

Staff Summary Report



Development Review Commission Date: 07/08/08

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Development Plan Review for LAKESHORE OFFICE PLAZA, located at 4611 S. Lakeshore Drive.

DOCUMENT NAME: DRCr_LakeshoreOfficePlaza_070808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **LAKESHORE OFFICE PLAZA (PL070461)** (Al Slaten, Teledraft, Inc., property owner; Don Andrews, Andrews Design Group, applicant) consisting of a three-story building with approximately 18,928 s.f. of office space above 9,230 s.f. of first floor parking and lobby, on .79 net acres, located at 4611 S. Lakeshore Drive in the Planned Commercial Center General, PCC-2 District. The request includes the following:

DPR08092 – Development Plan Review including site plan, building elevations, and landscape plan.

ZUP08100 – Use Permit to reduce the side yard setback from 30 feet to 27 to accommodate a curved entryway.

ZUP08101 – Use Permit to increase the building height from 40 feet to 47 feet to accommodate a barrel vault roof element.

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

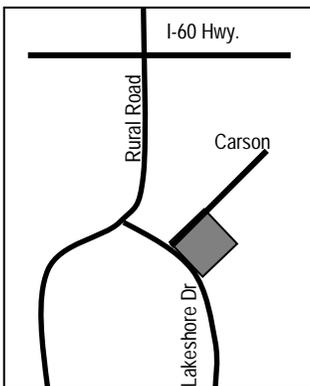
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	.79 acres
Total Building area	30,000 gross s.f. (including first floor lobby and podium parking)
Lot Coverage	30 % (50% maximum allowed)
Building Height	47 ft (40 ft maximum allowed)
Building setbacks	14.5' front, 27' side, 5.6' street side, 140.5' rear (0', 0', 30', 30' min.)
Landscape area	25% (15% minimum required)
Vehicle Parking	63 spaces – 30 podium, 33 surface (63 min. required, 78 max. allowed)
Bicycle Parking	2 spaces (2 minimum required)

A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. Conditions of Approval
- 6-8. Code & Ordinance Requirements
8. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. Site plan
- 6-8. Floor plans
9. Building Elevations
10. Building Sections
11. Landscape Plan
12. Preliminary Grading & Drainage Plan

COMMENTS:

This site is located south of the Interstate-60 Freeway, east of Rural Road, on the south east corner of Carson and Lakeshore drives. The existing site is vacant, and is proposed for development within the current PCC-2 Zoning District and development standards. This request includes a Development Plan Review with a site plan, landscape plan and elevations for a three-story building with surface and podium parking under two floors of office space. The building footprint is 9,230 s.f.; the total building area is approximately 27,690 on .79 net acres. The applicant is also requesting two use permits, the first to reduce the side yard setback from 30 feet to 27 to accommodate a curved entryway and the second to increase the building height from 40 feet to 47 feet to accommodate a barrel vault roof element. A neighborhood meeting is not required for this request. The applicant is requesting the Development Review Commission take action on the Development Plan Review and the two use permits, no further planning entitlements are required.

PROJECT ANALYSIS

USE PERMIT

The proposed development requires two use permit standards: a use permit to reduce the side yard setback from 30 feet to 27 to accommodate a curved entryway and a use permit to increase the building height from 40 feet to 47 feet to accommodate a barrel vault roof element. These two changes to the development standards have been reviewed according to Section 6-308 E Approval criteria for Use Permit:

1. The reduced side yard setback accommodates a three foot deviation at the entry-way, to call attention to the building entry and provide architectural interest. The increased building height accommodates a seven foot deviation for barrel vault projections that break up the roof line. The proposed building design will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use will be in full conformity to conditions, requirement or standards prescribed by this code.
2. The proposed building elevations are not increasing usable space and will not cause any significant increase in vehicular or pedestrian traffic.
3. The proposed building design and uses will not cause emissions of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. The podium parking provides a more efficient use of the property.
4. The proposed building design will not contribute to the deterioration of the neighborhood or to the downgrading of property values. The proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.
5. The proposed site solution enables development of a vacant parcel that is challenged by its small narrow form; the design is complementary to surrounding development and will enhance the area.
6. The reduced side yard setback and increased height will not affect control of disruptive behavior. The design accommodates internal and external surveillance of the area and maximizes views of the sidewalks.

DEVELOPMENT PLAN REVIEW

Site Plan

The vacant corner lot has a very narrow street frontage; it is approximately 119' long on Lakeshore Drive. The side yard is approximately 290' wide along Carson Drive. The proposed site plan uses an existing cross-access easement with the development to the south and a shared driveway on Lakeshore Drive. A second access is provided on the north end of the site on Carson Drive. There are 33 surface parking spaces located on the north and east sides of the site, and 30 podium parking spaces located underneath the two-story office building. The building is pushed to the corner of the site, reinforcing the street presence and providing natural surveillance of the public right of way. Staff from the refuse, fire and traffic divisions have all reviewed the plan for access and circulation. The proposed site plan maximizes use of a very narrow property, minimizes views of parking areas and provides landscape along both street frontages.

