

Staff Summary Report



Development Review Commission Date: 08/23/11

Agenda Item Number: ___

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Development Plan Review for JONES STUDIO, located at 205 S. Wilson Street.

DOCUMENT NAME: DRCr_JonesStudio_072611 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for **JONES STUDIO (PL110207)** (Melissa Farling, Jones Studio, Applicant; Edward Jones, Jones Studio Inc., property owner) consisting of a one-story office building, with approximately 6,354 s.f., on .36 net acres, located at 205 S. Wilson Street in the GID, General Industrial District. The request includes the following:

PAD11005 – Planned Area Development Overlay to reduce the required front yard setback from 25'-0" to 6'-0" and a reduced side yard setback from 6' to 0' along the south side and to reduce the required parking from 21 to 16.

DPR11108 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) 

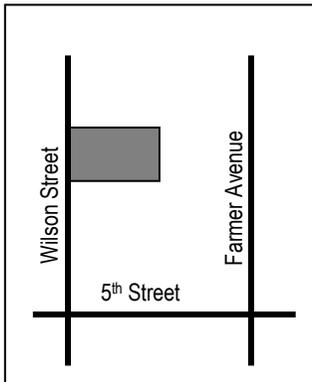
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	.36 acres
Total Building area	6,354 s.f.
Lot Coverage	35.6 % (NS in GID)
Building Height	18'6" ft (35 ft maximum allowed)
Building Setbacks	6' front, 0' side, 0' rear (25', 6', 0' min.)
Landscape area	62.7% (10% minimum required)
Vehicle Parking	16 spaces (21 min. required, 26 max allowed)
Bicycle Parking	6 spaces (4 minimum required)

A neighborhood meeting was held on Tuesday May 3, 2011 with this application.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Ordinance No. 2011.29
2. Waiver of Rights and Remedies form
3. Location Map
4. Aerial Photo
- 5-6. PAD Letter of Explanation
- 7-8. Development Plan Review Letter of Explanation
- 9-13. Neighborhood Meeting Summary
- 14-15. PAD Cover Sheet and Project Data
16. Site plan
- 17-18. Floor plans
- 19-20. Building Elevations
21. Building Sections
22. Landscape Plan
23. Preliminary Grading & Drainage Plan
- 24-27. Color Renderings
- 28-29. Site Photos of Surrounding Area

COMMENTS:

This site is located north of Fifth Street, south of First Street, on the east side of Wilson Street. There is multifamily residential to the west, general industrial to the north and east, and condominiums to the south, creating a very diverse mix of land uses including power substation, theater set design and construction studios, architectural offices, apartments, condominiums and single family residences all within 1/2 mile of the Tempe Town Lake to the north, and 1/2 mile of Downtown Tempe to the east.

This request includes the following:

1. Planned Area Development
2. Development Plan Review which includes: a one-story commercial office building with a mezzanine within 6,354 s.f. of building area on .32 net acres.

The applicant is requesting the Development Review Commission take action on the items listed above, and provide recommendations to City Council for the Planned Area Development.

PUBLIC INPUT

- Neighborhood meeting was required
- Neighborhood meeting held: May 3, 2011 from 6:00 p.m. to 7:00 p.m. at 464 S. Farmer Avenue, Suite 101, the offices of Architekton, two properties south of the site.
- See attached summary of meeting provided by the applicant, (attachment 9).
- Community Development staff attended the meeting, along with representatives of Jones Studio, Architekton and interested residents from the adjacent condominium development.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The property is a transitional property between land uses, zoning districts, building massing and design. The APS electrical substation to the north has high walls at the property line for security, and landscape along the right of way perimeter, with a landscape strip separating the sidewalk from the street edge on Wilson. The vacant lot to the north is zoned GID. The property to the east is zoned GID, the property to the south is zoned R1-PAD, with residences facing Wilson with a reduced front yard setback. Between the condominiums to the south and the project site, is a 5' landscape strip adjacent to the driveway and an 8' property wall. The applicant is in negotiations with the condominium community to allow use of the landscape strip to serve as the landscape buffer between the projects. The reason for this is to alleviate the typical design created by zoning standards, a 5' landscape strip and 8' wall, followed by another 6' landscape strip and a building wall, creating strips of land that collects weeds and garbage and can't be easily used.

The requested Planned Area Development is designed to create a similar street front setback to the R1-PAD to the south, with the building brought closer to the street front and incorporate the landscape planting strip of the APS electrical substation to the north, to maximize shade on the sidewalk and provide a unique development interface with the street. The proposed project intends to maximize sustainable principals by eliminating excessive pavement, increasing landscape within the parking area, harvesting rainwater, use of solar photovoltaic panels, and shaded walkways and work areas.

	General Industrial	Proposed PAD
Building Height	35 feet	35 feet (no change to standard, actual height 18 feet)
Maximum Lot Coverage	No Standard	35.6% (6,354 s.f. building area including mezzanine)
Minimum Landscape Area	10%	62.7%
Front Yard Setback on Wilson	25 feet	6 feet
Side Yard Setbacks	0 feet	0 feet
Rear Yard Setback	0 feet	0 feet
Landscape buffer Section 4-706D	6 feet	0 feet – request to use adjacent property landscape Area to comply with requirements 1-5 per section D.
Parking	21	16

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed architectural office is an allowed use per Part 3 of the Zoning and Development Code.
2. The development standards listed above, as established as part of the PAD Overlay District, will be conformed to for development of this site.
3. The conditions of approval ensure conformance with the provisions of the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is relatively narrow industrial property dimensioned at 104 feet wide and 152 feet deep, fronting west onto Wilson Drive. The building location matches the narrow form of the site, maximizing utility of the property by pushing the building to the southern-most property edge and using the adjacent property landscape strip as the buffer between uses GID and R1-PAD uses. The applicant has requested to use the same sidewalk placement as the electrical substation property to the north, placing trees along the street edge for shade on the sidewalk. The sidewalk is then located on private property, with an easement to be recorded for public access. The parking area has reduced parking, with parallel spaces along the north side of the site and perpendicular spaces closest to the building. The parallel spaces provided room for required parking lot lighting and more trees than required. The parking lot is stabilized decomposed granite, to allow rainwater percolation and minimize heat gain. The site minimizes conflicts between pedestrians by providing a direct connection from the public sidewalk to the building. The proposed design incorporates sustainable principles to achieve a LEED and Living Building certification.

Building Elevations

The street front has a structural mass 38' wide formed by an 8' perforated cmu wall. Behind this is a conference room with glass walls, providing visual transparency and depth within the building structure. The building is one story with a mezzanine floor; the building height is 18'6" and has photovoltaic panels above this height. The narrow building mass facing the street and the building height are in context with the scale of older residential buildings within the area. The proximity of the building mass to the street edge is in context with newer mixed use and multi-family developments within the area. The building design blends massing from older architecture with location and materials of newer architecture, providing a unique transitional solution. The building is hidden behind a perforated masonry screen wall to the north, allowing broken natural light and views between the offices and parking area. An employee break area uses the garden between this wall and the north side of the building. The conference room is an oval connected to the building box by a short angled hallway. The room has glass walls that are shaded by metal fin mullions and a perforated masonry screen wall between the conference room and the public sidewalk. The area surrounding the conference room is heavily landscaped. The building elevations are designed to minimize southern sun exposure and maximize northern light into the studio offices. Colored glass and colored fiberglass fins play with sunlight during the day and are backlit at night from inside, to add visual interest to the southern elevation. The wall becomes a multi-material mosaic facing residents to the south.

