

# Staff Summary Report

**Development Review Commission Date:** 12/23/08

**Agenda Item Number:** \_\_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for WILSON ELECTRIC, located at 600 East Gilbert Drive.

**DOCUMENT NAME:** DRCr\_Wilson Electric\_122308

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **WILSON ELECTRIC (PL080340)** (McClure Properties LLC, property owner; Sam MacLaughlin, Wilson Electric, applicant) consisting of a new one (1) story building with mezzanine at the south portion of the property, approximately 22,900 sf. in building area, on 3.37 net acres, located at 600 East Gilbert Drive in the GID, General Industrial District. The request includes the following:

**DPR08253** – Development Plan Review including site plan, building elevations, and landscape plan.

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

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)

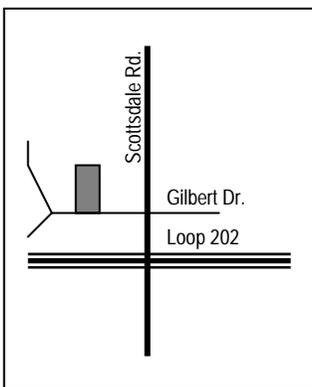


**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net Site Area	3.37 acres
Total Building Area	59,000 sf. (including 36,100 sf. existing bldgs.)
New Building Area	22,900 sf.
Lot Coverage	24 % (100% maximum allowed)
Building Height	35 ft (35 ft maximum allowed)
Building Setbacks	+29' front, +94' west side, +85' east side (25' front min. req.)
Landscape Coverage	25% (10% minimum required)
Vehicle Parking	160 spaces (160 min. required, 200 max. allowed)
Bicycle Parking	8 spaces (7 minimum required)

A neighborhood meeting is not required with this application.

**PAGES:**

1. List of Attachments
- 2-3. Comments / Reason for Approval
- 4-6. Conditions of Approval
- 7-8. Code Requirements
9. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Explanation
4. Site Plan
- 5-6. Floor Plans
- 7-8. Building Elevations
9. Building Sections
- 10-11. Landscape Plan
- 12-14. Site Photographs

## **COMMENTS:**

This site is located just north of Loop 202 and approximately 600'-0" west of Scottsdale Road, along the Gilbert Drive frontage road. The property is currently zoned GID, General Industrial District and is surrounded by multi-family zoned properties that include condominiums and apartments. The site is in close proximity to Papago Park with access to the boating dock along Tempe's Town Lake.

The current development located at 600 East Gilbert Drive consists of the former headquarters for KNIX radio station which included the corporate offices and broadcasting station. The office building located in the rear of the property, constructed in 1988, will remain as a part of this development. The original building located at the street front, primarily constructed in 1968 with additions thereafter, is proposed for demolition. The project request consists of keeping the 1,344 sf. warehouse building and constructing a new 22,900 s.f. warehouse building with some office space. The site will be utilized for Wilson Electric, which currently resides at Priest Drive and Rio Salado Parkway. They are relocating to make way for a new development proposal recently approved at that site.

This request includes the following:

1. Development Plan Review which includes: a new one (1) story building with mezzanine (35'-0" in height), approximately 22,900 sf. in building area, on 3.37 total net acres.

The applicant is requesting the Development Review Commission take action on the item listed above as the decision-making body. For further processing, the applicant will need to finalize any sign permits proposed for the development.

## **Public Input**

Neighborhood meeting is not required for this request. At this time staff has received no public input on the matter.

## **PROJECT ANALYSIS**

### **Site Plan**

The proposed warehouse and office building located near the street front of Gilbert Road will compliment the overall existing site and parking configuration. The existing corporate office will remain with work being performed on tenant improvements and a small warehouse building remaining. No modification to the existing parking configuration is needed to accommodate this development. The project however is proposing a second driveway at the western edge of the site. This access is proposed for warehouse deliveries to the new building only and access through the rest of the site is restricted. There will be an approximate 3'-0" grade differential from where the existing warehouse is to the new turnaround drive.

### **Building Elevations**

The new building is constructed of concrete tilt-up panel. The design intends to compliment the existing office building in the rear, using a base and band of split face block with matching colors. Decorative steel shade elements located on the south street-facing side, also compliment the existing building and also provide relief in the overall building's façade. This building proposed is more in context than the existing building on site and will provide an overall aesthetic improvement at this location. Staff is requesting only one modification to the elevations relating to the upper scoring lines. If size of the proposed signage shown on the elevations is desired, staff is recommending lowering the scoring lines so as not to conflict with the available sign area allowed by Code.

### **Landscape Plan**

The proposed addition area only includes about a third of the overall site. New landscape configuration has been proposed in front and around the new building. After further analysis of the site, the overall property is deficient from the previous landscape plan, approved in 1988. Among the missing landscape includes trees and shrubs in parking islands and a majority of the double row of trees along the perimeter (previous Ordinance requirement). Staff is requesting a modification of the entire site, replacing the missing eucalyptus species with a less water intensive tree, placed at least 15'-0" on center along the perimeter. With the existing carports in place and the amount of available landscape, staff recommends this alternate spacing in lieu of the double row. See conditions of approval for more specifics. In addition to the missing perimeter trees, staff noticed chain link fencing with barbed wire located at the north and west property perimeters. There are no records with the City authorizing this installation. Additionally, the previous design review for the site was stipulated that, "No chain link fencing, razor wire, barbed wire, etc. allowed without specific approval of staff" (DR-88.151 condition #5). Therefore staff has conditioned the removal of fencing as a part of this request. Staff is also requesting some additional changes to the landscape plan that compliment the site and enhance the street frontage.