Building Elevations

The proposed building elevations vary in height from 38'-47', with combinations of flat parapet and standing metal seam barrel vault roof. The first floor entry lobby has a stairwell and elevator leading to the office space on the upper two floors. The first floor east elevation faces the surface parking and has a raised entry area with tall vertical glazing. The north elevation has extensive glazing on

the upper two floors and a curved metal balcony on both levels, the first floor is black granite tile veneer over metal framing. The south elevation faces Lakeshore Drive, with wrap around balconies on the upper levels, and windows that drop down to the first floor level, screening the parking. The west elevation faces Carson Drive, with a combination of E.I.F.S. stucco siding and black granite tile between expanses of glazing. Metal mesh is integrated into three facades to vent and screen the podium parking inside.

Landscape Plan

The proposed landscape plan includes two tree species; Sonoran Palo Verde street trees and Chilean Mesquite parking island trees. Shrubs and ground cover include Mexican Bird of Paradise, Red Yucca, Desert Spoon, Gold Lantana and Gold Gazania, with Madison gold granite.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review and Use Permits. 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 project meets the required Section 6-308 E Approval criteria for Use Permits.
4. The proposed project meets Section 6-306 D Approval criteria for Development Plan Review:
 - a. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas.
 - b. Materials are of superior quality and compatible with the surroundings
 - c. Buildings and landscape elements have proper scale with the site and surroundings
 - d. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
 - e. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
 - f. 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
 - g. Vehicular circulation minimizes conflicts with pedestrian access and circulation.
 - h. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL:

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

Use permit

1. The building envelope shall not exceed the approved setbacks and building height. Any intensification of the building design shall make this use permit null and void.

Site Plan

2. Provide 8'-0" wide public sidewalk along Lakeshore Drive and 6' sidewalk along Carson Drive, as required by Traffic Engineering Design Criteria and Standard Details.
3. 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 the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from view.
4. 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.
5. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

8. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. Where an elevator or stair exit in the office or parking is within 21'-0" of an alcove or corner, position a refracting mirror to allow someone in the exit doorway to see around the corner or within the alcove that is adjacent to the doorway.
9. Parking Garage:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
 - c. Minimum required parking dimensions shall be clear of any obstructions.
 - d. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left, driver's side, if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - e. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

10. The materials and colors are approved as presented:
 - Precast Concrete Molding
 - EIFS finish surface
 - Prefinished Aluminum Storefront System
 - Dunn Edwards "Mesa Tan" DEC718
 - Dunn Edwards "Sandal" DEC716
 - Dunn Edwards "Ash Gray" DEC751
-

Arizona Tile "Indian Premium Black" 18" Granite
Valspar Corp. Acrodize "Medium Bronze" 789G005
Standing Seam Metal – ATAS "Coppertone" 23

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.

11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
13. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
14. Exposed conduit, piping, or related materials is not allowed.

Lighting

15. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). 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.
18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
19. Top dress plant areas with 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 with plastic.

Signage

20. Provide one address sign on each elevation. Do not address street side yard. Provide address sign(s) on the building elevation facing the street to which the property is identified. 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.
 - 6) Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

21. THE MATERIALS AND COLORS SHALL NOT BE SIGNIFICANTLY CHANGED WITHOUT RETURN TO THE DEVELOPMENT REVIEW COMMISSION AND NOTIFICATION PROVIDED TO PROPERTY OWNERS PER THE ZONING AND DEVELOPMENT CODE REQUIREMENTS OF SECTION 6-404, INCLUDING NOTICE TO ALL PROPERTY OWNERS WITHIN 300'. (ADDED BY THE COMMISSION)

22. THE TREES ALONG THE NORTHERN PERIMETER OF THE PROPERTY SHALL BE A MINIMUM OF 15 FEET TALL AT THE TIME OF PLANTING, AND SHALL BE PLANTED IN ACCORDANCE WITH THE ZONING AND DEVELOPMENT CODE REQUIREMENTS OF SECTION 4-706, SPACED 20 FEET APART ON CENTER. (ADDED BY THE COMMISSION)

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.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by July 8, 2009 or Development Plan approval will expire.
- 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, 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 Reviews dated May 21, 2008. 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 or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **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 Pete Smith of Water Resources (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 in this condition.
- **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. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area 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.
 - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
 - 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.

- FIRE: (Jim Walker 480-350-8341)
 - Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING AND LAND SERVICES:
 - All overhead utilities shall be undergrounded; underground utilities requirement excludes 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:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
 - 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 Counter or from John Brusky in Transportation (480-350-8219) 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 requirements of ZDC Part 4 chapter 8
 - 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:

- 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 . Follow the link to “form”, to “native plants”, and to “notice intent to clear land”.
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address 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 ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

