

Staff Summary Report



Development Review Commission Date: 06/14/2011

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Development Plan Review and Use Permit for FIRESTONE COMPLETE AUTO CARE located at 930 East Baseline Road.

DOCUMENT NAME: DRCr_FirestoneLCVPh1_061411.doc **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **FIRESTONE COMPLETE AUTO CARE (PL110163)** (Michael Fisher, LCV Property, Inc., property owner; Theresa Schultz, Jones Lang LaSalle Americas, Inc., applicant) consisting of a one-story +/- 8,142 sf. auto care and tire store on a proposed +/- 0.992 net acre site, located at 930 East Baseline Road in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay. The request includes the following:

DPR11066 – Development Plan Review of site plan, building elevations and landscape plan.

ZUP11041 – Use Permit to allow a retail tire store and auto repair facility in the PCC-2 District.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

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

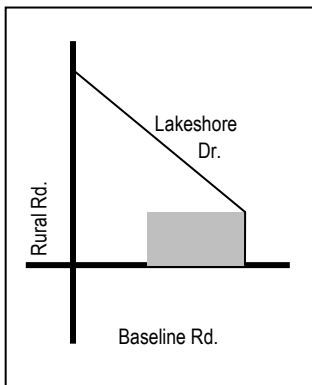
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds

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

ADDITIONAL INFO:



Site Area	+/-0.992 net acres at west end of Phase One of L.C.V.
Building area	+/-8,142 sf. (Phase One, included in this application),
Lot Coverage	18.83% provided (50.00 % maximum allowed)
Building Height	25.67 ft. to top of parapet (65.00 ft. maximum allowed)
Building Setbacks	+/-171.00 ft. front, 29.33 ft. side (west), 30.00 ft. side (east), 48.00 ft. rear (minimum 0.00 ft. front, 0.00 ft. street-side, 29.33 ft. side and 0.00 ft. rear)
Landscape area	15.80 % proposed this site, 20.00 % provided in L.C.V. overall (20.00 % minimum required)
Vehicle Parking	28 spaces (26 minimum required)
Bicycle Parking	1 space (1 minimum required)

Lake Country Village Phase One is a proposal to redevelop the west end of the existing commercial center. Firestone Complete Auto Care at Lake Country Village is Pad 'A' of Phase One. Notification of adjacent property owners, nearby neighborhood associations and home owners associations have been made regarding the Use Permit request to relocate this business from another location in Lake Country Village. A neighborhood meeting is not required for this application.

PAGES:

1. List of Attachments
- 2-5. Comments / Reasons for Approval
- 6-8. Conditions of Approval
- 9-10. Code/Ordinance Requirements
- 11-12. History & Facts
13. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letters of Explanation, Design and Use Permit Requests
5. Pad 'A' Legal Description Exhibit Map
- 6-7. Pad 'A' Conceptual Site Plan and Project Data, sheet DRB-SP1
8. Pad 'A' Building Floor Plan, sheet PA1
- 9-10. Pad 'A' Building Elevations and Paint Color Schedule, sheet PA4
11. Pad 'A' Building Sections, sheet PA5
12. Pad 'A' Color Presentation Elevations with Materials Keynotes
13. Materials Legend for Lake Country Village (Butler Design Group, used w/ permission)
- 14-15. Landscape Plan and Plant Legend (Laskin & Associates, used w/ permission)
16. Lake Country Village context photos 5 - 8 (Butler Design Group, used w/ permission)
Photos 5 through 8 were taken at the southwest site corner of Pad 'A'
17. Lake Country Village context photos 9 -12 (Butler Design Group, used w/ permission)
Photos 9 through 12 were taken at the northwest site corner of Pad 'A'

COMMENTS:

Pad 'A' at the western tip of Lake Country Village is the subject site. Firestone Complete Auto Care intends to relocate their Lake Country Village business operation to a new building of 8,142 sf. on Pad 'A'. The site layout and landscape layout of Pad 'A' have been reviewed by the Development Review Commission as part of Phase One of Lake Country Village. Pad 'A' has a narrow front yard on Baseline Road, a side yard on Jentilly Lane (a private street), a narrow rear yard on Minton Lane (a private street) and an interior side yard that faces the rear yard of the remainder of Lake Country Village. The proposed Major 'A' building of Lake Country Village is positioned on the interior side yard property line of the subject site without setback.