## Conclusion

Based on the compatibility of the site plan and design of the proposed building and the project meeting the criteria identified for the development plan review, staff recommends approval of the request, subject to the proposed conditions of approval.

## REASONS FOR APPROVAL:

1. The project
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for Development Plan Review identified in Section 6-306 D:
  - a. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.
  - b. Shade for energy conservation and comfort as an integral part of the design
  - c. Materials shall be of superior quality and compatible with the surroundings
  - d. Buildings and landscape elements have proper scale with the site and surroundings
  - e. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
  - f. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
  - g. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
  - h. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space.
  - i. On-site utilities are placed underground.
  - j. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
  - k. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
  - l. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
  - m. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
  - n. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
  - o. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
  - p. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

**DPR08253****CONDITIONS OF APPROVAL:**

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

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by December 23, 2009 and upon completion of permits, or Development Plan approval will expire.

**Site Plan**

2. Provide 6'-0" wide public sidewalks, or as determined by Traffic Engineering using the City's Standard Details.
3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
4. Proposed gates at driveways subject to final review by Tempe's Traffic Engineer during plan check process.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. 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.
6. Remove all existing perimeter chain link fencing and barbed wire from the site. This shall be noted on the building plans.
7. Any intensification of the existing communications tower shall require processing of a use permit, as determined by the Development Services Manager or designee.
8. 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.
9. 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**

10. The materials and colors are approved as presented for all buildings:  
Split Face Block for office building and accent stripes for new building – Valspar – #SW 6067 "Mocha"  
Existing Office and main color for new building – Valspar – #6004-1C "Monpelier Ashlar Gray"  
Steel Accent Canopy and doors – Valspar – #WV 40015 "Chocolate"  
Anodized aluminum frame – Bronze  
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. You may submit any additions or modifications for review during building plan check process.
11. All new and existing roll up doors on southern building shall be painted to match the steel accent color.
12. The double scoring bands at the upper portion of the building shall be lowered so as not to conflict with the proposed sign area, pursuant to the Zoning and Development Code Part 4, Chapter 9, Signs.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building.
15. 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.

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

### 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, subject to the changes noted in the conditions. Any additions or modifications may be submitted for review during building plan check process.
19. This landscape plan modifies the previous plan for the entire site with existing and replacement landscape throughout. Call out on the plans all existing tree and shrub species to remain.
20. Provide replacement trees in areas around the perimeter of the property where missing, with "Shoestring Acacia", spaced at least one (1) tree for every fifteen (15) feet on center. Any future dead or missing perimeter trees shall be replaced with Shoestring Acacia.
21. Increase the quantity of shrubs/plants located within the right-of-way, covering at least 30% of the landscape area.
22. Preserve existing "Mesquite" in place near the midpoint of the street front. If existing tree is unable to be salvaged during construction period, replace tree with a like species at a minimum 48 inch box size. Provide this information on plans.
23. Add additional perimeter trees near the new service entrance roundabout to the west. Locate one (1) additional tree northwest from the turnaround drive and two (2) additional trees at the perimeter located southwest from the turnaround drive.
24. Existing trees shown on plans in right-of-way, currently not existing. Modify symbols accordingly and provide new trees at these locations.
25. Provide curb and landscape at southern-most parking row end space, located along the west perimeter (Minimum 3'-0" in width). New tree identified within this area is acceptable as required tree for island. Additional shrubs required per Code.
26. Shift proposed trees, located south of center drive aisle, to midpoint of landscape area in order to avoid conflicts with existing concrete bollards.
27. Replace proposed "Evergreen Elm" at existing office main entrance with Palm Tree species to match existing at location.
28. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape along the frontage for period of time that irrigation system is out of repair. Design irrigation so existing frontage is irrigated as part of the reconfigured system at the conclusion of this construction.
29. 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.
30. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform

thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

**Signage**

- 31. Provide address sign(s) on each building elevation as shown on the plans submitted.
  - 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 electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review(s). 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:**
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **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 this project. Have the landscape architect and the 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, available from Building Safety (480-350-8341). Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described.
- **ENGINEERING AND LAND SERVICES:**
  - Underground overhead utilities, except high-voltage transmission lines, 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 the entire property, coordinate design with requirements of the Engineering Department.
- **REFUSE:**
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - If gates at facilities are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- DRIVEWAYS:
  - Construct new driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering (480-350-2775)
  - 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 Development Services or from Traffic Engineering (480-350-2775) 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:
  - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
  
- LANDSCAPE:
  - Increase the number of shrubs in landscape islands to five (5) as required by the Zoning and Development Code.
  - All trees shall be planted using a minimum twenty-four (24) inch box size.
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at [www.agriculture.state.az.us](http://www.agriculture.state.az.us) . Follow the link to "form", to "native plants", and to "notice intent to clear land".
  
- SIGNS: Obtain sign permit for any 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. Separate Development Plan Review process is required for signs.