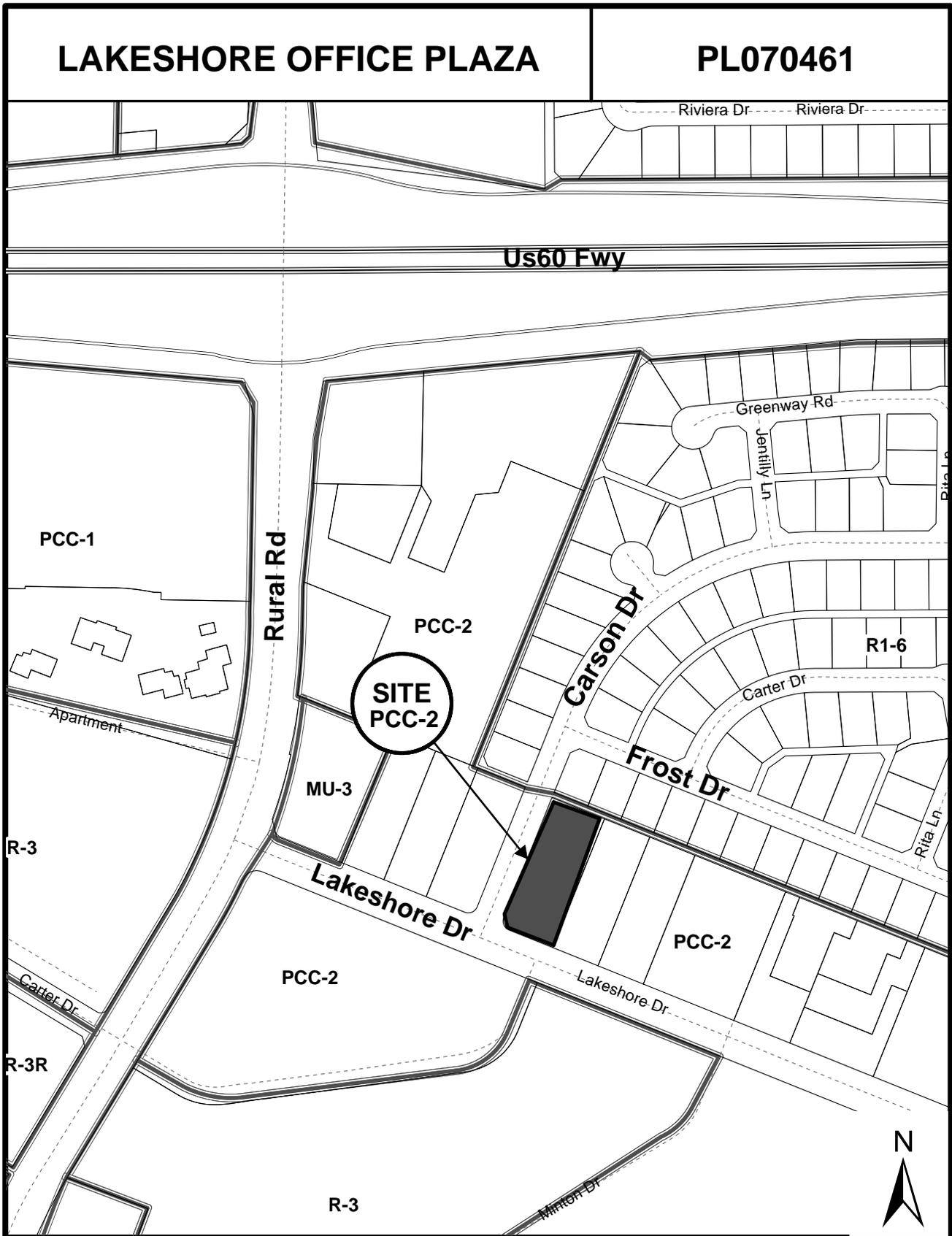
March 28, 1968	City Council approved a zoning change to PCC-2 for a regional shopping center bounded by Lakeshore Drive, Rural Road and Baseline Road.
May 14, 1970	City Council approved a subdivision plat for Lake Country Estates for 30 acres, including the westernmost parcel of Tract C.
1972-1981	City Council actions for zoning and final plans of development on surrounding tracts A, B, and D. Additional history available in Staff Report #SFP-2000.10
July 1, 1983	City Council approved an Amended General and Final Plan of Development for Lake Country Plaza Tract C consisting of 14,182 s.f. on 1.36 acres including variances to reduce front yard setback from 60' to 22' 6" and to increase maximum building coverage from 25% to 30% including parking structure.
August 12, 1983	City Council approved a Horizontal Regime for Lakeshore Office Condominium consisting of 18 units.
December 20, 1984	City Council approved the Final Plan of Development for Randall Plaza.
January 24, 1985	City Council approved a Final Plan of Development for Lakeshore Plaza I on a portion of Tract C for a single-story non-medical office complex with basement (7,420 s.f. ground level and 3,420 s.f. basement level for a total of 10,840 s.f.) The plan was recorded with a 24' cross-access easement across the rear parking area for the adjacent lot.
May 2, 2000	Hearing Officer approval of a variance to reduce the required length of the on-site driveway off Carson Drive from 20' to 17'9".