Existing entitlements for the entire Lake Country Village that will remain in effect include the following:

- A Variance allows a six (6) ft. high masonry trash enclosure walls in the front yard setback (City Council, May 19, 1977).
- A Variance allows one (1) additional center identification sign, 24 sf. area and eight (8) ft. height, to be located along Baseline Road (City Council, May 19, 1977).
- A Variance allows one (1) additional center identification sign (Board of Adjustment, November 28, 1979).
- A Variance waives required intermediate landscape islands every fifteenth parking space (City Council, December 10, 1987).
- A Use Permit allows insertion of residential into the PCC-2 District. (Development Review Commission, 4/13/2010).
- A Planned Area Development Overlay modifies development standards for building height, building setbacks and parking ratios. (City Council, 5/20/2010).
- An Amended Planned Area Development makes minor modification of the development standard for building setbacks and modifies the overall site plan, including a slight increase in overall commercial area. (Community Development Manager Designee, 5/17/2011).
- A Development Plan Review for Phase One of Lake Country Village including site and landscape design for the approximately 5.76 acre project area (including the subject site) and building design for Major 'A' and Shops 'A'

This request includes a Development Plan Review for a +/- 8,142 sf. Firestone Complete Auto Care Store on a +/- 0.992 acre site (Pad 'A') and a Use Permit request to allow a tire store and auto repair facility in the Planned Commercial Center General District. Under separate processing, the applicant will submit a preliminary and final subdivision plat for the creation of a +/- 0.992 acre site for Firestone Complete Auto Care that is separate from the remainder of Lake Country Village. Cross access and cross-drainage agreements will be required between the neighboring properties in order to make this property division acceptable.

Public Input

A neighborhood meeting is not required to process the Development Plan Review and Use Permit requests. Advertisement of use permit and development plan review request for the 6/14/11 hearing has been made by site sign and newspaper advertisement. Additionally, a postcard mailing was made to Lake Country Village tenants as well as neighboring property owners, homeowners associations and neighborhood associations. As of publication of this report, there has been no public input regarding this request.

PROJECT ANALYSIS

Use Permit

A Use Permit is requested for an automotive tire sales and service business for Firestone that also includes scheduled automotive maintenance, preventative maintenance and light repair of automobiles. This business operation is currently located near Baseline Road in the southeastern portion of Lake Country Village. The proposed site plan relocates the Firestone building to the northwest corner of Lake Country Village so it is separated from an existing apartment complex (Cityscape) by a private street (Minton Drive).

The stated hours of business operation span seven days a week but do not include evenings. Hours of operation are as follows: 7am to 7 pm Monday through Friday, 7am to 6pm on Saturday and 9am through 5pm on Sunday.

There are ten service bays proposed in the building. The doors for these bays may be open during business hours, particularly in the summer months. The service bay doors are oriented to the east and face an approximately 30'-0" wide service drive aisle. The drive aisle is intended to be defined by an approximately 24'-0" tall side wall of the Major 'A' store immediately to the east. The depth of Major 'A' exceeds the length of the Pad 'A' Firestone building and is positioned to provide an effective visual screen for this service activity.

Truck traffic for inventory delivery and refuse pick-up takes place in the walled service courtyard to the north of the building. This courtyard is adjacent to the intersection of Minton Drive and Jentilly Lane.

Noise level during business hours is stated to be an average of approximately 40 decibels (db). By condition of approval, ambient noise from Firestone during business hours is limited to a maximum of 40 db. Inventory delivery to the north service door in the service courtyard is stated to be once a week. By condition of approval, inventory delivery is limited to business hours.

The Use Permit request meets the applicable tests in the following manner.

Section 6-308 E.2. Approval Criteria for Use Permit

- *Any significant increase in vehicular or pedestrian traffic.* The applicant has stated that the business will service 28-35 vehicles in a day and that there are 7-10 employees. The vehicle quantities stated demonstrate that the use does not constitute a significant increase in traffic over that of any other active commercial business in the area.
- *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* Work done on premises will be done indoors during the day. Service bay doors may be open, however the service bay area faces directly into the 24'-0" high side wall of another building across a 30'-0" wide service drive aisle. The site layout will assist in noise control from the service bays and will help to confine the business operation to the bays and the service drive aisle. A glazed storefront is limited to the south showroom entrance; fenestration is absent from the west elevation and is limited to two service doors that are normally closed on the north elevation.
- *Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans or General Plan.* The relocation of Firestone to the western edge of Lake Country Village is part of a larger plan to maintain existing businesses within Lake Country Village, where possible, as a prelude to the conversion of the center into a mixed-use development. The addition of the Pad 'A' building replaces an existing Lake Country Village building (the Dry Cleaners building) and maintains the existing business fabric on the west end of the center along Jentilly Lane.
- *Compatibility with existing surrounding structures and uses.* There is no conflict between this business and surrounding businesses. The addition of Firestone on the east of Jentilly compliments the existing Quik Trip fuel station and convenience store at the northwest corner of Jentilly and Baseline. The proximity of Firestone on the south side to Cityscape Apartments on the north side of Minton Drive has an antecedent on Butte Avenue south of Southern Avenue, where Discount Tire on the east of Butte operates a business across from multi-family residential on the west of Butte. Discount Tire on Butte provides a long-standing demonstration of the compatibility of a tire store and light repair facility in proximity to multi-family residential.
- *Adequate control of disruptive behavior both inside and outside the premises, where disruptive behavior may create a nuisance to the surrounding area or general public.* Business will be conducted on premises during daytime hours. Sobriety and customer-friendly behavior of employees and vendors is a necessary requirement of any functioning commercial business.