**HISTORY & FACTS:**

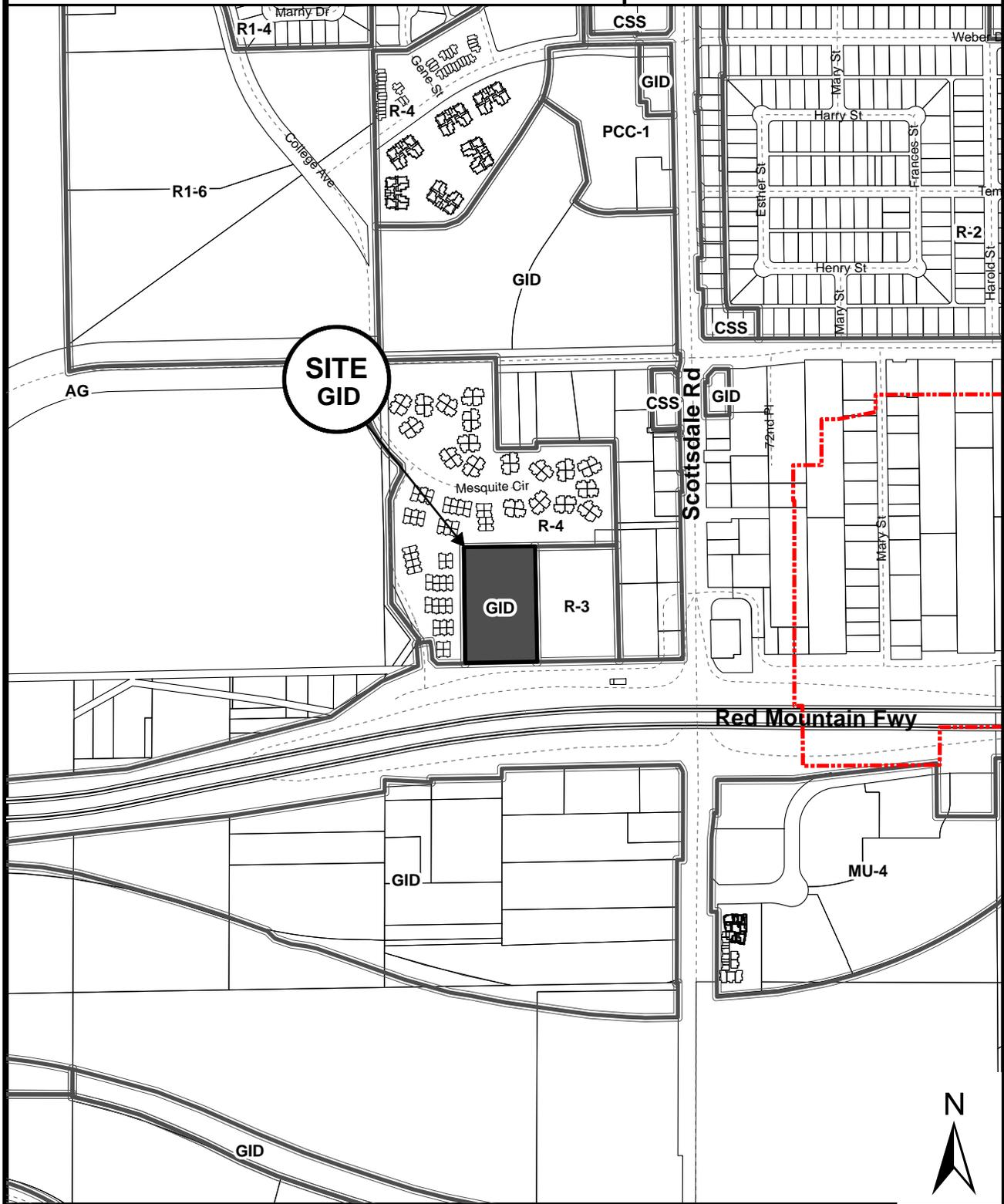
- August 19, 1968 Board of Adjustment approved a Use Permit for an administrative office building for the radio station located at 600 East Gilbert Drive, in the R-4 Multi-Family Residence General District.
- January 30, 1980 City Council approved a zoning request from R-4 to I-1, Light Industrial District located at 600 East Gilbert Drive.
- January 2, 1985 Design Review Board approved the building addition for KNIX Radio located at 600 East Gilbert Drive.
- January 21, 1987 Design Review Board approved for KNIX Radio building addition for elevations, site and landscape plans.
- April 27, 1988 Board of Adjustment approved for KNIX Corporate Office a variance to increase maximum building height for I-1 from 30' to 35'; a variance to increase the maximum height of a satellite dish from 8' to 11' in height; and a use permit to increase the maximum allowable height of an antenna tower from 35' to 90' in height, located at 600 East Gilbert Drive.
- June 15, 1988 Design Review Board approved the request for KNIX CORPORATE OFFICE for new building elevations, site plan and landscape plan (EXISTING BUILDING TO THE NORTH).
- July 26, 1989 Building permits received for parking lot carports.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

600 E. GILBERT DRIVE

PL080340



Location Map



**600 E. GILBERT DRIVE (PL080340)**



City of Tempe  
Design Review Board

RE: New proposed project at 600 E. Gilbert in Tempe, Arizona

**Design Rationale:**

We are requesting approval of one new building to be constructed of concrete tilt-up wall panels which will be in addition to an existing office building on this site. One primary objective of our design was complement the existing office building which will remain on the site. The new building will be integrated visually with the existing building through the use of some strong masonry wall elements. We have introduced them at the south end of the new building to provide for some visual relationship to the existing as well as to provide for some visual reduction of the building height. A separate entry for the new building has been introduced on the parking lot side of the south end of the new building.