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

LAKESHORE OFFICE PLAZA

PL070461



Location Map



LAKESHORE OFFICE PLAZA (PL 070461)

Andrews Design Group, Inc.
Architects and Planners

June 6, 2008

City of Tempe, AZ
Planning Division
31 E. 5th Street
Tempe, AZ 85281

Re: SPR07125 – Lakeshore Office Plaza 4611 S, Lakeshore Dr. Tempe, AZ
Design Review Narrative

To Whom It May Concern:

The site is currently designed under the zoning classification PCC-2.
APN. 133-38-005E

This project involves the construction of a three story 30,000 square-foot office building along with associated site work. The first floor, or ground level, will consist of a parking garage, lobby with elevator and stairwell to the 2nd and 3rd floors above, as well as equipment and utility rooms. The 2nd and 3rd levels will consist of future office tenants, to be determined at a later date.

This building is situated on a 0.79 acre site located on the north east corner of Lakeshore and Carson Drives. Under PCC-2 zoning requirement, building lot coverage is required to be 50% maximum. This project's lot coverage is approximately 29.2%, which meets the requirement. The landscape coverage requirement for the site is 15% minimum. The project provides approximately 25.5%, which exceeds the requirement. The 'B', Business, use for this projects is allowed under the current PCC-2 zoning. An "S2" use will also be included for the parking garage on the first level.

The architectural elements of the exterior of the building are made up of 3-stories of bronze glazing window system with painted E.I.F.S. walls. The base of the building uses black granite tile as a wall finish. Black granite tiles are also on vertical columns situated between glazing areas. At the south-west corner of the site, there is a large curved vaulted roof projection and curved balconies overlooking the corner of Lakeshore and Carson Drives. Similar smaller elements are used at the main entry with a full glass curved wall to the east, and on the west wall at the stair tower. Openings at the garage level are screened with a punched metal grate for air circulation, while allowing security and visual screening. The project utilizes copper color metal roofing along with the balconies' metal work and other architectural elements on the building.

The maximum parapet height of the building is at 38', which is under the 40' maximum height requirement. A use permit is being requested to allow the roof projections at the south-west corner, at the main entry to the east, and at the stair tower to the west to exceed the 40' height requirement. The tallest of these elements is the south-west corner roof projection, which is 47'. The remaining two elements are at 44'-8", located at the main entry to the east and at the stair tower on the west side of the building.

Andrews Design Group, Inc.
Architects and Planners

As these are strictly architectural elements, there would be no impact on vehicular or pedestrian traffic, nor would they create a nuisance to the surrounding area and general public. These features would not create additional odor, dust, gas, noise vibration, smoke, heat, or glare. The corner piece of the building is meant to accent the intersection of Lakeshore and Carson Drives, which would not deteriorate the neighborhood or downgrade surrounding property values. This building's contemporary architecture style is compatible with the multi-story building located on the corner of Rural Road and Carson Drive.

An additional use permit is being requested for a 10% reduction of the side yard setback requirement. This occurs at the east end of the property, at the main entry. The required setback is 30'. The proposed side yard setback is 27'-9 3/8". The main entry utilizes a full height curved glass wall that extends 3' beyond the face of the building. This curved glass wall feature is used to distinguish the main entry from the surrounding elements of the building. This minimal setback reduction would not impact surrounding traffic, whether vehicular or pedestrian. The curved feature itself would not create more odor, dust, gas, noise, vibration, smoke, heat, or glare than other elements of the building. The property to the east is a commercial office building zoned PCC-2. There would be no detrimental impact on adjacent property values.