Landscape Plan

The building is surrounded on three sides by a combination of native and non-invasive imported plants used in a garden-like environment to provide shade and visual interest. The plants and building materials are integrated to create a living building, emerging from the landscape. Street trees are Palo Verde (conditioned to be thornless variety), providing a dappled shade year round and colorful flowers in the spring. The parking area has the look of a natural Mesquite Bosque, similar to what is found in the Rio Salado area to the north. Parking lot trees are native Mesquite, which do have thorns but will be trimmed up above a 9' canopy. The property owner wishes to harvest the native seed pods to produce Mesquite flour. The trees will have metal tree supports to train the tree growth upwards, and provide lighting under the trees for the parking area that will not conflict with the tree canopy. Other tree species include the Chaste Tree and Mexican Bird of Paradise, smaller patio trees that provide seasonal color and textural variety. Bottle trees are proposed next to the courtyard for a shady oasis. Shrubs and accents are clustered in masses to create a lush appearance of vegetation using xeriscape plants. The south landscape buffer is off site, on the adjacent property, and will require a separate Development Plan Review for approval of this design. Staff has received this application and will administratively handle the request subject to the Commission review of this project. The southern plant buffer includes several 24" box Mexican Bird of Paradise, a yellow flowering 12—15' tall tree that works well in smaller spaces. This will allow the upper clerestory windows and yellow fiberglass fins of the building to remain exposed to sunlight, while shading the majority of the building. Plants underneath the trees are a combination of flowering shrubs and groundcover that provide seasonal variation to color and texture of the plant palette.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; the applicant is proposing to align the building with the residences to the south of the site, to create a consistent visual corridor, while matching the street front landscape strip of the property to the north that allows maximum shade on the sidewalk. The combination provides both contextual consistency and visual variety to the streetscape.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; The applicant is proposing to reduce the amount of hard surface through use of stabilized decomposed granite in lieu of asphalt parking area, the building is shaded by perforated block screen walls that allow air circulation, photovoltaic panels and heavy landscape materials. When landscape matures, the site may be 75% shaded.
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the applicant is proposing to build this as his permanent owner occupied architectural studio, using high quality long lasting materials in their natural finish. The design is proposed for certification as a LEED building and a Living Building.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The property zoning would allow 35' building height, and the residences to the south are taller, this project would have one building 18'6" tall, with the narrow end facing the street, reducing the massing along the street front, and more in scale to existing single family residence front elevations in the area. The height and scale is in context with the surrounding environment.
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 building has a unique oval shaped glass walled conference room on the front elevation, surrounded by a staggered block wall with penetrations that allow views in and out. The building has a strong parapet feature with clerestory windows with gold fiberglass fins that capture the sunlight. The base of the building is patterned concrete masonry units with a sand blasted finish to reveal the stone mix. Windows with colored glass break up the south massing in a random pattern that creates a sense of movement and interest.
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The proposed design provides four-sided architecture with varied use of materials, colors, sizes and shapes. A masonry clad rainwater harvesting tank and steel mounted photovoltaic panels tie in to the industrial uses within the area, while providing architectural interest at street level and above. Fenestration is used carefully to protect privacy, allow views where appropriate, and provide maximum sunlight and shade where needed.
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; Bike racks are located near the main entrance, the parking lot is designed to look and function more like a park, with trees planted between vehicle spaces, the site may be accessible to employees from the adjacent lot to the east, through an access agreement with the adjacent property owner, this opens the site to more transit opportunities, with light rail and bus transit available within ½ mile of the property.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the proposed use and design will not create significant increases to traffic within the area, the studio has 13 employees.
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*; The landscape is a predominant feature of this design, a combination of native and non-native low-water use plants are used to provide color and texture. Most of the landscape is screened from view from the parking lot and street front. The screen walls are staggered block to allow air circulation and plant growth to penetrate and climb the wall, so that over time, the building and landscape merge into one form.

11. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects. The parking lot is lit with custom light fixtures underneath the Mesquite Bosque canopy, illuminating the pedestrian area and shielding the light from the night sky. Entryways are lit per code requirements and interior lighting will provide ambient backlighting of the colored glass windows on the south elevation at night. The applicant has designed the site to minimize lighting impacts to adjacent property owners, provide security, conserve energy and prevent glare.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

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

General

1. A building permit shall be obtained on or before September 22, 2013 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 shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of 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 this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than October 24, 2011, or the PAD approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.
4. The Planned Area Development for JONES STUDIO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

DPR CONDITIONS OF APPROVAL

Site Plan

5. Provide 6'-0" wide public sidewalk along Wilson Street, or as required by Traffic Engineering Design Criteria and Standard Details.
6. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
7. If gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
8. Provide concrete paving from the back of the driveway and accessible sidewalk, to the right of way line. Provide unit paving from the property line east to 20'-0" on site.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

11. The materials and colors are approved as presented:
 - Roof – flat with parapet
 - Primary Building - Superlite sandblasted concrete masonry unit
 - Galvalume perforated metal and metal siding
 - Windows – insulated glazing
 - Arctia aluminum frame
 - Window accents - colored glass – variety of colors

Building accents - fiberglass - gold

Building accents and PV frame structure – oxidized metal

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.

12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Minimize visible, external features, such as overflows, and where needed design these to enhance the building architecture.
14. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
15. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard, concealed from public view.
16. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

17. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

18. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
19. Trees within the public right of way shall be thornless variety of species listed, no trees with thorns in the right of way.
20. 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.
21. 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.
22. Top dress planting areas with a rock or decomposed granite (dg) application. Provide rock or dg of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or dg application with plastic.

Signage

23. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable code and utility 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.

- 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/planning/documents.htm or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews dated November 10, 2010 and June 15, 2011. 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 Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm. 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/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **SECURITY REQUIREMENTS :**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. 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.
- **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.
- **ENGINEERING:**
 - 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.

- REFUSE:
 - Refuse is roll-off containers at street curb. Enclosure indicated on site plan is exclusively for refuse.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials.

- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - 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 "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. 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.

- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - 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.

- 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.

- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

1938-1948	121 S. Wilson Street property was annexed into the City with an existing residence and zoned Industrial in the 1948 Zoning Map, the property has remained industrial, with the south portion of the site vacant since annexation.
1999-2005	Residence on northern property 121 S. Wilson Street was torn down.
September 16, 2010	City Council approved the Dwyer Plat, a Subdivision Plat for 121 S. Wilson Street, in the GID General Industrial District, consisting of two lots on approximately .9 acres. 205 S. Wilson Street is the south vacant parcel of the site.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
 Section 6-306, Development Plan Review

ORDINANCE NO. 2011.29

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 adding a Planned Area Development Overlay to the existing GID, General Industrial District and designating it as GID (PAD), with a Planned Area Development Overlay on .36 acres.

LEGAL DESCRIPTION

Parcel 124-32-184, Section 16 Township 1N Range 4E, Lot 2 of Treehouse/Jones Studio Subdivision according to Plat of Record in The Office of The County Recorder, Maricopa County, Arizona, Recorded in Book 1066 of Maps, Page 38.

TOTAL AREA IS .36 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # PAD11005** 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 _____, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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 _____ (Owner/s).

