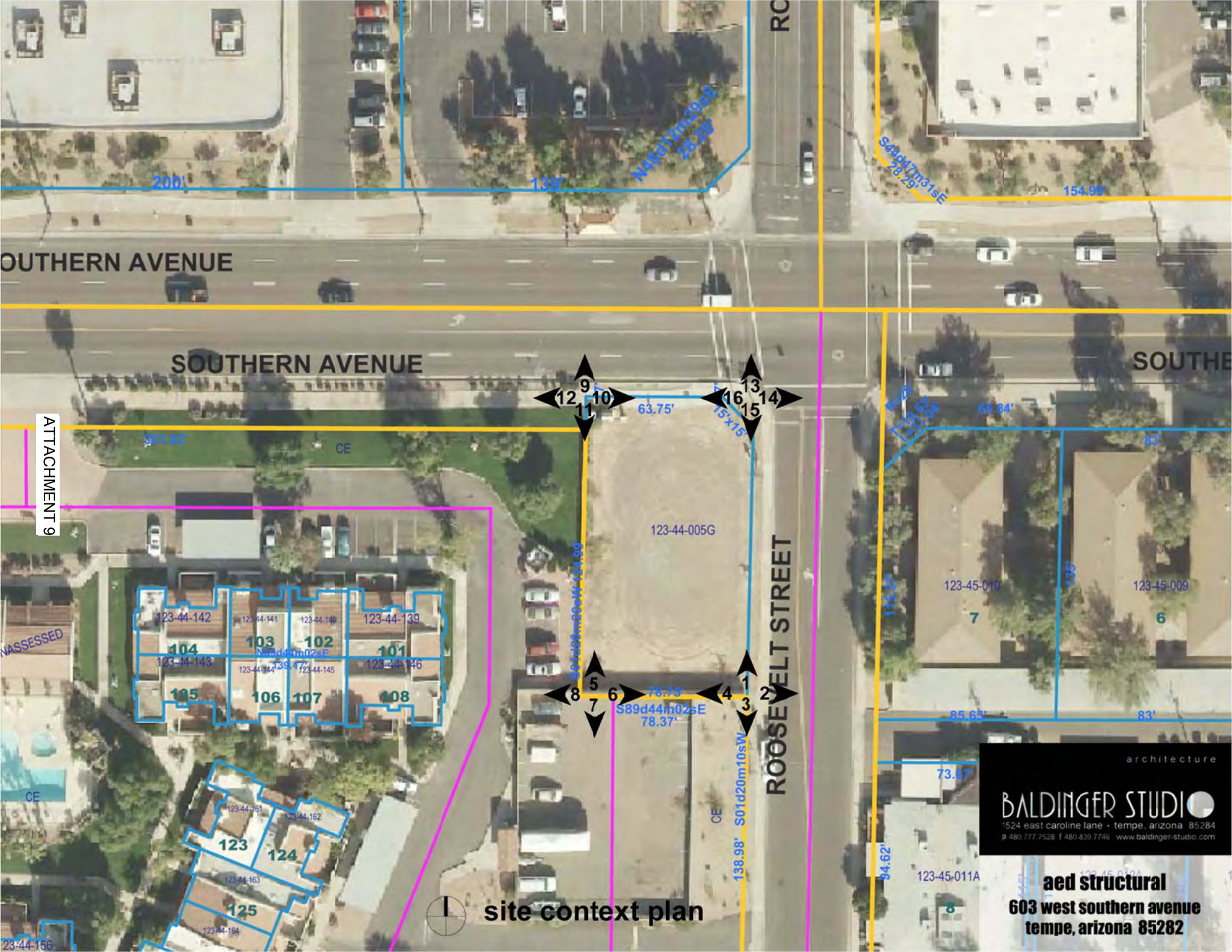
ATTACHMENT 6

EXISTING ZONING MAP



ATTACHMENT 7

AED OFFICE BUILDING (PL080165)


OUTHERN AVENUE
SOUTHERN AVENUE
SOUTHE
ROOSEVELT STREET
200'
139'
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28.28'
S44d47m31sE
28.29'
154.98'
391.82'
CE
63.75'
15'x15'
123-44-005G
S01d20m20sW 424.99
78.75'
S89d44m02sE
78.37'
S01d20m10sW
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55.84'
83'
165'
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123-45-009
7
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85.65'
73.67'
94.62'
123-45-011A
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NASSESSED
ATTACHMENT 9
architecture
BALDINGER STUDIO
1524 east caroline lane • tempe, arizona 85284
p 480.777.7528 f 480.839.7746 www.baldinger-studio.com
aed structural
603 west southern avenue
tempe, arizona 85282
site context plan

ATTACHMENT 10

architecture

BALDINGER STUDIO

1524 east caroline lane · tempe, arizona 85284

p 480.777.7528 f 480.839.7746 www.baldinger-studio.com

site context photos

aed structural

603 west southern avenue

tempe, arizona 85282

Project Case # SPR08033
Project name: AED Office Building
Address: 603 W. Southern Ave.
Existing Zoning: R1-6
Proposed Zoning: CSS
Lot Area: 10860 S.F. net

AED a Structural Engineering firm wishes to construct its office building at the South West corner of Southern and Roosevelt St.

The property is currently vacant, it is zoned R1-6.
Adjacent properties at the North East and North West Corners of Southern and Roosevelt are zoned GID the South East corner is zoned R-4, the property immediately to the west is zoned R-2.

Given the size of the lot it's location along a major thoroughfare and the mix zoning in the immediate vicinity the proposed CSS zoning is consistent with development patterns along southern avenue. It will allow AED to construct a one story 3000 S.F. office with minimal impact on the surrounding properties.

The 8:00AM to 5:00PM hours of the business and the distant separation from the nearest residential and commercial neighbors will ensure that this project will not have an adverse effect on its immediate surroundings.

The project is intended to show case AED's progressive Engineering philosophy and its commitment to excellence in Architecture, Energy Efficiency and Green Building technology.