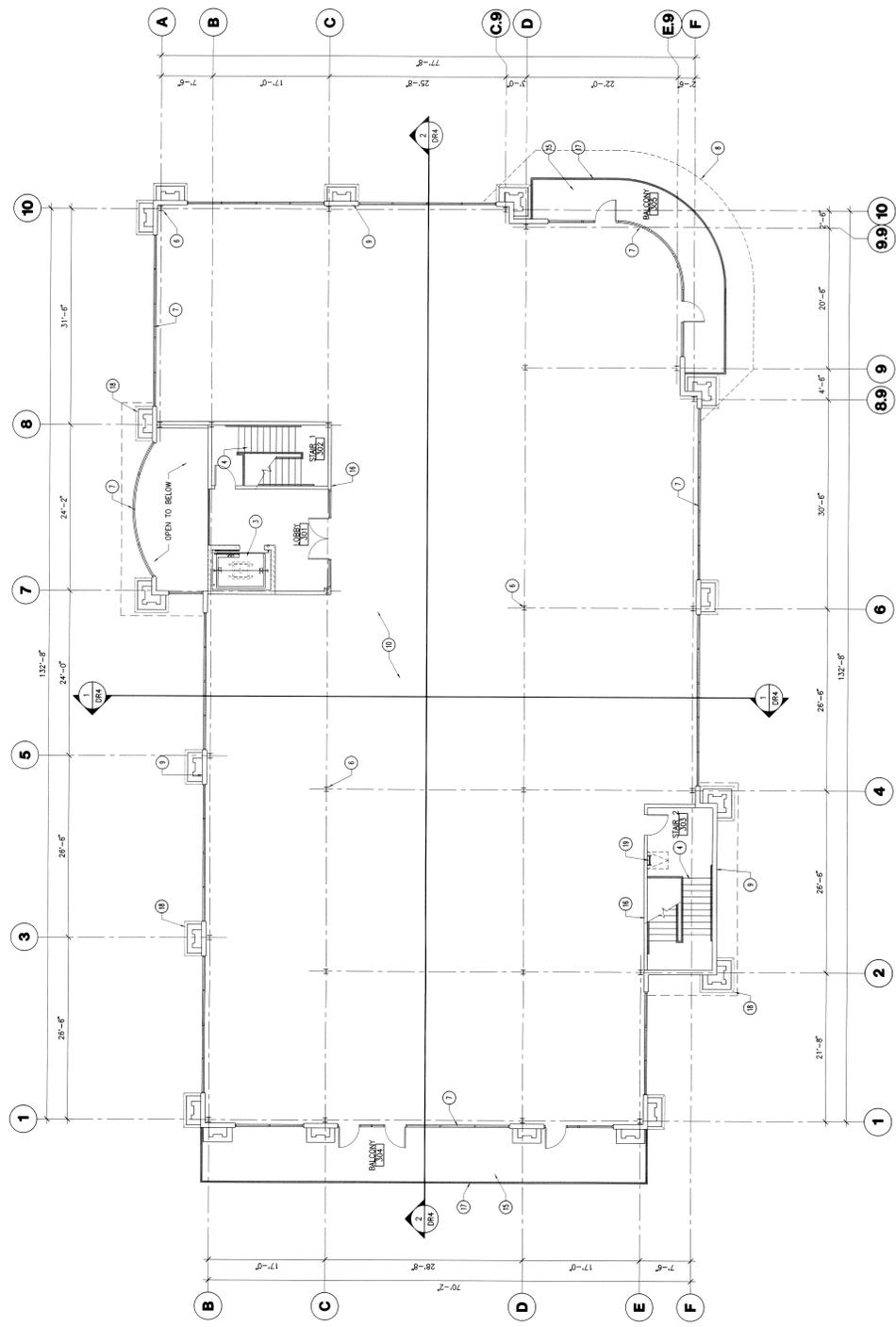
If you have any questions or concerns feel free to contact me.

Respectfully Submitted,

Don Andrews
Andrews Design Group, Inc.

KEY NOTES:

1. CONCRETE COLUMN. SEE STRUCTURAL.
2. 4" CONCRETE OVER 4" A.B.C. SEE STRUCTURAL. SEE SECTION 05100 FOR FINISH.
3. ELEVATOR.
4. CONCRETE FLOOR WITH STAIR ASSEMBLY WITH METAL HANDRAIL & GUARDRAIL.
5. CONCRETE FLOOR WITH STAIR ASSEMBLY WITH METAL HANDRAIL & GUARDRAIL.
6. STEEL COLUMN. SEE STRUCTURAL.
7. ALUMINUM STORAGE SYSTEM. SEE A1.1 AND SPECIFICATIONS.
8. HOOKUP LINE INDICATED GANTRY/STAIRWELL ABOVE.
9. 2" CONCRETE OVER 4" A.B.C. SEE STRUCTURAL. SEE SECTION 05100 FOR FINISH.
10. 3/4" NORMAL WEIGHT CONCRETE OVER 2" STEEL DECK. SEE SECTION 05100 FOR FINISH.
11. S.E.S.
12. 8" CONCRETE OVER 4" A.B.C. SEE STRUCTURAL.
13. 4" CONCRETE OVER PRECAST CONCRETE FLOOR FRAMING.
14. METAL TUBE WITH FLAT SHEET GALV. SEE ELEVATIONS.
15. COMPOSITE CONCRETE FLOOR SYSTEM WITH NON-SIP FLOOR.
16. FLOOR FINISH WITH STAIR ASSEMBLY WITH METAL HANDRAIL & GUARDRAIL. SEE SECTION 05100 FOR FINISH.
17. PRE-FINISHED METAL FINISH WITH BRONZE GLAZING.
18. METAL FINISH WITH BRONZE GLAZING. SEE ELEVATIONS.
19. LAUREL DOOR WALL.
20. PATTERN, FUTURE TOWNS DEMONSTRATION WALL.



FLOOR PLAN - 3RD FLOOR
1/8" = 1'-0"

No.	DATE	REVISIONS:
1	08/04/08	PLANNING COMMENTS
2		
3		

DR2.2

DATE: 4/21/2008

Andrews Design Group, Inc.
 ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