Contrasting Steel shade elements have been included on the south wall and at the new entry which relate to the existing steel frameworks at the existing building as well as providing some softening of the height of the building.

A new pedestrian access has been incorporated which now extends south to the existing sidewalk to provide for pedestrian access and compliance with the Americans with Disabilities Act.

Vehicular circulation has not been changed from the existing layout except at the southwest corner of the site where a new driveway has been introduced. New landscaping will be incorporated around this area to soften both the new building and any truck access areas.

Thank you for your consideration and we look forward to your review and approval of this request.

Regards:

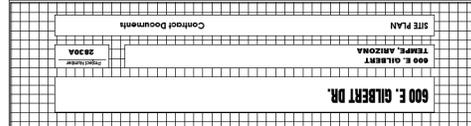
A handwritten signature in black ink, appearing to read "George S. Fulton", is written over the typed name.

George S. Fulton  
Architect

NOV 5 2008



Item	Date	Revised
1	12/20/08	Issue



Sheet  
Number  
M1  
Of

**PROJECT DATA :**

600 E. GILBERT, TEMPE, AZ  
 ZONING: G.L.D.  
 NET SITE AREA: 147,000 S.F. (3.37 ACRES)  
 GROSS SITE AREA: 163,997.5 S.F. (3.76 ACRES)  
 EXISTING OFFICE BUILDING: 36,100 S.F.  
 EXISTING OFFICE BUILDING: 36,100 S.F.  
 OFFICE AREA: 36,100 S.F.  
 NEW BUILDING: 142,035

NEW BUILDING:	AREA	PERCENT	PERCENT
OFFICE AREA:	5,600 S.F.	300	18.67
WAREHOUSE:	48,800 S.F.	17,700 S.F.	20.00
STORAGE:	14,100 S.F.	5,000	40
REMAINDER:	7,700 S.F.	5,000	160
TOTAL:	22,900 S.F.		180

LOT COVERAGE: 24%  
 BUILDING HEIGHT: (Maximum) 35 Feet  
 CONSTRUCTION TYPE: IIb  
 AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED

**BUILDING USE**

OFFICE AND WAREHOUSE FOR ELECTRICAL CONTRACTING AND NETWORK COMPANY.