The 3000 S.F. office building is located on the northern half of the property. A parking area paved with stabilized D.G. that also contains a storm water retention system occupies the south side.

A gentle slope "butterfly roof" with exposed steel column system articulates the rectangular building. Building envelope is clad in state of the art rain-screen wood product system and high efficiency glass.

No variances are required.

General Plan Amendment Analysis

The proposed office building requires a General Plan Amendment, the current zoning of this parcel is R1-6 the requested zoning is CSS.
This 10800 S.F. parcel is located within a fully developed area with established zones of medium density residential (Live Area) on the south side of Southern Avenue and Light industrial – Commercial on the North side of Southern Avenue (Work Area).

a. **Justification for the Amendment:** This is currently a vacant lot. It is too small to support a multi family residential development. The parcel location along a major arterial street precludes the viability of a single-family residence. Thus a small neighborhood office building is an ideal solution for an infill project.
b. **The impact on applicable objective of the General plan** is minimal due to the size, scope and location of the project. It will not alter the established development patterns observed in the immediate vicinity.
c. Potentially negative influences such as increased traffic on noise are mitigated by the type and size of the project and the nine to five operating hours. A small engineering firm with six to seven employees does not generate significant traffic. All cars will be parked on site and the patterns of traffic will be east west along Southern avenue.
d. **The proposed Amendment supports the Land Use Principals in the Land Use Element of the General Plan** by directly addressing number of Community Issues; Maintenance and Improvement of Neighborhoods, by constructing an owner-user, quality building. This will greatly improve the vacant lot appearance and will enhance the corner's visual appearance and property values. An important component of the Land Use and Redevelopment Elements that focus on the need for infill project are being directly addressed by this proposal.
e. **The proposed amendment meets the goals and objectives of the following General Plan Elements** (only applicable elements are considered)
   Land Use- By developing a sensible infill project that will not impact or alter the General Plan and land use patterns in the immediate vicinity
   Accessibility- By providing pedestrian and vehicular safe circulation to and from the proposed project.
   Redevelopment- By constructing quality infill project that will enhance the aesthetic quality of the immediate parcel, the gateway to the neighborhood and the intersection.
   Economic Development- by creating a headquarters for an established engineering firm in Tempe, and a work place in proximity to Live areas.
   Environment- By constructing an environmentally sound building with D&G paved parking lot and lush desert landscaping to mitigate the heat island effect.

By constructing a state of the art energy efficient building.
Storm-water management – By providing an underground storm water retention system

aed
INCORPORATED
structural engineers

October 13, 2008

City of Tempe – Development Services Department
Attn: Mr. Ryan Levesque
31 E. 5th Street
Tempe, AZ 85281

Re: Summary of Neighborhood Meeting for 603 W. Southern Zoning Change Request

Dear Mr. Levesque:

We held two meetings, one on September 15th at 6:00 pm and one on October 6th at 6:00 pm, also. The following is a summary of both meetings.

September 15th:

Only one resident from the Mistwood Condominiums was in attendance. Her name was, Blue, and she was concerned about a few things such as, assurance that the property would not fall into disrepair and parking during construction. I explained to her that the amount of money we are investing in this project would be incentive enough not to have the building fall into disrepair. As far as parking during construction, I assured her that all of the workers will be required to park in public parking, that we would not tolerate any illegal parking on Mistwood property.

October 6th:

Three nearby residents attended. Three gentlemen named, Roger, Ed and Steve. Roger and Steve both lived in Mistwood and Ed lived along Roosevelt. Roger was concerned about the site wall that is on Mistwood property and is along our west and south property lines. His concern was that of upkeep and what we would do on our part, I explained to him that the wall is Mistwood's property so structural upkeep is theirs but we would maintain our side by painting the wall as needed. Ed was just curious about the design and wanted to stop by and see what it was like and had no issues with. Steve had similar concerns as Roger and was also curious about the design and was pleased with the building.

In summary, there were some concerns but I think we alleviated them and have no opposition in the neighborhood that I can see.

Thank you,

Chris Sosnowski, PE

Principal

624 S. Perry Lane, Suite 101, Tempe, Arizona 85281
(480) 894-0399 ~ fax (480) 894-0396
www.aedstructural.com
ATTACHMENT 14