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. **PL110207** to the City requesting that the City approve the following:

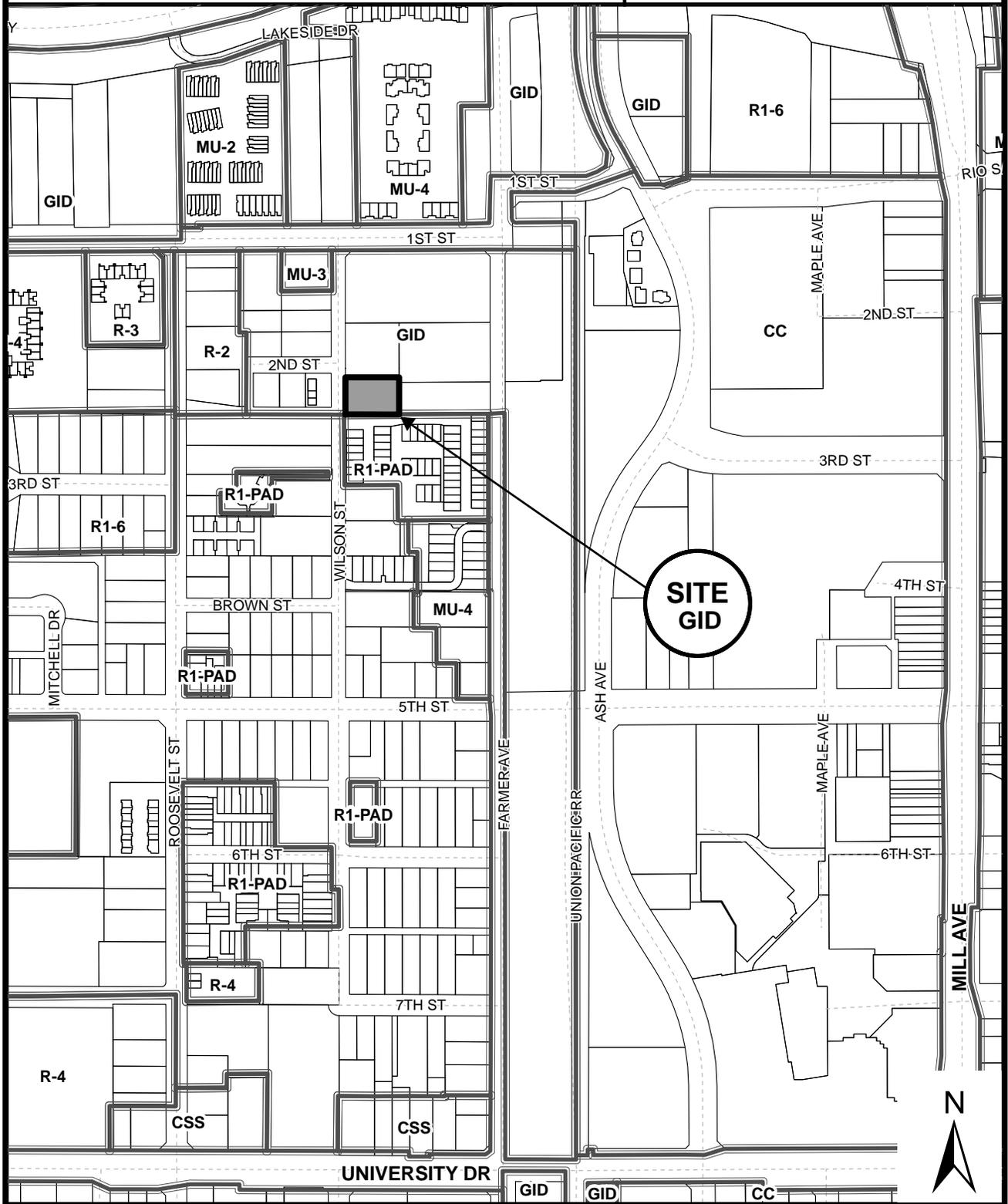
- _____ GENERAL PLAN AMENDMENT
- _____ ZONING MAP AMENDMENT
- PAD OVERLAY
- _____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- _____ USE PERMIT
- _____ VARIANCE
- _____ DEVELOPMENT PLAN REVIEW
- _____ SUBDIVISION PLAT/CONDOMINIUM PLAT
- _____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. : 124-32-184
Section 16 Township 1N Range 4E, Lot 2 of Treehouse/Jones Studio Subdivision according to Plat of Record in The Office of The County Recorder, Maricopa County, Arizona, Recorded in Book 1066 of Maps, Page 38.
205 S. Wilson Street, Tempe AZ 85281
(Legal Description and Address)

JONES STUDIO

PL110207



Location Map



JONES STUDIO (PL110207)



August 2, 2011

Development Plan Review Commission
City of Tempe
31 East Fifth Street
Tempe, AZ 85281

RE: Jones Studio Office – Case Number PL100245

Dear Development Plan Review Members:

Jones Studio is pleased to submit information for the requested Planned Area Development Overlay (PAD) for our new architecture and design office at 205 South Wilson Street, Tempe, AZ 85281.

- A. The requested PAD Overlay is in the General Industrial District (GID) for a 22'-6" tall, 6354 square foot office building within 0.36 acres. This PAD Overlay would modify development standards to reduce the side yard landscape buffer from 6' to 0' along the south property edge to provide a building wall and enhanced landscape area. Although the GID requires a 25' front setback, we are also requesting a 6' front setback with a sidewalk and public utility easement to allow for the public sidewalk on private property. We are currently working with the Engineering Department on this easement, and we have submitted the paperwork and exhibits with this submittal to continue the easement process.

- B. Reducing the front setback for the building to 6' will create a unified street edge with the Millstone condominiums to the south of the property. Eliminating the side yard buffer to the south will not only remove a "no man's land" zone that will be a trash collector/safety hazard – the building wall and adjacent landscaping will provide a more desirable view for the neighbors. Jones Studio has met with the Millstone Home Owner's Association (the property to the south - 305 South Wilson), and offered to maintain the landscape directly south of our proposed building wall. This existing landscape zone is approximately 4'-6" wide. Our building is pushed 1'-6" to the north to create a 6'-0" landscape zone. After the neighborhood meeting, we continued to work with the Millstone property owners, because they felt it a benefit to create a landscape and no-build zone on their property (the 4'-6" strip of land just south of our south property line). This allows for us to replant that piece of land. It will be re-landscaped to complement and enhance both properties. The proposed 10' no build zone allows us more flexibility in the glazed openings that are located in the south wall. These windows greatly enhance the composition and design of the south façade. A letter of intent from Millstone Property Homeowners' Association is pending and will be provided as an attachment. Also, for your information, SRP has an easement in the driveway area that we are requesting a no build zone. Therefore, it may already be an area that cannot be built upon. The proposed landscape design has been submitted separately.



- C. The PAD Overlay would also modify the required 150' maximum length for fire access to an allowable 152' as discussed with City of Tempe Fire Plan Checker Jim Walker on June 30, 2011. This will eliminate the originally proposed cross access agreement with the property owner to the east. It will also allow for more efficient use of space, parking and landscaping on the east side of the property.
- D. The PAD Overlay request modifies the quantity of parking. The design proposes parking for 16 vehicles including a van accessible space. This quantity is a reduction from the typical 21 that would be required per Table 4-603E/Ratios for Off-Street Parking of the *Zoning and Development Code*. Jones Studio plans to keep the total number of employees to no more than 12-13. Also, at least seven of the employees will use alternate methods of transportation: walk, bike, light rail, bus, and carpool – part of the reason for moving to Tempe! The remaining spaces are for visitors. Additional reasons for the requested reduction in parking include proximity to alternate modes of transportation and net occupiable space in the office. The office is within 267 yards of a light rail station; 330 yards of two Orbit stops; and 250 yards of six bus stops. The total gross square footage (gsf) of the office is 6354, however, the occupiable space is actually 3,730 gsf. This is because of the large library storage that we have in the office – on the ground floor and on the mezzanine. We have vast amounts of books, binders, and periodicals to store in the office, and these spaces are for resource purposes – not occupied except to access. Therefore, by using the actual occupied space, the required amount of parking for 3,730 would be 12.5 spaces or 13 spaces.
- E. The PAD Overlay will enhance the traditional zoning regulations by creating a more engaging and pedestrian friendly street edge along Wilson Street and a much more appealing and well-designed face to the Millstone property owners at 305 South Wilson.