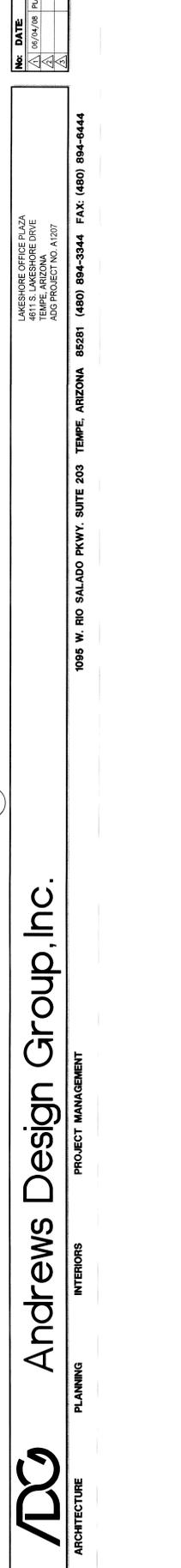
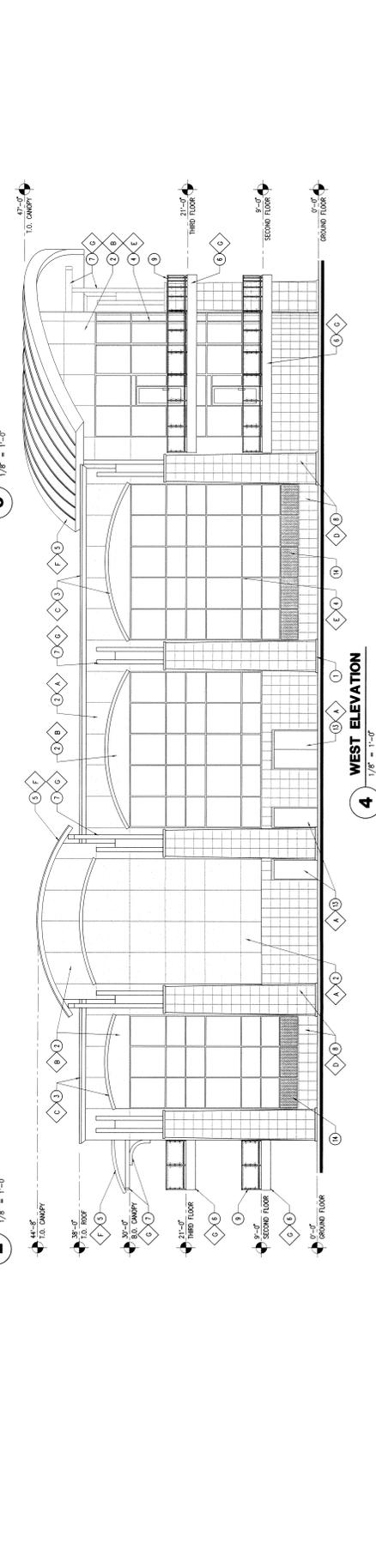
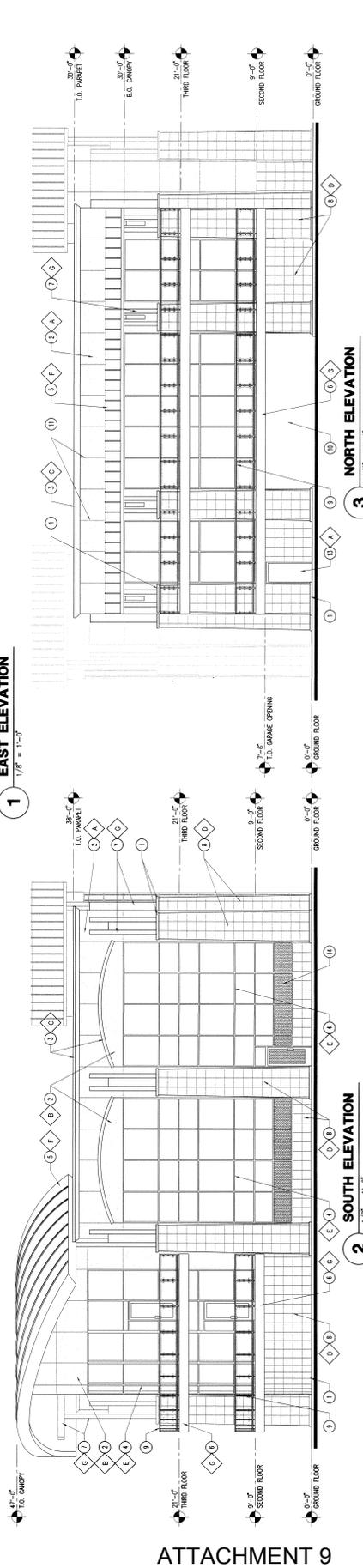
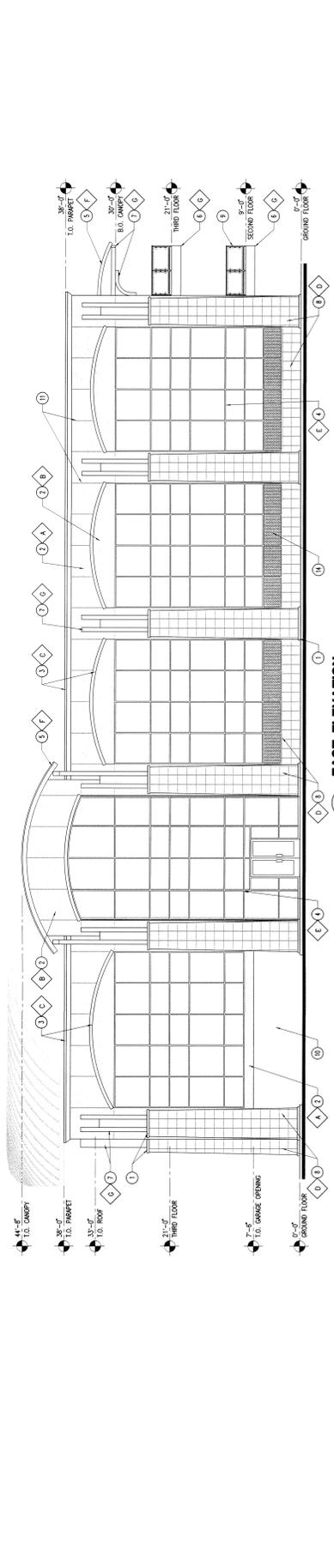
1095 W. RIO SALADO PKWY. SUITE 203 TEMPE, ARIZONA 85281 (480) 894-3344 FAX: (480) 894-6444