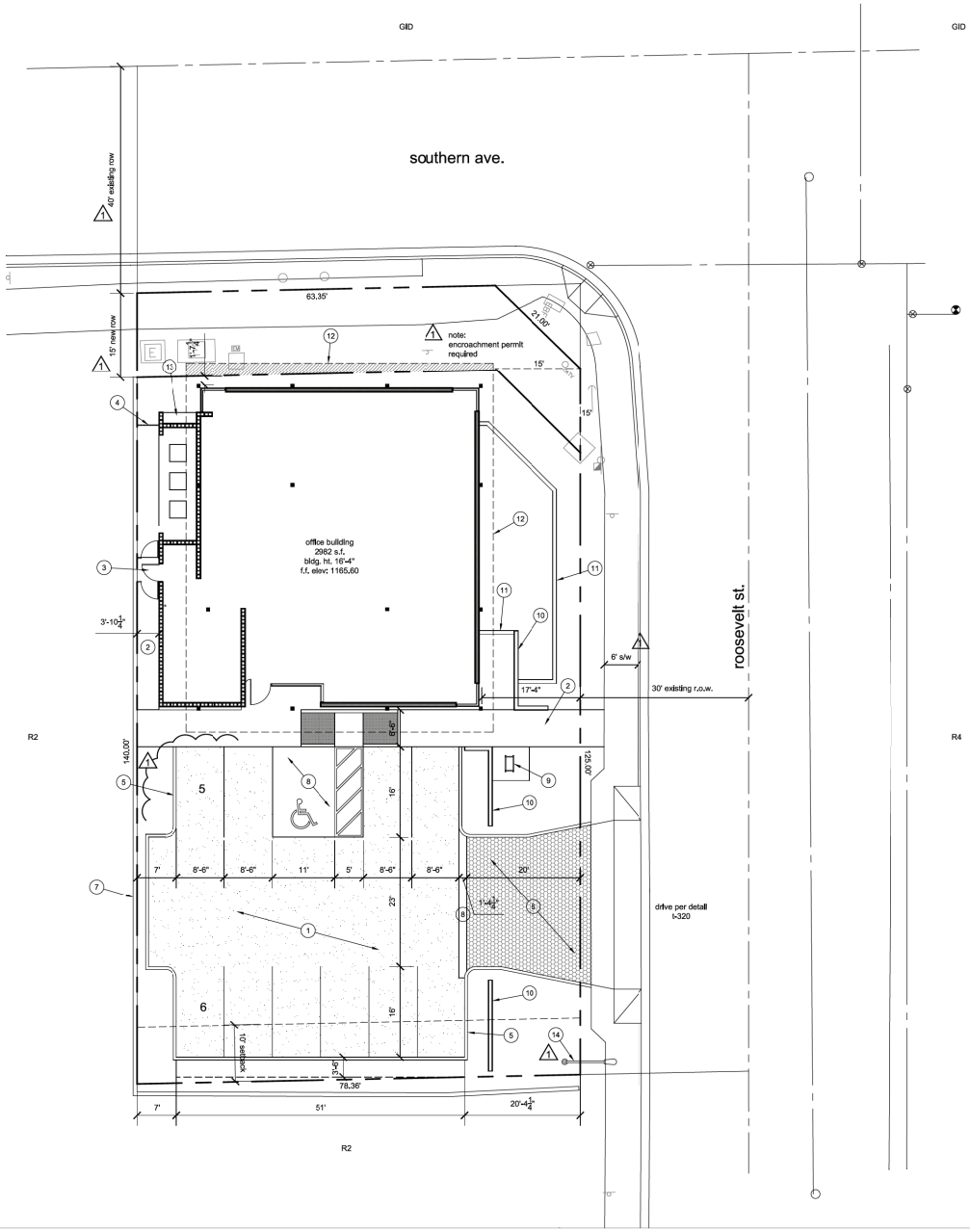
project data

owner: contact: chris sosnowski
(480) 894-0933
site address: 603 w. southern ave.
proposed use: office building

legal description:
assessor no. 123-44-00g
hermosa tract mcr 1/66 pt lot 3 n 130f of e2 e2 e2 n2 ex n 40f & also ex beg at pt on e ln sd lot a dis of 40f s of ne cor th w 15f sely to inter sec wi e ln lot 3 sd intersec being 15f s of pob th n alg e ln 15f to pob

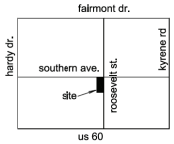
general plan 2030
projected land use: residential
proposed land use: commercial
projected residential density: up to 15 du/ac
proposed density: 20 du/ac
gross site area: 10,860 s.f.
net site area: 9,686 s.f.
zoning: R1-6 proposed zoning: CSS
building area: 2,982 s.f.
occupant type:
building: b
occupant load: 2982/100= 30
construction type: v-b w/ automatic sprinkler system.
max building height: 35'-0"
proposed building height: 16'-4" (one story)
building lot coverage:
max: 50% actua: 31%
building setback:
front required: 0' provided: 1'-7 1/4"
side required: 0' provided: 3'-10 1/4"
street required: 0' provided: 11'-11"
rear required: 10' provided: 65'-2"
parking setback:
street required: 20' provided: 20'
parking required: 2982/300= 10
parking provided: 11 stalls
on site landscape:
required: 15% provided: 34%
bicycle parking provided: 2 bikes

ATTACHMENT 15



key notes:

1. stabilized d.g.
2. exposed aggergate conc. sidewalk -see civil
3. gated refuse area
4. site fence
5. exposed aggergate conc. curb- see civil
6. conc. pavers
7. existing site wall
8. conc. paving on grade- see civil
9. bike rack
10. 3' high cmu screen wall
11. retention wal-see civil
12. roof above
13. ses cabinet
14. pole light per detail t-651



VICINITY MAP:

NTS

architecture
BALDINGER STUDIO
1024 east carmine lane • tempe, arizona 85284

aed structural
603 west southern avenue
tempe, arizona 85282

REGISTERED ARCHITECT
14878
LAN L. BALDINGER
Expires 31-12-2009
ARIZONA, U.S.A.
Exp Date 09/12/2011

PROJECT NUMEER: 08-012
DATE: 08.13.2008

1 city comments 10.07.2008

siteplan

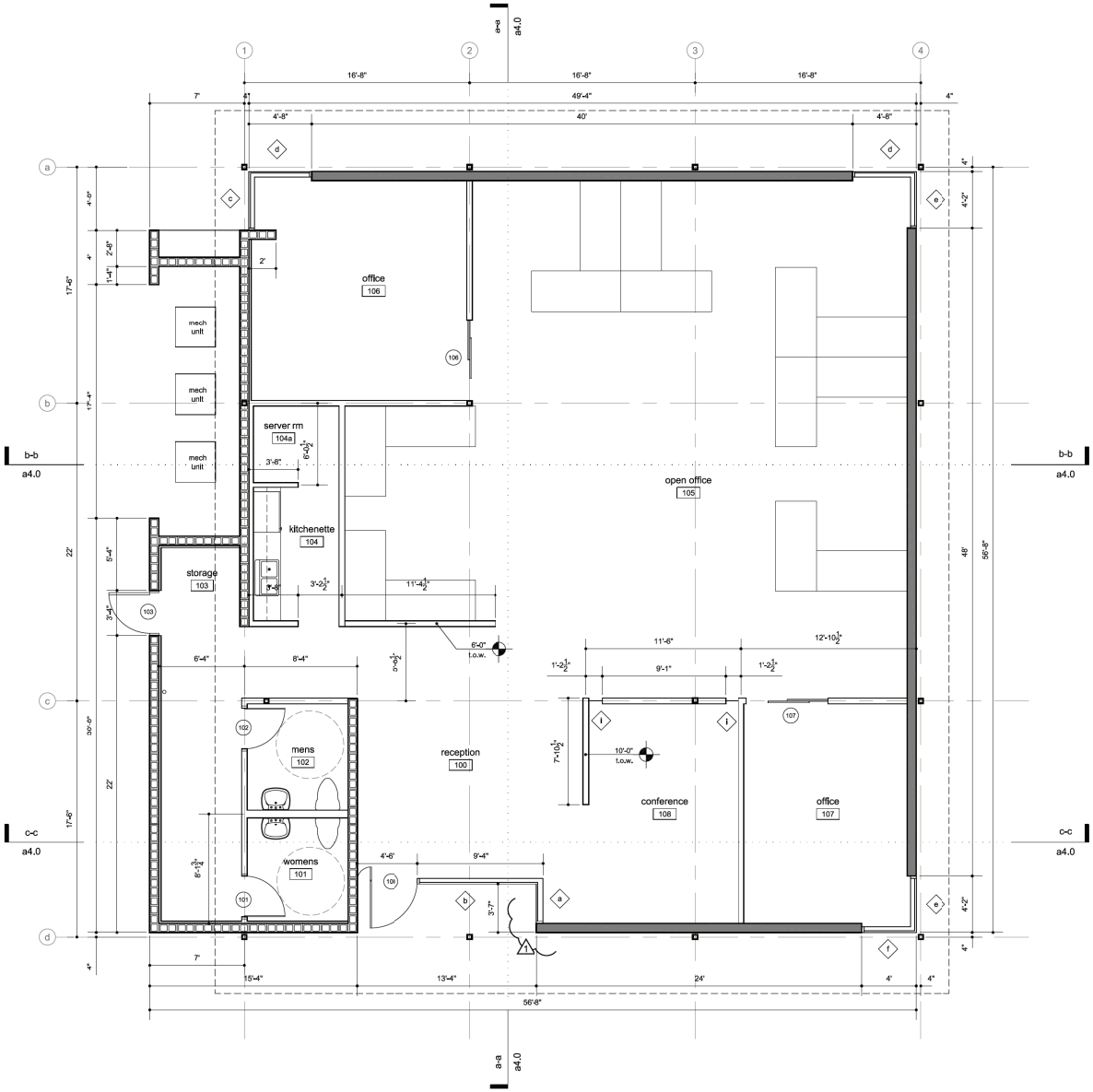
a1.0

siteplan

0' 10' 20' 30'

1" = 10'-0"

ATTACHMENT 16



wall types

- 8x8x16 cmu
- 8x8x16 cmu w/ 2x framing w/ rigid insulation
- steel studs 36ż s125-43 @ 16" o.c. w/ ⅝" gyp. bd. level 5 smooth finished w/ attenuation batt typ. w/ r-13 batt insulition @ exterior wall
- steel studs 60ż s162-43 @ 16" o.c. w/ r-19 batt insulation w/ ½" plywood sheating w/ tyvek commercial wrap w/ trespa meteon exterior nw08/st italian walnut w/ exposed fasteners on ⅞" hat channel

architecture

BALDINGER STUDIO

1214 east carmine lane • tempe, arizona 85284

aed structural
603 west southern avenue
tempe, arizona 85282

REGISTERED ARCHITECT
CERTIFICATE NO.
14978
ILAN L. BALDINGER
DATE SIGNED 08-13-08
ARIZONA U.S.A.
EXPIRES 06/30/2011

PROJECT NUMEER:	08-012
DATE:	08.13.2008

1 city comments 10.07.2008

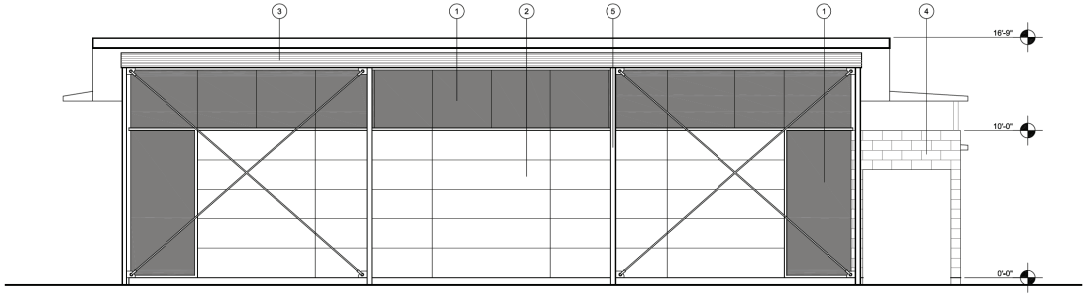
floorplan

a2.0

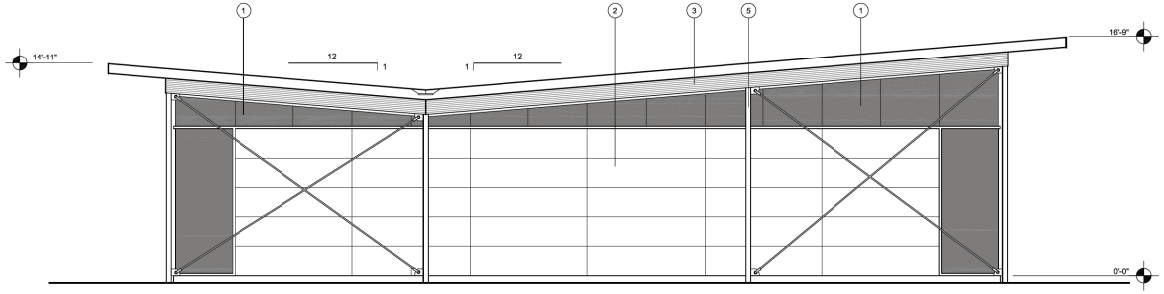
floorplan

1/4" = 1'-0"