Sincerely,
JONES STUDIO, INC.

Melissa Farling, AIA, LEEDap
Jones Studio Office Applicant



August 2, 2011

Development Plan Review Commission
City of Tempe
31 East Fifth Street
Tempe, AZ 85281

RE: Jones Studio Office – Case Number PL100245 Letter of Explanation

Dear Development Plan Review Members:

Jones Studio is pleased to submit the *Letter of Explanation* for Development Plan Review for our new architecture and design office at 205 South Wilson Street, Tempe, AZ 85281.

Founded in 1979, Jones Studio, Inc. practices on the cutting edge of contemporary architecture. Led by brothers Eddie and Neal Jones, Jones Studio is specifically known for its expertise in designing for the Sonoran desert environment. The firm currently employs a staff of twelve professionals and is a single office with no additional branches or affiliates. Jones Studio's architectural practice continuously employs the principles of sustainable construction technology and application.

Having our office in Tempe has long been part of our business plan. The goals of our office are to be exemplified in our new building. In moving to Tempe, our new home will be part of the neighborhood and surrounding community, and we hope to be able to give back to that community – by creating a beautiful infill project that is an example of sustainability in the desert. In addition to pursuing LEED Platinum certification, Jones Studio is working toward achieving a Living Building (www.ilbi.org/lbc). To accomplish this, the office has to show data after one year of occupancy that it is a net zero energy, net zero water project. Therefore, integrated into the design is a photovoltaic (PV) system located above the roof. A rusted steel framing system supports the PV panels and provides shading for the roof and also provide ventilation underneath the panels. Another strategy we are implementing is a water harvesting system which will collect all of the roof runoff. We also hope to create synergistic relationships with our neighbors (i.e. Studio Productions to the east and the adjacent multi-family residences to the south). We are very excited about reducing our combined office commute by 21%! Many of the Jones Studio family live in Tempe or nearby and can take advantage of walking, biking and mass transit.

The concept and goal of the design is to create a high performance building that opens to the north to allow maximum sunlight to enter the studio. The view also opens onto a screened garden area. The palette of materials are high quality, durable and regional materials including concrete, sandblasted concrete masonry units (cmu), galvalume metal siding and perforated metal, rusted steel, glass and fiberglass. The landscape materials are indigenous. The parking is to feel more as a garden than a parking lot. It will be an orchard of mesquite trees that provide 80% shade as well as provide for "urban agriculture" – a requirement of the Living Building Challenge (we will have the mesquite pods milled to make flour). The design accommodates parking for 16 vehicles including a van accessible space. This quantity is a reduction from the typical 21 that would be required per Table 4-603E/Ratios for Off-Street Parking of the *Zoning and Development Code*. Jones Studio plans to keep the total number of employees to no more than 12-13. Also, at least seven of the



employees will use alternate methods of transportation: walk, bike, bus, light rail, carpool – part of the reason for moving to Tempe! The remaining spaces are for visitors. Additional reasons for the requested reduction in parking include proximity to alternate modes of transportation and net occupiable space in the office. The office is within 267 yards of a light rail station; 330 yards of two Orbit stops; and 250 yards of six bus stops. The total gross square footage (gsf) of the office is 6354, however, the occupiable space is actually 3,730 gsf. This is because of the large library storage that we have in the office – on the ground floor and on the mezzanine. We have vast amounts of books, binders, and periodicals to store in the office, and these spaces are for resource purposes – not occupied except to access. Therefore, by using the actual occupied space, the required amount of parking for 3,730 would be 12.5 spaces or 13 spaces.

The placement of the building on the site reinforces and provides variety to Wilson Street through the treatment of the west and south facades. Trees along Wilson will provide shade for the street and the sidewalk. The screen wall around the west glass conference room steps is an 8' high sandblasted screen wall of rotated and undulating cmu to create views/transparency from both sides of the wall. This view is enhanced by a lush garden around the glass conference room.

The south façade will be articulated with strategically composed glazed openings – colored glass compositions will be used in the windows while clear glass with yellow fiberglass perpendicular fins will be utilized for the clerestory. The north façade is glazed and opens onto a patio that is screened with a sandblasted cmu wall similar to the west screen wall. The tank for harvesting water in the northwest corner of the building is faced with cmu and will help create a focal point and landmark for the main entry door.

The design strikes a balance between being open to the street and still allowing for privacy for the occupants. Passive observation of the parking area and the street will occur from the conference room, the main studio space, and the outdoor patio to the north which will be occupied often during the 8-9 months of favorable weather. Access control and a well defined entry further support the Crime Prevention through Environmental Design principles.

Lighting is integrated into the design. The main site and parking lighting is attached to the photovoltaic structure on the roof and is supplemented by additional lighting. This additional parking lighting is attached to custom crafted rebar structures which also aid tree growth.

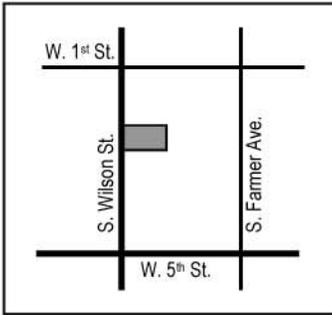
The entire site is accessible per ADA.

Sincerely,
JONES STUDIO, INC.

Melissa Farling, AIA, LEEDap
Jones Studio Office Applicant

NEIGHBORHOOD MEETING

Project Vicinity Map



Site Location

205 S. Wilson Street

Case Name

Jones Studio Office

Dear Community Member:

You are invited to a neighborhood meeting for **Jones Studio:**

Tuesday, May 3, 2011 @ 6:00 p.m. at

The offices of Architekton

464 S. Farmer Ave., Suite 101

Tempe, AZ 85281

Tentative Development Review Commission Hearing Date is:

Tuesday, June 14, 2011 @ 6pm

at 31 E. 5th Street (Tempe Municipal Building, Council Chambers)

The applicant is requesting approval for **Jones Studios 205 S. Wilson Street**, a Planned Area Development Overlay in the General Industrial Zoning District, for an 18' tall, 4850 square foot office building. The requested Planned Area Development Overlay would modify development standards to reduce the front setback from 25' to 6' to conform to existing street front development and reduce the side yard landscape buffer from 6' to 0' along the south property edge to provide a building wall and enhanced landscape area.

For additional info and comments, please contact: Melissa Farling, Project Manager, at 602.264.2941 or melissa@jonesstudioinc.com.



MEETING SUMMARY

JONES STUDIO INC.

4450 North 12th Street, Suite 104 Phoenix, AZ 85014 Phone (602) 264-2941 Fax (602) 264-3440

Meeting

Topic: Jones Studio Office – Neighborhood Meeting

Date: May 03, 2011

Location: Architekton's Office
464 S. Farmer Avenue, Suite 101
Tempe, AZ 85281

Time: 6pm

Attendees: Please refer to the attached Sign-in Sheet.

Item No. Discussion

1. Eddie Jones, AIA of Jones Studio presented the proposed Jones Studio office design to the neighbors. The presentation focused on the office being part of the community, giving back to the community (sustainable design, landscaping), the renderings of the project and the proposed landscaping design.
2. A good discussion with supportive comments continued. Questions and comments from the neighbors follow:
 - a. What height building does zoning allow? 35', but we are at 18'.
 - b. The project looks good – it makes a nice transition to the residential and the landscape is good. It will be a nice delight (when driving) and pleasant.
 - c. The Millstone HOA attendee stated that it looked great. Eddie had offered for Jones Studio to maintain the landscape on the south side of our building in the 6' strip. The HOA appreciated the offer by Jones Studio and would check with the Board.
 - d. Will water harvesting be considered? Yes, we are putting in a tank to collect all the roof rainwater.
 - e. Will there be any pedestrian access through the property? This is not desirable for safety reasons. There will be no east-west access through the property. This question came up due to the fire access through the adjacent property to the east.