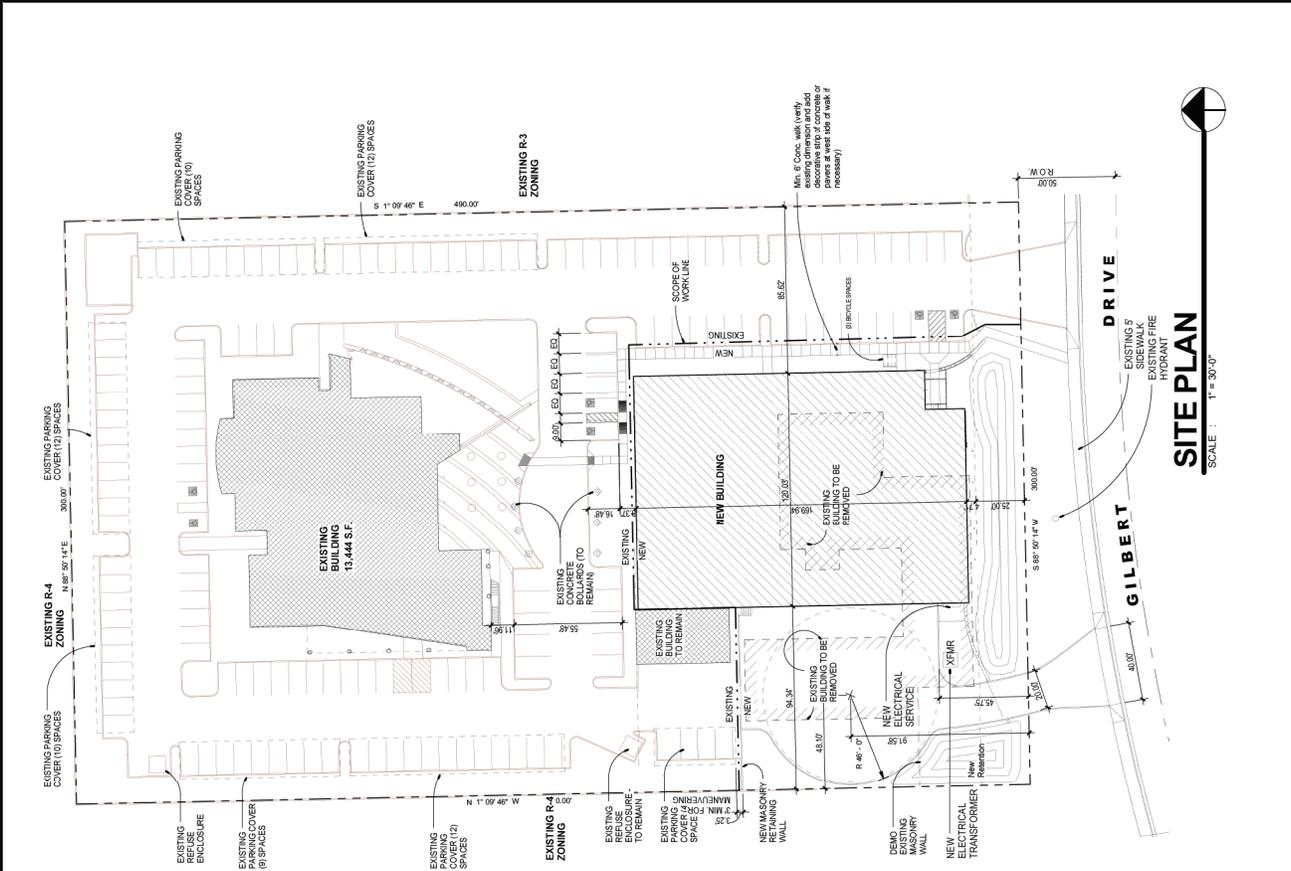
**LANDSCAPED AREA**

NEW LANDSCAPING WITHIN NEW SCOPE OF WORK: 11,323 S.F.  
 AREA OF NEW SCOPE OF WORK: 41,822 S.F.  
 NEW LANDSCAPING PROVIDED: 27% OF NEW SCOPE OF WORK  
 TOTAL SITE LANDSCAPING AREA: 40,628 S.F.  
 TOTAL SITE LANDSCAPING %: 24.8%

**LEGAL DESCRIPTION**

THAT PART OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH IS 680.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 10;  
 THENCE NORTH 300.00 FEET TO A POINT;  
 THENCE NORTH 630.00 FEET TO A POINT;  
 THENCE EAST 300 FEET TO A POINT;  
 THENCE SOUTH 630.00 FEET TO THE POINT OF BEGINNING;  
 EXCEPT THE SOUTH 40 FEET.

**VICINITY MAP**



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



FULTON ARCHITECTS  
 1000 N. CENTRAL AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85004  
 PHONE: (602) 254-1100  
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 WWW.FULTONARCHITECTS.COM

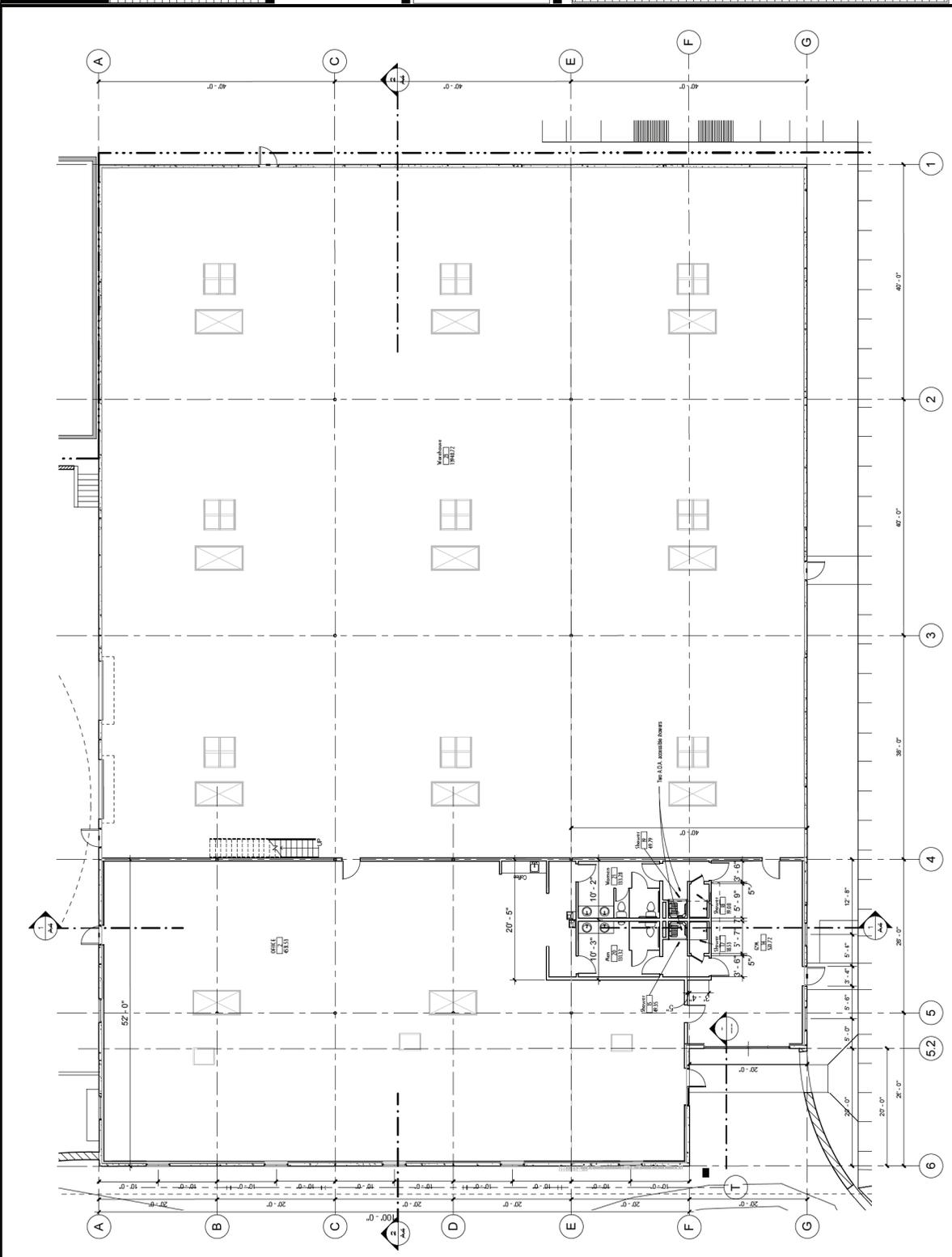
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REVISIONS