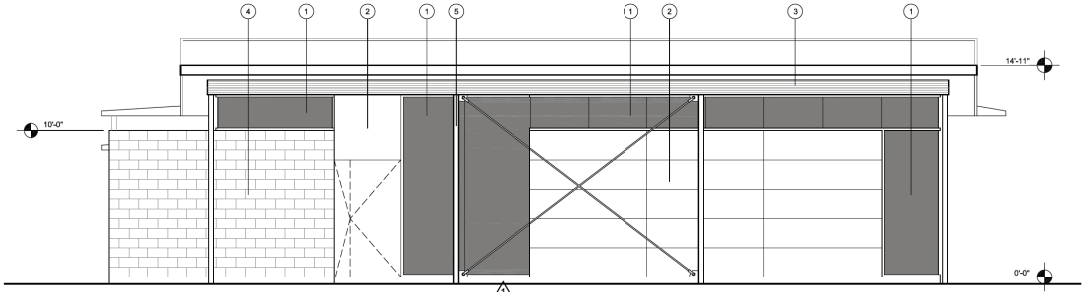
ATTACHMENT 17



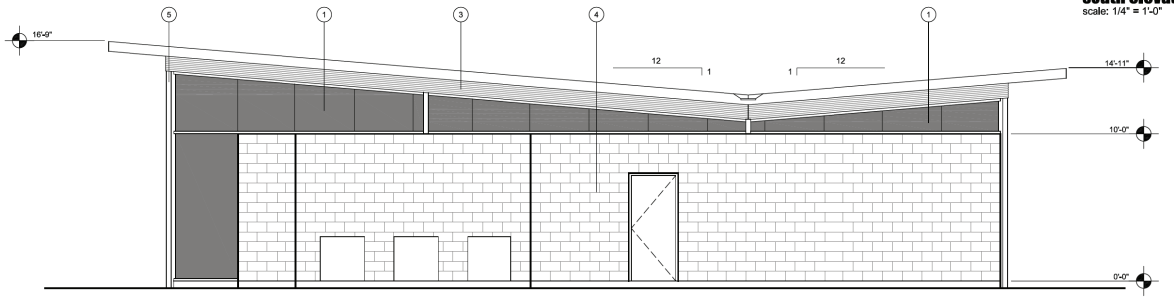
north elevation
scale: 1/4" = 1'-0"



east elevation
scale: 1/4" = 1'-0"



south elevation
scale: 1/4" = 1'-0"



west elevation
scale: 1/4" = 1'-0"

keynotes:
1. ppg vistacool azuria low-e insul. glass
2. trespa "italian walnut" wall cladding
3. glue laminated beam
4. 8x8x16 trenwyth trend stone cmu
5. painted steel "silver mist" flat 2650 by precision coating inc.

architecture
BALDINGER STUDIO
1124 east caroline lane • tempe, arizona 85284
p 480.966.4.BALD f 480.966.4.2253 e info@baldingerstudio.com

aed structural
603 west southern avenue
tempe, arizona 85282

REGISTERED ARCHITECT
CERTIFICATE HOLDER
14878
ILAN L.
BALDINGER
Signed 11-10-2008
ARIZONA, U.S.A.
Expires 09/01/2011

PROJECT NUMBER:	08-012
DATE:	08.13.2008

1 city comments 10.07.2008

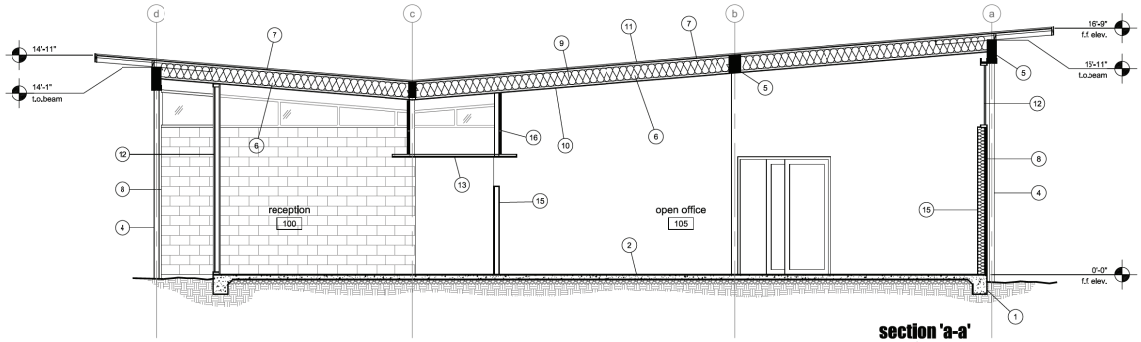
elevations

a3.0

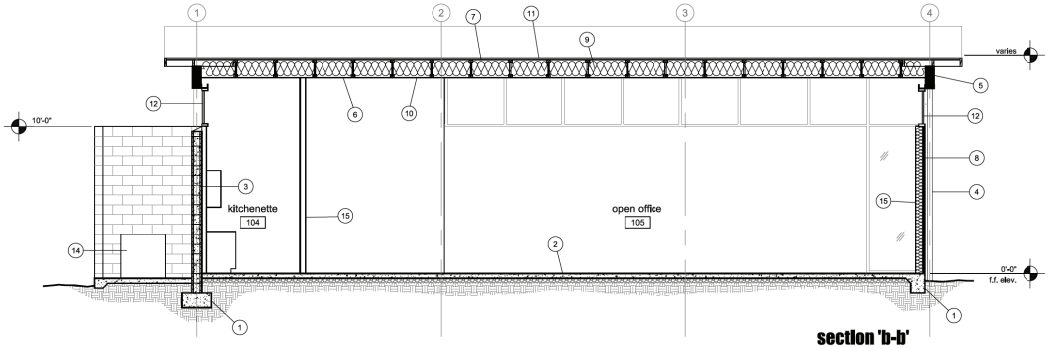
elevations

1/4" = 1'-0"