END OF MEETING SUMMARY

neighborhood meeting

jones studio office
may 3, 2011 6pm @
architekton's office

name	contact information
GRANT CROISSANT	(602) 448-2026 grantcroissant@yahoo.com 305 S. Wilson St. #112 Tempe AZ 85281
JASON COMER	464 S FARMER #101 JASONCOMER@ARCHITEKTON.COM
DARIN PRICE	deprice@usa.net
John Kane	(480) 229-4236 jfkane@architekton.com
Todd Marshall	tmarshall@marshallcompany.com
DEAN DWYER	DEAN@STUDIOPRODUCTIONSINC.COM
CATHERINE HAYES	CATHYH@HAYESSTUDIO.COM
ERIC VOLLMER	eric.vollmer@gmail.com
Ed Wong	edcaneman@yahoo.com
Diana Kaminski	diana_kaminski@tempe.gov

neighborhood meeting

jones studio office
may 3, 2011 6pm @
architekton's office

name	contact information
Joyce Lew	jlewisconsulting@hotmail.com (live next door) and happy to have you next door! Milestone
Eddie Jones (JSA)	Jones Studio eddie@jonesstudioinc.com
Daniel Childers (JSA)	" daniel@jonesstudioinc.com
Melissa Farling	" melissa@jonesstudioinc.com



MEETING SUMMARY

JONES STUDIO INC.

4450 North 12th Street, Suite 104 Phoenix, AZ 85014 Phone (602) 264-2941 Fax (602) 264-3440

Meeting

Topic: Jones Studio Office – Millstone Home Owner’s Association Meeting

Date: May 10, 2011

Location: North Tempe Multigenerational Facility
1555 North Bridalwealth Street
Tempe, AZ

Time: 6:30pm

Attendees: Please refer to the attached photo (Laura Whitson/Brownstone Property Manager for Millstone HOA; Grant Croissant/Unit 112; Ray Powell/AZ Security Professionals; and President of the HOA – name not confirmed). Daniel Childers/Jones Studio; Melissa Farling/Jones Studio – not in photo.

Item No. Discussion

1. Melissa Farling, AIA of Jones Studio presented the proposed Jones Studio office design to the neighbors. The presentation focused on the office being part of the community, giving back to the community (sustainable design, landscaping), the renderings of the project and the proposed landscaping design. Melissa offered for Jones Studio to maintain the landscape on the south side of our building in the 6’ strip. Grant Croissant had already reported this to the Board and was supportive.
2. The HOA was very supportive of the project. The HOA was only concerned with the property to the north of the Jones Studio property to be fenced off, so there is no vandalism in that area. Also, the HOA and Jones Studio will continue to remain in contact to work on an agreement for Jones Studio to maintain the 6’ strip of landscape south of the Jones Studio property.

END OF MEETING SUMMARY

MEETING SUMMARY

JONES STUDIO INC.

4450 North 12th Street, Suite 104 Phoenix, AZ 85014 Phone (602) 264-2941 Fax (602) 264-3440

Meeting

Topic: Jones Studio Office – Meeting with neighbors

Date: May 23, 2011

Location: 206 South Wilson, #1
Tempe, AZ 85281

Time: 7:00pm

Attendees: Marta and Scott Dent/Neighbors and Property Owners; Patricia Acosta/Neighbor and Property Owner; and Melissa Farling/Jones Studio

Item No. Discussion

1. Melissa Farling, AIA of Jones Studio presented the proposed Jones Studio office design to the neighbors. They had asked if we could show them some images, since they could not make the May 3rd public meeting. The presentation focused on the office being part of the community, giving back to the community (sustainable design, landscaping), the renderings of the project and the proposed landscaping design.
2. The neighbors were very supportive and commented that they know the work of Jones Studio, so they are not worried about the aesthetics.

END OF MEETING SUMMARY

PLANNED AREA DEVELOPMENT OVERLAY FOR JONES STUDIO OFFICE

LOT 2 OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS DAY OF _____ BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED EDWARD M. JONES
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND
WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____

JONES BOYS, L.L.C.
BY: _____ OWNER _____ DATE _____

OWNER / DEVELOPER

JONES BOYS LLC
4450 N. 12TH ST. SUITE 104
PHOENIX, AZ 85014
CONTACT: MELLISSA FARLING
602.264.2941
MELISSA@JONESSTUDIOINC.COM

PROJECT DATA

PLANNED AREA DEVELOPMENT OVERLAY WOULD MODIFY
THE BUILDING SETBACK DEVELOPMENT STANDARDS TO
REDUCE THE FRONT SETBACK FROM 25 TO 6' (SECTION 4-
204 DEVELOPMENT STANDARDS FOR OFFICE / INDUSTRIAL
DISTRICTS - TABLE 4-204 FRONT SETBACK GRID) TO
CONFORM TO EXISTING STREET FRONT DEVELOPMENT AND
REDUCE THE SIDE YARD LANDSCAPE BUFFER FROM 6' TO 0'
(SECTION 4-706 SCREENS, WALLS & ACCESS CONTROL
SUBSECTORS (EPA, LAND USE BUFFER) ALONG THE
SOUTH PROPERTY EDGE. PROVIDE A BUILDING WALL AND
ENHANCED LANDSCAPE AREA.

BUILDING HEIGHT
MAXIMUM ALLOWED: 35'
PROVIDED BUILDING HEIGHT: 22' 6"

BUILDING LOT COVERAGE
MAXIMUM ALLOWED: NS
PROVIDED LOT COVERAGE: 32%

SITE LANDSCAPE COVERAGE
MINIMUM REQUIRED: 10%
PROVIDED LANDSCAPE COVERAGE: 25%

BUILDING SETBACKS
REQUIRED:
FRONT 25'
SIDE 0'
REAR 0'

PROVIDED:
FRONT 6'
SIDE 6'
REAR 0'

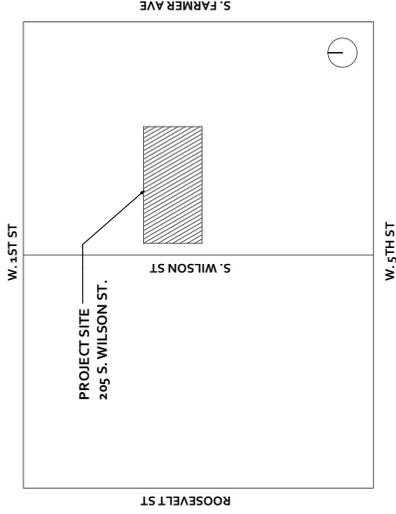
LEGAL DESCRIPTION

LOT 2 OF TREEHOUSE / JONES STUDIO SUBDIVISION
ACCORDING TO PLAT OF RECORD IN THE OFFICE OF
COUNTY RECORDER, MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 1066 OF MAPS, PAGE 38.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY
OF TEMPE ON THIS _____ DAY OF _____, 2011.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD11005

PROJECT DATA CONT.