NO.	DESCRIPTION	DATE

FLOOR PLANS  
 600 E. GILBERT DR.  
 TEMPE, ARIZONA  
 PROJECT NO. 2830A  
 Confirmed Documents

Sheet Number  
**A2**  
 Of



**OVERALL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

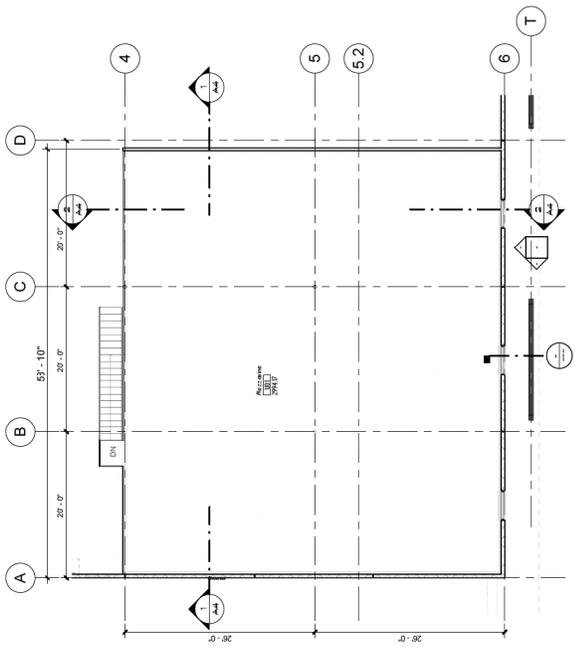
FLOOR PLAN KEYNOTES

1	CONCRETE SIDEWALK - SEE GRADING
2	THRESHOLD SET IN SEAWANT
3	FIRE SPRINKLER RISER
4	TEMPERED GLAZING - SEE DOOR DETAILS
5	ELECTRICAL SERVICE - SEE ELECTRICAL PLANS
6	ELECTRICAL PANEL - SEE ELECTRICAL PLANS
7	STEEL PIPE COLUMN - SEE STRUCTURAL PLANS
8	ROOF DRAIN LEADER - SEE ROOF PLAN
9	ROOF ACCESS LADDER - SEE DETAILS
10	

REVISIONS


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**Fulton Architects**  
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 www.fultonarch.com



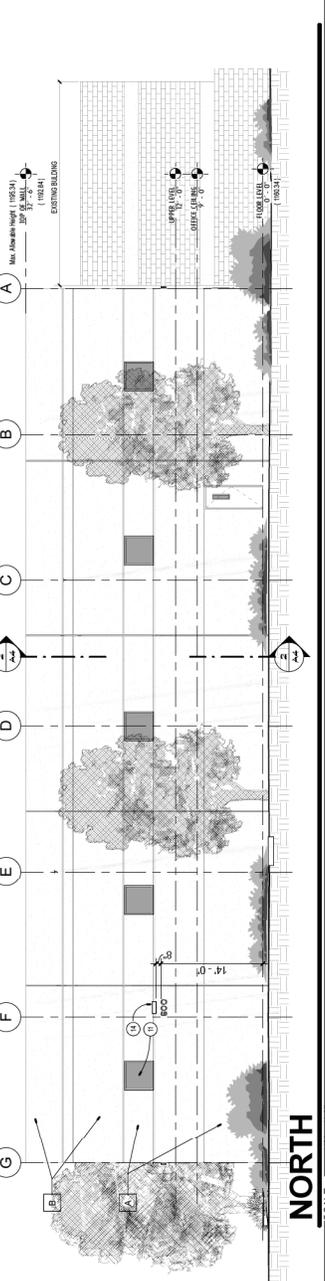
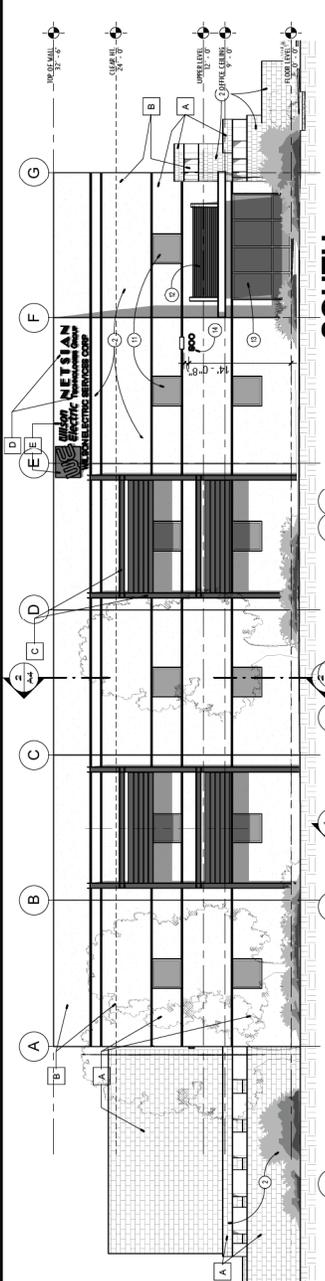
**UPPER LEVEL FLOOR PLAN**