LAKESHORE OFFICE PLAZA
 4611 S. LAKESHORE DRIVE
 TEMPE, ARIZONA
 ADG PROJECT NO. A1207

KEY NOTES	
1.	PRECAST CONCRETE WEILING
2.	E.T.S. OVER METAL STUD FRAMING
3.	E.T.S. OVER CONCRETE WEILING
4.	CONCRETE OVER METAL STUD FRAMING
5.	STANDING SEAM METAL ROOFING OVER METAL TUBE AND BEAM FRAMING
6.	FLAT SHEET LOADINGS OVER BALCONY
7.	FLAT SHEET LOADINGS OVER METAL TUBE
8.	TILE UNDER STAIR METAL STUD FRAMING
9.	INSULATED METAL PANELS W/ INTERIOR FINISHING
10.	GROUND LEVEL FINISHING EXTERIOR
11.	SCORE LINES IN E.T.S.
12.	WALL SCORING SEE ELECTRICAL
13.	WALL SCORING SEE ELECTRICAL
14.	METAL EXTERIOR CORNER

FINISH SCHEDULE	
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GENERAL NOTES
 1. ALL WORK SHOWN TO BE COMPLETED BY THE CONTRACTOR AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.



KEY NOTES:

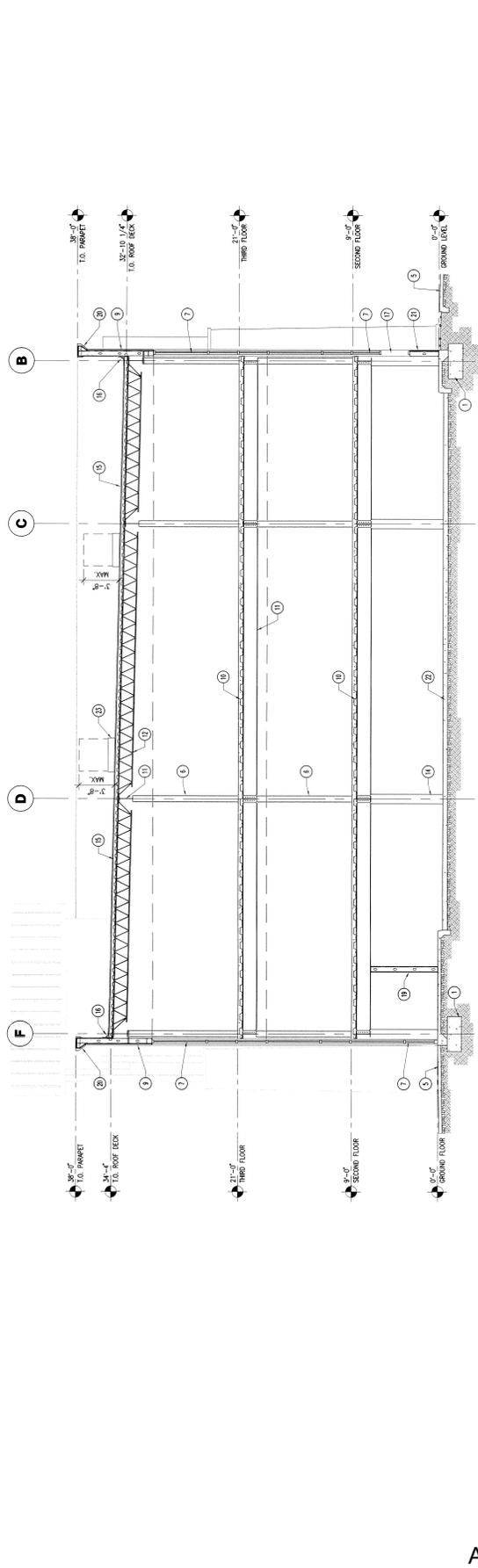
1. CONCRETE FLOORING, SEE STRUCTURAL.
2. FINISHES, SEE FINISHES. SEE STRUCTURAL. SEE FINISHES FOR FLOOR FINISHES.
3. SURFACE MOUNTED LIGHT FIXTURES, SEE ELECTRICAL.
4. 1/2" EXPANSION JOINT MATERIAL, SEE DETAIL.
5. CONCRETE, M/A, SEE INTERSECTION PLANS.
6. STEEL COLUMN, SEE STRUCTURAL.
7. AIRFLOW ADJUSTMENT SYSTEM, SEE A17 AND INTERSECTION PLANS.
8. STEEL LUMBER CANOPY WITH PLAT SHEET CLAD AND STANDING SEAM ROOF, SEE STRUCTURAL. SEE ELEVATIONS AND STRUCTURAL.
9. E.L.F.'S, REFER TO MAIN FLOOR INSULATION ON FLOOR PLAN FOR CONSTRUCTION DETAILS. SEE STRUCTURAL.
10. STAINLESS STEEL WEIGHT CONC. OVER 2" STEEL BEAM, SEE STRUCTURAL.
11. STEEL BEAM, SEE STRUCTURAL.
12. STEEL JOIST, SEE STRUCTURAL.
13. 4" CONC. OVER PRE-CAST CONC. FLOOR FINISHING.
14. CONC. COLUMN, SEE STRUCTURAL.
15. 1/2" EXPANSION JOINT MATERIAL, SEE DETAIL. SEE STRUCTURAL AND INTERSECTION PLANS FOR 1/2" EXPANSION JOINT MATERIAL OVER 1/2" METAL DECK, OVER 2" STEEL JOIST.
16. LIGHT FIXTURES, SEE DETAIL.
17. METAL, VENTURIAN GRATE, PAINTED, SEE ELEVATIONS.
18. SUSPENDED ACoustICAL CEILING TILE SYSTEM, SEE RCP.
19. FLOOR FINISHING FOR MAIN FLOOR, SEE INTERSECTION PLANS.
20. E.L.F.'S, INCLUDING SECURED TO PANELET METAL FINISHING.
21. SEE KIEPERT ON FLYWOOD BRACING OVER METAL FINISHING.
22. 6" CONC. OVER 2" A.B.C., SEE STRUCTURAL.
23. E.T.L. DECEASED FROM A/B BY PANELET.
24. CONCRETE OVER 2" METAL DECK, OVER 2" STEEL JOIST.
25. BALCONY SURROUNDED BY PLAT SHEET CLAD, SEE ELEVATIONS, SEE STRUCTURAL.
26. FINISHES, SEE FINISHES. SEE STRUCTURAL.