VEHICULAR PARKING QUANTITY
SPACES REQUIRED: 20 + 1 HANDICAP SPACE
(1/300 sf)(6,354 sf) = 21 TOTAL
SPACED PROVIDED: 15 + 1 HANDICAP SPACE
REFER TO ATTACHED LETTERS OF EXPLANATION

BICYCLE PARKING
SPACES REQUIRED: 4
4 REQUIRED IN BICYCLE COMMUTE AREA
SPACES PROVIDED: 6

DS110560

PAD11005

REC11023

COVER SHEET A0.0

DS110560

PAD11005

REC11023



design development
DATE: 08/01/11
SCALE: AS SHOWN
DRAWN BY: M.F.
CHECKED BY: M.F.
DATE: 08/01/11



PROJECT DATA

TREEHOUSE / JONES STUDIO SUBDIVISION
 LOT 2 OF TREEHOUSE / JONES STUDIO SUBDIVISION ACCORDING TO PLAY OF
 RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY,
 ARIZONA, RECORDED IN BOOK 1066 OF MAPS, PAGE 38.

PROPOSED USE
 COMMERCIAL OFFICE SPACE

PARCEL SIZE
 NET: 15,184 sq. ft.
 GROSS: 15,808 sq. ft.

GENERAL PLAN 2020 PROJECTED LAND USE & PROJECTED DENSITY
 PROJECTED LAND USE: RESIDENTIAL
 PROJECTED DENSITY: MEDIUM TO HIGH DENSITY (up to 25 du/ac)

ZONING EXISTING / PROPOSED: G1D

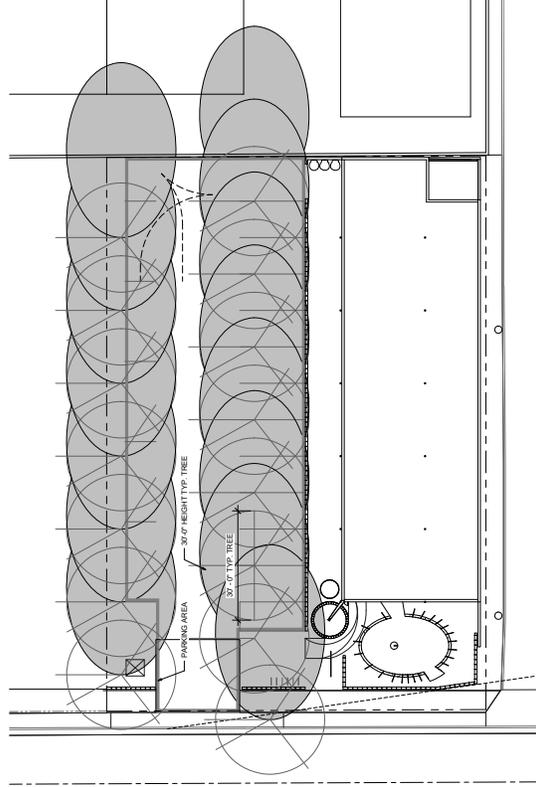
BUILDING INFORMATION
 TO AREA: 6,354 sq. ft.
 FIRST FLOOR: 4,074 sq. ft.
 MEZZANINE: 1,384 sq. ft.
 LOT COVERAGE: 32%
 HEIGHT OF BUILDING: 22'-6"
 NUMBER OF STORIES: 1 + MEZZANINE

TYPE OF CONSTRUCTION
 I1B
 BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.

PARKING INFORMATION
 VEHICULAR REQUIRED (1/300 sq. ft.): 20 SPACES, 1 ACCESSIBLE SPACE
 VEHICULAR PROVIDED: 15 SPACES, 1 ACCESSIBLE SPACE
 REFER TO ATTACHED LETTERS OF EXPLANATION

BICYCLE REQUIRED (2 minimum): 4 SPACES
 BICYCLE PROVIDED: 6 SPACES

LANDSCAPE INFORMATION
 REQUIRED AREA OF COVERAGE: 10%
 PROVIDED AREA OF COVERAGE: 25%



⊕ SHADOW STUDY, SUMMER SOLSTICE, 15:00
1/8" = 1'-0"

PROJECT DATA A0.1

design development
 08.01.11
 00.00.00

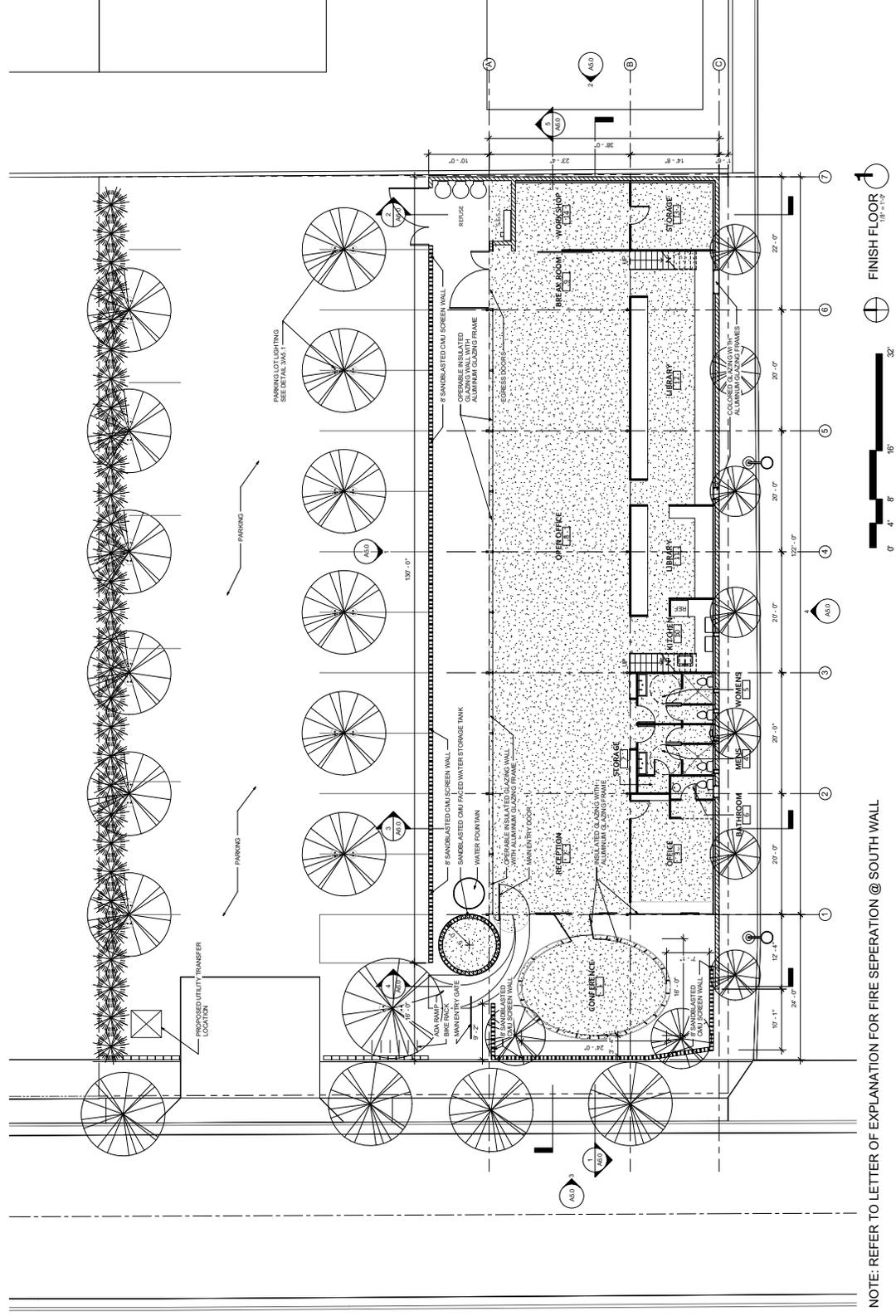
design development
 08.01.11
 00.00.00

Jones Studio Office
 205 S. Wilson St. Tempe, Arizona 85281
 architects graphic designers - 400 north 12th street - suite 104 - phoenix, az 85014 - v 602 264 2941 f 602 264 3440