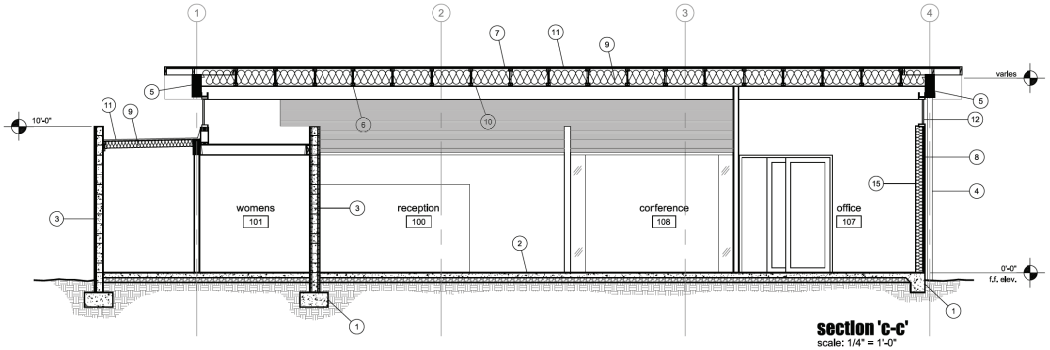
ATTACHMENT 18



section 'a-a'
scale: 1/4" = 1'-0"



section 'b-b'
scale: 1/4" = 1'-0"



section 'c-c'
scale: 1/4" = 1'-0"

key notes:

1. conc. footing
2. conc. slab on grade
3. cmu wall
4. painted steel column
5. glue laminated beam
6. ø
7. plywood sheeting
8. trespa wall panels on plywood sheeting on steel studs w/ r-19 batt insulation
9. r-38 batt insulation
10. perf. hardboard
11. roof membrane
12. alum / glass curtain wall
13. suspended ceiling
14. hvac unit
15. gyp bd
16. decorative wood screen

architecture
BALDINGER STUDIO
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aed structural
603 west southern avenue
tempe, arizona 85282

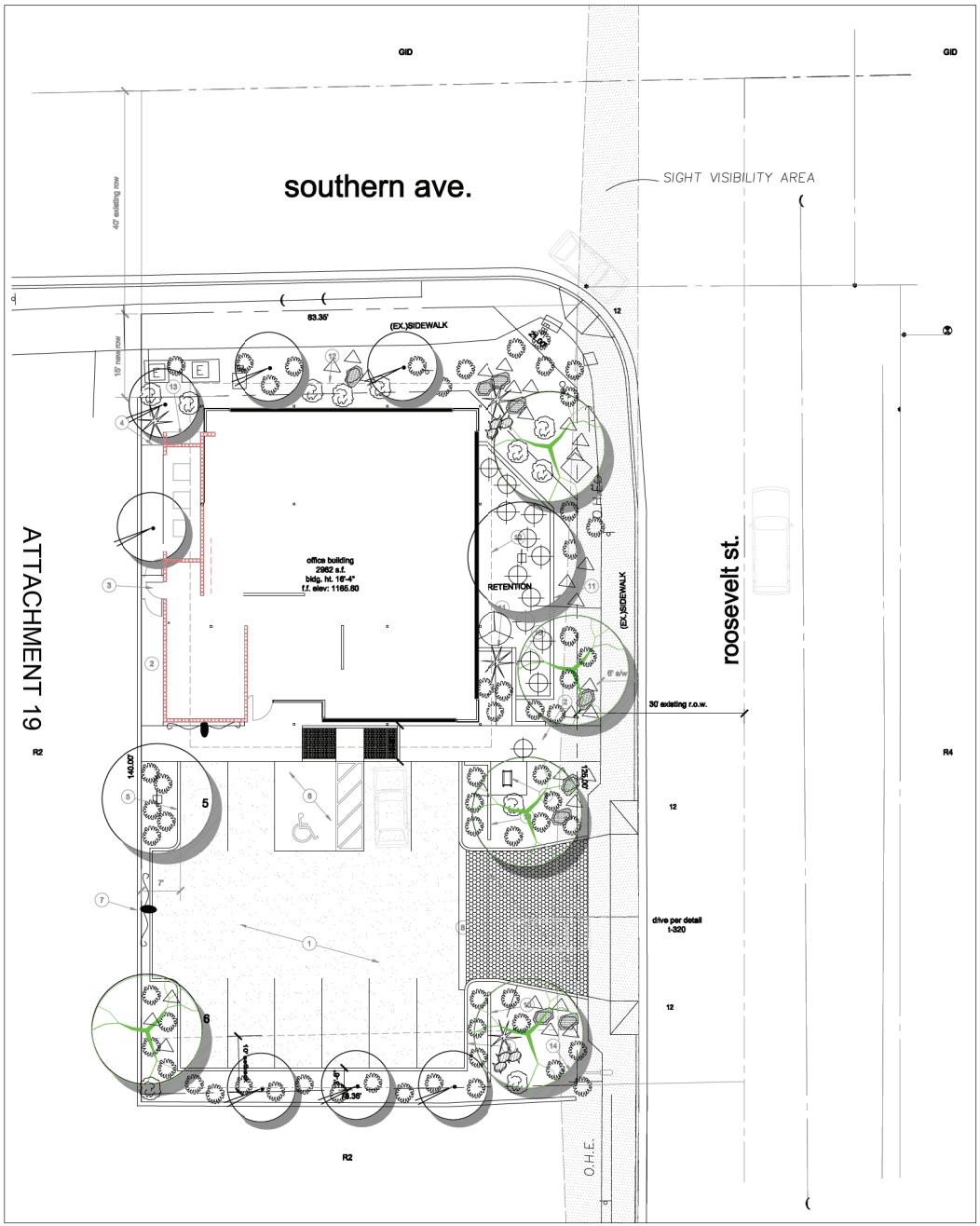
PROJECT NUMEER:	08-012
DATE:	08.13.2008

building sections

a4.0

building sections

1/4" = 1'-0"



key notes:

1. stabilized d.g.
2. exposed aggergate conc. sidewalk -see civil
3. gated refuse area
4. site fence
5. exposed aggergate conc. curb- see civil
6. conc. pavers
7. existing site wall
8. conc. paving on grade- see civil
9. bike rack
10. 3' high cmu screen wall
11. 12" high retention wall-see civil
12. Sight Distance Lines

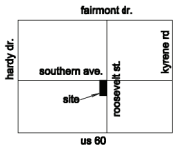
NOTE: LANDSCAPE HEIGHT REQUIREMENTS: (SHRUBS)2'Max.Height within 6' of pedestrian walk/parking
(SHRUBS)3'Max.Height within 12' of pedestrian walk/parking

LANDSCAPE REQUIREMENTS
STREET TREE: (1)TREE,(3)SHRUBS PER 30 L.F.(1 1/2"Cal. Minimum)
INTERIOR: (2)TREES,(3)SHRUBS PER 3 PKG SPACES

PLANT PALETTE

Sym.	Botanical/Common Name	Qnt.	Size	Remark
	Parkinsonia/hybrid Palo Verde	5	2"Cal.	Dbl.Stake
	Chilopsis linearis/ desert willow	2	1.5"Cal.	Dbl. stake
	Acacia willardiana/palo blance	7	1.5"Cal	Dbl. Stake
	Hesperaloe funigera/ giant hesperaloe	4	5g.	large accent cactus
	Opuntia 'ficus-indica'/giant pricklypear	2	5g.	large cactus
	Dodonea viscosa/hopseed bush	1	5g.	large shrub
	Leucophyllum zygophyllum/blue ranger Santolina virens/green santolina Ruellia brit. 'Katie'/dwarf pink ruellia	11	5g. (3')	Max.Ht. shrub
	Mulenbergia cap.'Regal Mist'/tm/deer grass	14	5g.(3')	Max.Ht.accent
	Agave shadigera 'Durango Delight'tm/agave Hymenoxis aculeata/angelita daisy	27	5g. (2')	Max.Ht. cactus/accent
	Euphorbia rigens/blue euphorbic Ambrosia deltoidia/triangleaf bursage Stipa tenuissima/ mexican feather grass Dalea greggii/ trailing dalea	58	5g. (2')	Max.Ht. shrub
	Harbenberghia / lilac vine	2	5g.	trellis vine
	24-36"Diam. Granite Boulder('surface selec.'			

Decomposed Granite: (1/2" 'screened')color-'Rebel Red' or approved equ. to 2" Min. depth



VICINITY MAP: NTS

KILLIP LAND PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING
15049 N. Hayden Road Drive
Phoenix, AZ 85022
(602) 955-3681
Fax: (602) 955-3644

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
27436
THOMAS J.
KILLIP
6.5.08
ARIZONA, U.S.A.

Expires: 9.30.11

△1 10.6.08

BALDINGER STUDIO

aed structural
603 west southern avenue
tempe, arizona 85282

PROJECT NUMBER:	08-012
DATE:	06.18.2008

ConceptualLandscapePlan

CLP1.0

Conceptual Landscape Plan

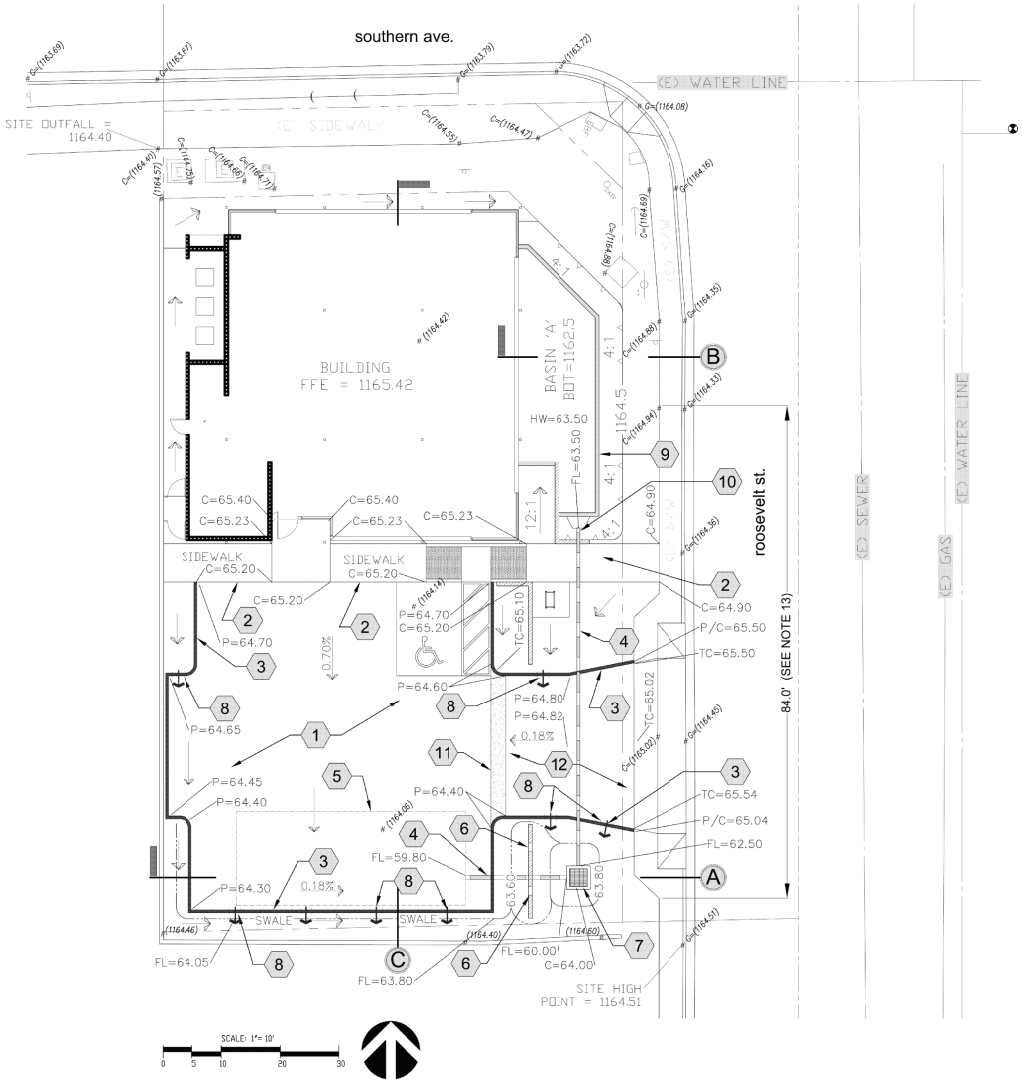
1' 10' 20' 30'