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

BUILDING COLOR SCHEDULE	
A	80X16 CONCRETE PANEL ACCENT BAND AND SPLIT FACE COLOR
B	ACCENT STRIP COLOR FOR EXISTING NEW BUILDING
C	STEEL ACCENT COLOR
D	Signage color one
E	Signage color two

VALSPEAR # SW 6067 "Wood"
   
 VALSPEAR # 6004-1C "Montpelier"
   
 VALSPEAR # WW 4001S "Chocolate"
   
 VALSPEAR # EE19-1 "Blak"
   
 VALSPEAR # LA 1619 "Chimney Sweep"

NOTE: MAIN BUILDING COLORS AND MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE (LRV) OF 75 PERCENT OR LESS. SPECIFIC LRV VALUES TO BE PROVIDED BY STAFF PHOTO TO ISSUANCE OF BUILDING PERMITS.



- ELEVATION KEYNOTES**
- 80X16 PRINTED MASONRY
  - 80X16 SPLIT FACE CMU (PAINTED)
  - STUCCO OVER CMU (PAINTED TO MATCH EXISTING)
  - HOLLOW STEEL DOOR
  - WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
  - FINISHED FLOOR
  - ELECTRICAL SERVICE
  - ACC UNIT BEHIND PARAPET (FUTURE)
  - ROOF LINE - SEE ROOF PLAN
  - REVEAL BANDS - SEE DETAILS AND PAINT SCHEDULE
  - ALUMINUM FRAME WINDOW W/ BRONZE FRAMES AND GLASS TO MATCH EXISTING
  - PAINTED STEEL CANOPY
  - ALUMINUM STOREFRONT - BRONZE FRAMES
  - TOTAL ADDRESS NUMBERS - SET MIN 6' BELOW WALL MOUNTED LIGHT FIXTURE

**SOUTH**  
 SCALE: 1/8" = 1'-0"  
 NOTE: TOP OF CURB ELEVATION AT CENTER OF PROPERTY IS 1158.49

**WEST**  
 SCALE: 1/8" = 1'-0"

**EAST**  
 SCALE: 1/8" = 1'-0"

**NORTH**  
 SCALE: 1/8" = 1'-0"



**NetSIAN**  
 ARCHITECTURAL FIRM OF  
 NETSIAN ARCHITECTURAL SERVICE CORP.  
 15228  
 STATE OF ARIZONA  
 LICENSE NO. 15228  
 15228  
 STATE OF ARIZONA  
 LICENSE NO. 15228

SHEET ISSUE DATE:  
 REVISIONS

NO.	DESCRIPTION
1	
2	
3	
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6	

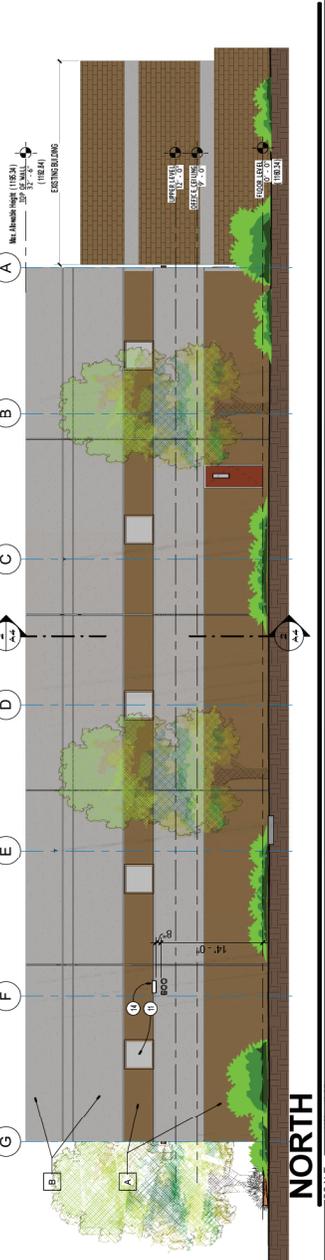
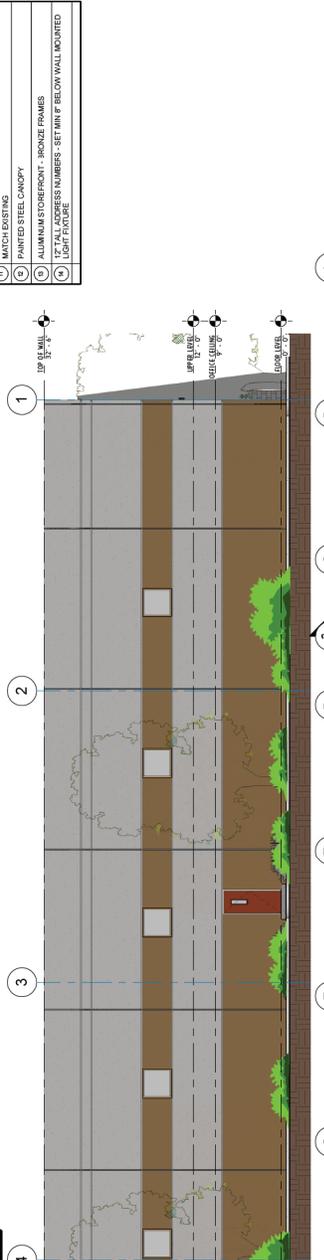
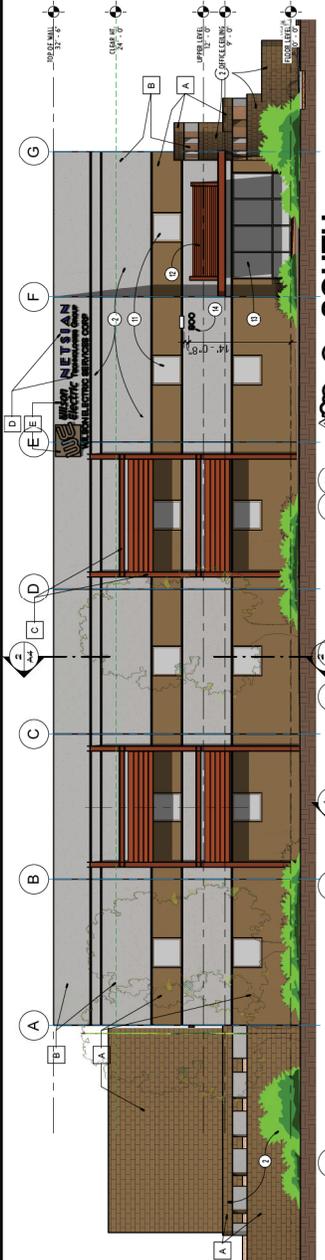
600 E. GILBERT DR.  
 TEMPE, ARIZONA  
 800 E. GILBERT  
 EXTERIOR ELEVATIONS  
 Continued Documents  
 2800A