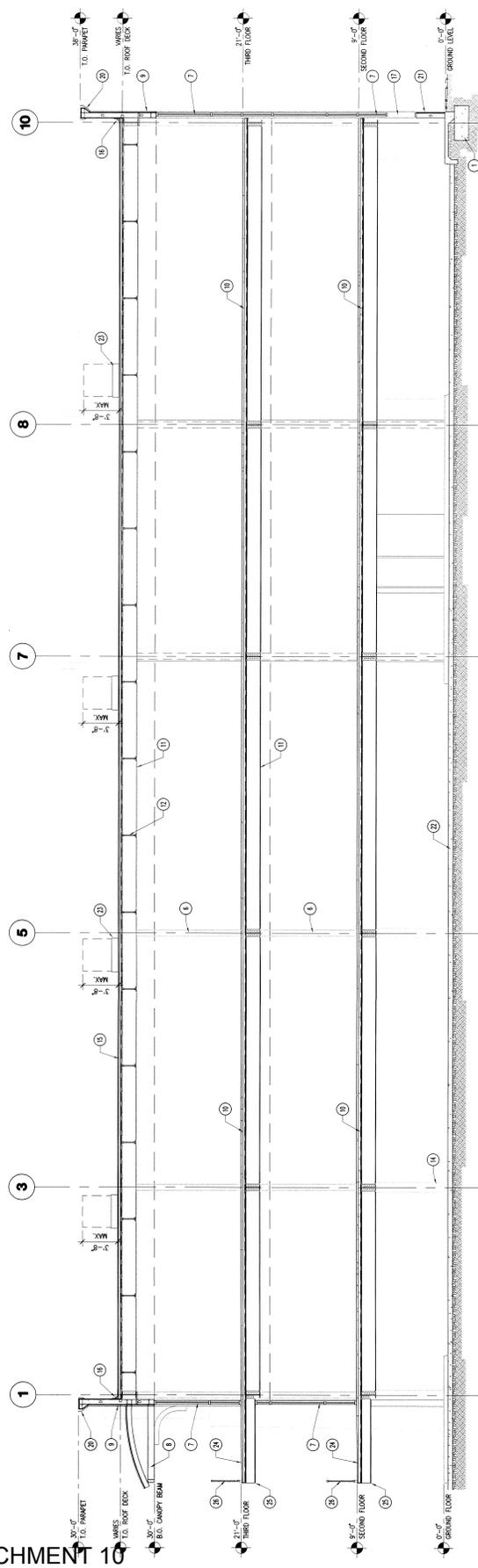
NO.	DATE	REVISIONS:
1	05/04/08	PLANNING COMMENTS

DR4

DATE: 4/21/2008



1 BUILDING SECTION
 31'-0" = 1'-0"



2 BUILDING SECTION
 31'-0" = 1'-0"

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