MAIN FLOOR PLAN A2.0



FINISH FLOOR 1' 10" 1/8"



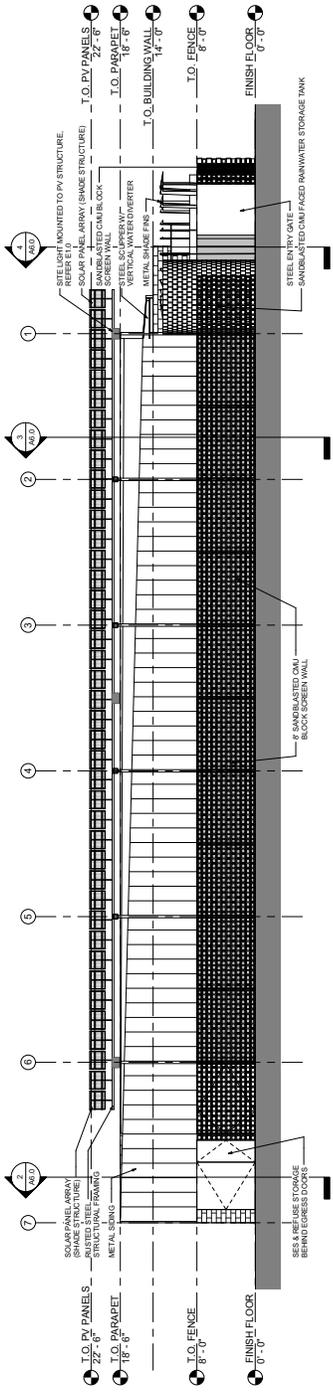
NOTE: REFER TO LETTER OF EXPLANATION FOR FIRE SEPERATION @ SOUTH WALL

INDEX

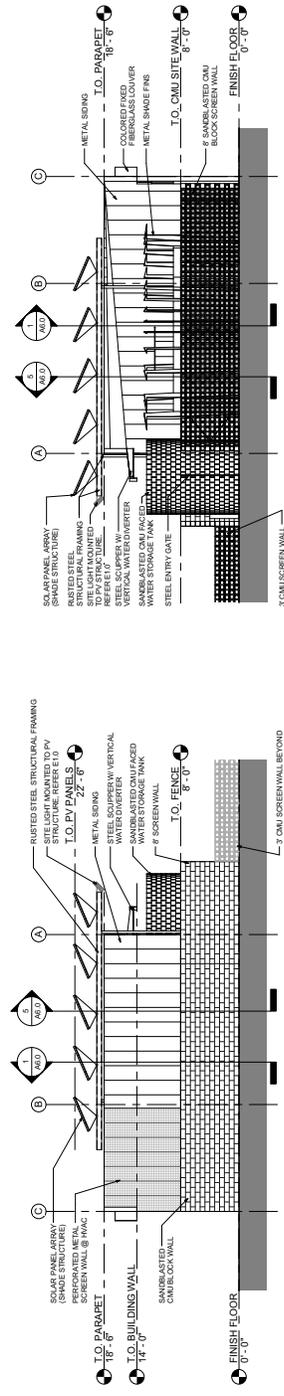


design development
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 08.01.11

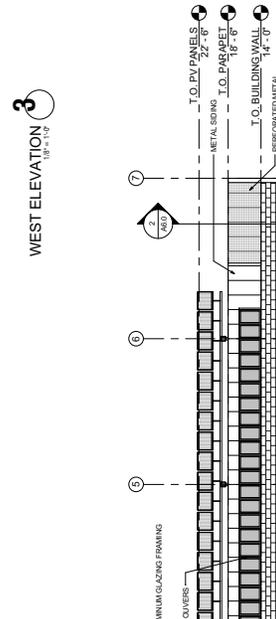
EXTERIOR ELEVATIONS A5.0



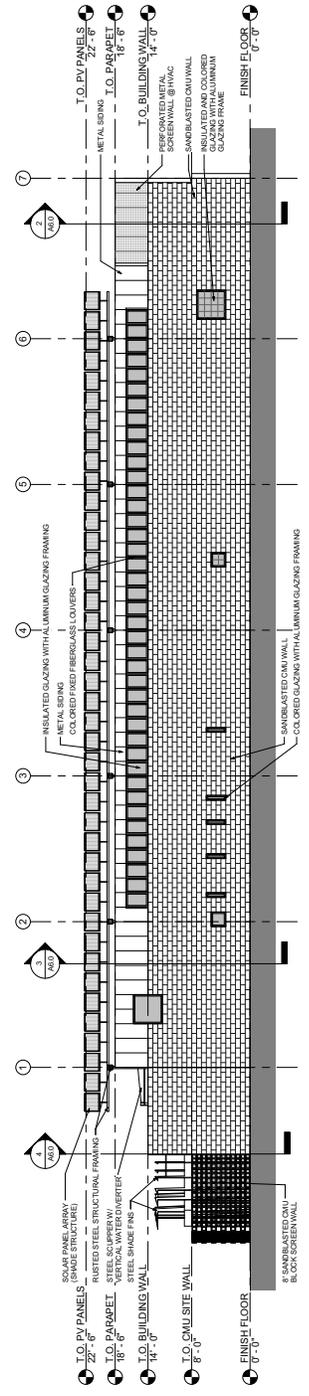
NORTH ELEVATION
 1/8" = 1'-0"



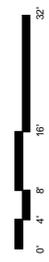
EAST ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"

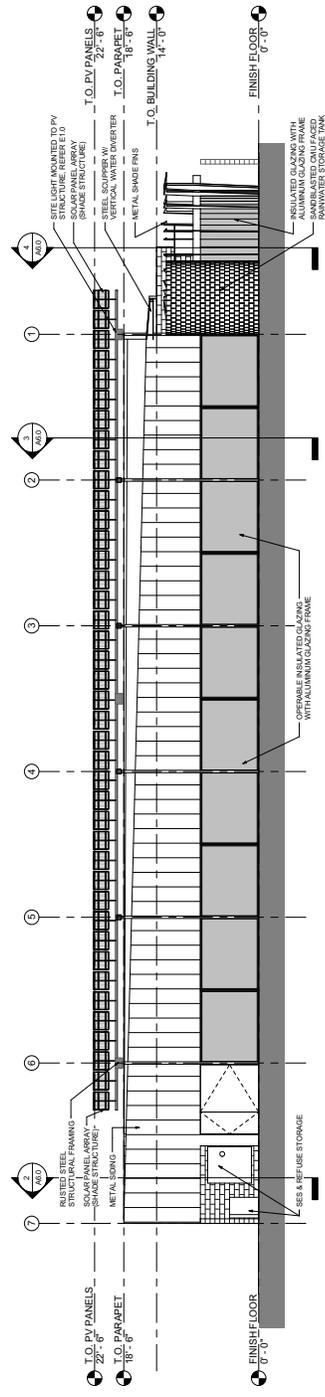


NOTE: REFER TO LETTER OF EXPLANATION FOR FIRE SEPERATION @ SOUTH WALL

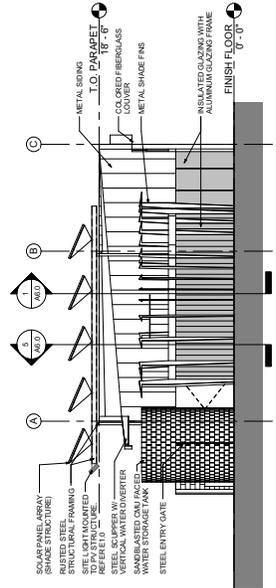
205 S. Wilson St. Tempe, Arizona 85281
 architects graphic designers - 400 north 12th street - suite 104 - phoenix, az 85014 - v 602 264 2941 f 602 264 3440