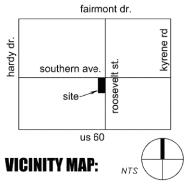
1" = 10'-0"

GRADING & DRAINAGE PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH. RANGE 4 EAST, OF THE G. & S. R. B. & M. MARICOPA COUNTY, ARIZONA

ATTACHMENT 20





project data

owner: contact: chris sosnowski
(480) 894-0933
site address: 609 w. southern ave.
proposed use: office building

legal description:
assessor no. 123-44-005g
hermosa tract mcr 1/66 pt lot 3 n 180f of e2 e2 e2 n2 ex n 40f & also ex beg at pt on e ln sd lot a dis of 40f s of ne cor th w 15f sely to inter sec wi e ln lot 3 sd intersec being 15f s of pob th n alg e ln 15f to pob

EQUATION

VOL= C x D/12 x A

RAINFALL TABLE 1

RUNOFF COEFFICIENT	0.95
RAINFALL DEPTH (D) IN INCHES	2.4
DRAINAGE AREA IN SQUARE FEET	9,600
RETENTION REQUIRED (CUBIC FEET)	1,613
RETENTION PROVIDED (CUBIC FEET)	1,626

NOTE:
RAINFALL DEPTH 2.4" FOR 100-YEAR, 1-HR EVENT PER C.O.T. ENGINEERING DESIGN CRITERION MANUAL.

GRADING & DRAINAGE CONSTRUCTION NOTES

1. D.G. PARKING LOT
2. CONSTRUCT SIDEWALK PER DTL. D2 SHEET GD2
3. CONSTRUCT EXTRUDED CURB PER DTL. D1 SHEET GD2
4. INSTALL 12" HDPE STORM DRAIN PIPE FLOW LINE AND SLOPE PER PLAN
5. INSTALL SC-740 STORMTECH CHAMBERS PER DETAIL 1 SHEET GD3 INSTALL STORM WATER TREATMENT PER ISOLATOR DETAIL 4 SHEET GD3
6. DRAIN BLOCKS
7. INSTALL TYPE G INLET PER MAG STD. DTL NO. 537 GRATE AND FLOW LINE ELEVATIONS PER PLAN.
8. CONSTRUCT CURB OPENING PER DETAIL D3 SHEET GD2
9. BASIN CMJ RETAINING WALL T.O.W AT 1163.5
10. DRAIN PIPE AT BASIN SEE DTL D4 SHT GD2
11. CONCRETE AT GRADE
12. PAVERS
13. SAW CUT AND REMOVE EXISTING SIDEWALK AND APRON. EXISTING CURB TO REMAIN EXCEPT AT NEW ENTRANCE INSTALL NEW SIDEWALK AND APRON AS SHOWN

DRAINAGE CALCULATIONS

RATIONAL METHOD PER MCFD HYDROLOGY DESIGN MANUAL.

RETENTION CALCULATIONS PER MARICOPA COUNTY HYDROLOGY MANUAL: RATIONAL METHOD.

OVERALL SITE AREA = 9,600 SF

IMPERVIOUS
IMPERVIOUS C VALUE = 0.95
BUILDING = 3125 SF
SIDEWALK = 608.82 SF
SITE WALLS = 36.45 SF
CURB = 95.17
CONCRETE = 356.97
PAVER APRON = 497 SF
TOTAL IMPERVIOUS = 4719 SF
CA=(0.95)(4719) = 4,483 S.F.

LANDSCAPE
C VALUE = 0.70
AREA = 2174
CA=(0.70)(2174) = 1,522 S.F.

D.G. PARKING LOT
C VALUE = 0.70
AREA = 2937 SF
CA=(0.70)(2937) = 2,056 S.F.

COMPOSITE C VALUE
C=(4,483+1,522+2,056)/9,600 = 0.84

RETENTION PROVIDED:
BASIN 'A'
TOP AT 1163.5 = 463 SF
BOTTOM AT 1162.5 = 463 SF
TOTAL BASIN 'A' = 463 CF

UNDER GROUND STORAGE TANK = 1150 CF

TOTAL RETENTION PROVIDED 1613 CF

ISE Incorporated
Structural & Civil Engineers
3470 W. Jasper Drive
Chandler, Arizona 85226
PHONE: 602-403-8614 FAX: 623-321-1283

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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 35047 GLEN L. HUNT III 8/11/08 ARIZONA U.S.A.

EXP. 6/30/09

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PRELIMINARY UNLESS SIGNED

AED STRUCTURAL

GRADING & DRAINAGE PLAN

BLUE CHEETAH Design, INC. 623.229.3858
1080 E. PECOS ROAD Ste 18 PMB 104
CHANDLER / ARIZONA / 85225-2426
www.bluecheetahdesign.com

PROGRESS LOG

0	08/08/08	PRELIM - LAYOUT 3	MG
0	08/26/08	PRELIM - LAYOUT 2	MG
0	08/14/08	PRELIM	MG

ISE JOB NO. 2114

AED STRUCTURAL

609 W. SOUTHERN AVE
TEMPE, ARIZONA

SHEET NUMBER: GD1

PROGRESS: 0

DATE: 08 AUG 2008

8/11/08 G:\D-DWG\ISE-INC at RAPTOR\2008 Projects\Civil\Beidinger Studios\AED Structural\ GD1A.dwg