Sheet Number  
**A3**  
 Of

BUILDING COLOR SCHEDULE	
A	800X16 CONCRETE PANEL ACCENT BAND AND SPLIT FACE COLOR
B	ACCENT STRIPE COLOR FOR EXISTING NEW BUILDING
C	STEEL ACCENT COLOR
D	Storage color one
E	Storage color two

VALSPAR # SW 6987 "Wood"  
 VALSPAR # 6004-1C "Montpelier Atlas Gray"  
 VALSPAR # IW 40015 "Chocolate"  
 VALSPAR # EE19-1 "Black"  
 VALSPAR # LA1619 "Chimney Sweep"

NOTE - MAIN BUILDING COLORS AND MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE (LRV) OF 75 PERCENT OR LESS. SPECIFIC MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY STAFF PRIOR TO ISSUANCE OF BUILDING PERMITS.



- ELEVATION KEYNOTES**
- 800X16 PAINTED MASONRY
  - 800X16 SPLIT FACE CMU (PAINTED)
  - STUCCO OVER CMU (PAINTED TO MATCH EXISTING)
  - HOLLOW STEEL DOOR
  - WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
  - FINISHED FLOOR
  - ELECTRICAL SERVICE
  - ACC UNIT BEHIND PARAPET (FUTURE)
  - ROOF LINE - SEE ROOF PLAN
  - REVEAL BANDS - SEE DETAILS AND PAINT SCHEDULE
  - ALUMINUM FRAME WINDOW W/ BRONZE FRAMES AND GLASS TO MATCH EXISTING
  - PAINTED STEEL CANOPY
  - ALUMINUM STOREFRONT - BRONZE FRAMES
  - 12" TALL ADDRESS NUMBERS - SET MIN 8" BELOW WALL MOUNTED LIGHT FIXTURE

Project No.	1158.51
Date	11/15/2024
Scale	1/8" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

600 E. GILBERT DR.  
 400 E. OLNEY  
 TEMPE, ARIZONA

EXTERIOR ELEVATIONS  
 2800A

Sheet Number  
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 Of



LANDSCAPE LEGEND

- 

ACACIA STENOPHYLLA  
SHOESTRING ACACIA  
2.4' BOX
- 

ULMUS PARVIFOLIA  
EVERGREEN ELM  
1.5 GALLON
- 

EXISTING TREES/SHRUB  
PROTECT FROM  
CONSTRUCTION

- 

CHAMAEROPS HUMILIS  
MEDITERRANEAN FAN PALM  
1.5 GALLON
- 

DIETES VEGETA  
FORTNIGHT LILLY  
5 GALLON

- 

CARRISA GRANDIFLORA  
BOXWOOD BEAUTY  
5 GALLON
- 

MUHLENBERGIA RIGENS  
DWARF MUILLE  
1.5 GALLON
- 

AGAVE VICTORIAE  
QUEEN VICTORIA AGAVE  
5 GALLON

- 

ROSMARINUS OFFICINALIS  
ROSEMARY  
5 GALLON
- 

CARRISA GRANDIFLORA  
PROSTRATA  
5 GALLON

- 

LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- 

CONVOLVULUS CNEORUM  
BUSH MORNING GLORY  
1 GALLON

1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS





Property entrance showing both existing buildings



Existing Mesquite at street front proposed for preservation



View from adjacent property on west side looking into site



View of eastern entry driveway



View of existing office building to remain



View of western property perimeter