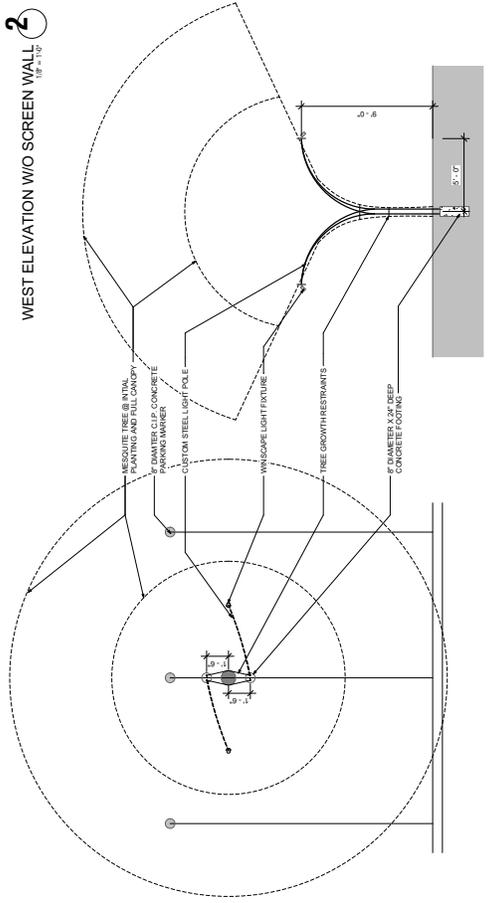
design development
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1
 NORTH ELEVATION W/O SCREEN WALL
 1/8" = 1'-0"



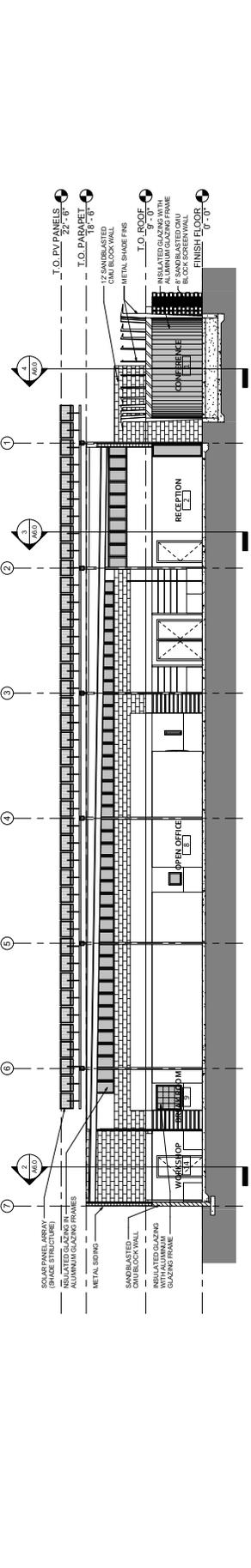
2
 WEST ELEVATION W/O SCREEN WALL
 1/8" = 1'-0"



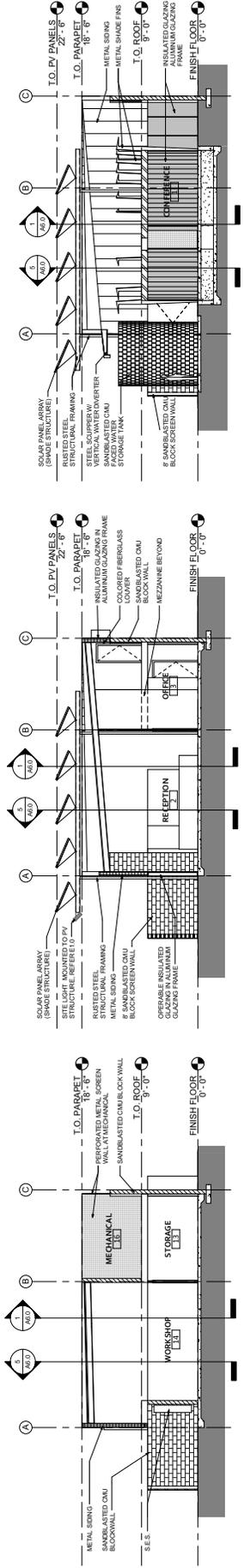
3
 TREE LIGHTING DETAIL
 1/4" = 1'-0"

EXTERIOR ELEVATIONS AND DETAILS A5.1

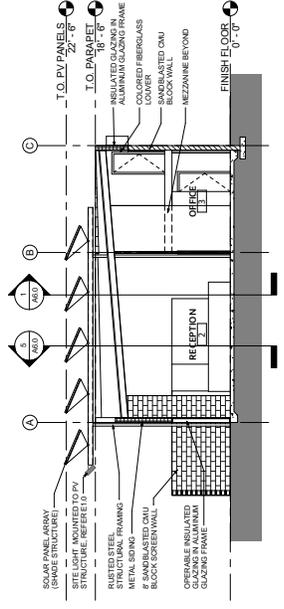
10/11/2018 10:00:00
 08.01.11
 design development



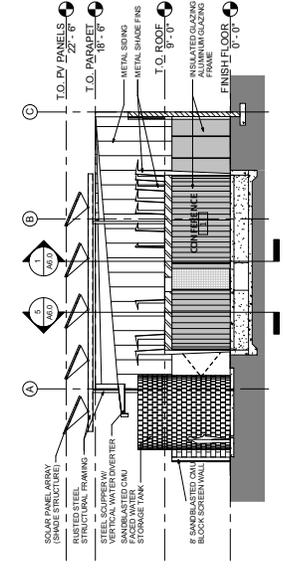
SECTION 1
1/8" = 1'-0"



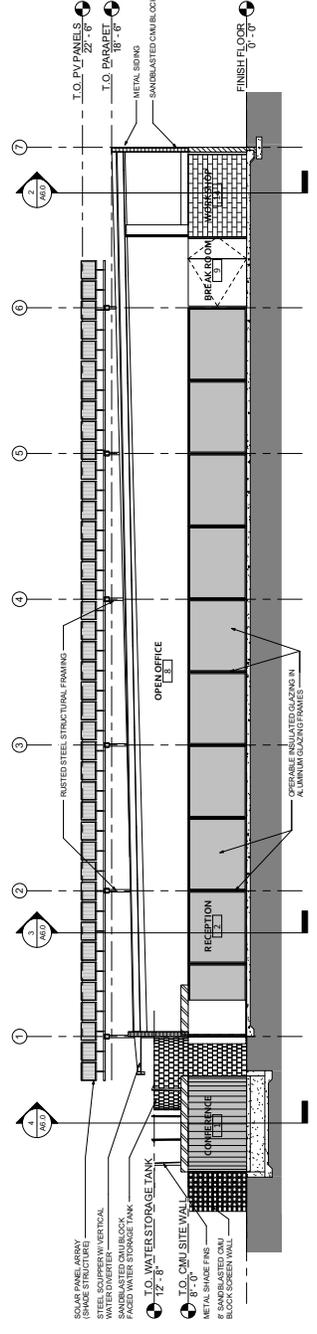
SECTION 2
1/8" = 1'-0"



SECTION 3
1/8" = 1'-0"



SECTION 4
1/8" = 1'-0"



SECTION 5
1/8" = 1'-0"



08.01.11
 00.00.00
 design development



VIEW FROM CONFERENCE ROOM TO WILSON STREET