Development Plan Review

Site Plan

The approximate 0.99 acre site of Pad 'A' is the western edge of the approximate 5.46 acre Phase One portion of the redeveloped Lake Country Village. The site will maintain cross access and cross drainage with the remainder of Lake Country Village after it becomes a separate lot. The layout of the property is tight and efficient. The Firestone building is set back approximately the same as the adjacent Major 'A' and Shops 'A' buildings. The narrow site is tightly defined by the 2'-6" set back of the Major 'A' building on the east property line of the Pad 'A' site. A 30'-0" wide Pad 'A' service drive aisle separates the Major 'A' and Pad 'A' buildings. Parking for Firestone is located between the Pad 'A' building and Baseline Road. Access to this parking field is from a single driveway on Jentilly Lane and by cross access to the remainder of Lake Country Village. To the north of the building is a compact, walled service courtyard that includes a refuse enclosure at the northwest site corner.

Building Elevations

Firestone at Pad 'A' makes use of the same palette of clay tile and brick veneer materials, metal and exterior plaster paint colors, and aluminum storefront frame as that used for the neighboring Major 'A' and Shops 'A' of Lake Country Village Phase One. Firestone is an approximately 26'-0" tall rectangular concrete masonry building with a 4:12 pitch red clay tile hip roof that is framed with two mechanical equipment well towers, one at the northwest and one at the southwest corner of the building. The showroom is in the southwestern portion of the building. The storefront entrance and display glazing face south to the parking field, ten service

bay doors face east and “back of house” functions are in the northwestern portion of the building. The long eastern elevation is taken up with metal and glass service bay segmented doors under the red tile roof. This elevation faces the west elevation of Major ‘A’ across a service drive aisle. The west elevation of Firestone is without fenestration but is broken up with planar changes that are enhanced with alternating exterior plaster and red brick surfaces. The roof line on the west is also broken up with the pitched tile roof protruding between the two towers. Overall, the concrete masonry of the building is concealed. The elevations are skillfully finished with the red tile roof “cap”, alternating exterior plaster and red brick field and exterior plaster base.

Landscape Plan

Proposed landscape for Pad ‘A’ Firestone is integral with the Lake Country Village Phase One landscape design and represents a reinvigoration of the existing tree and plant inventory, albeit with a lower water-use theme than its predecessor. Specifically, the area of lawn at public and private frontages is sharply curtailed. Tree species provided for the Pad ‘A’ site include Evergreen Elm, Fruitless Olive and Ash. Part of the Phase One landscape plan is reproduced for this application, see attachment 14. By condition of approval, trees will be added along the private Jentilly Lane and Minton Drive frontages to enhance the building elevations, soften the transition between the Firestone building and these streets as well as provide some shade for the curbside walkways.

The Development Plan Review request meets the applicable tests in the following manner

Section 6-306 D. Approval criteria for Development Plan Review

- *Placement, form, and articulation of buildings provide variety in the streetscape.* The Pad ‘A’ building, the neighboring Major ‘A’ and Shops ‘A’ buildings and the future Pad ‘B’ building of Lake Country Village work together to provide a combination of building-forward and parking-forward site design in Phase One of the redevelopment.
- *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The parking area of the Pad ‘A’ site is well planted with trees. Trees are added to private street frontages west and north of the Pad ‘A’ building to enhance the elevations, assist with transition between this commercial use and the residential use that is north of Minton, and provide foliage shade along the private street walkways.
- *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Pad ‘A’, Major ‘A’ and Shops ‘A’ together blend with the existing architecture of the center and compliment the proposed architectural expression of the mixed-use redevelopment of Lake Country Village. The introduction of tan and brown colors and the addition of red face brick and red tile roof to the building elevations enrich the materials palette of the existing center and provide a transition between the existing building stock and the proposed mixed-use development.
- *Buildings and landscape elements are appropriately scaled to the site and surroundings.* Pad ‘A’, Major ‘A’ and Shops ‘A’ buildings are of a similar size and height to the rest of the existing Lake Country Village building stock as well as the existing commercial development west of Jentilly Lane and existing residential development north of Minton Drive.
- *The building mass is sufficiently articulated to relieve monotony and create a sense of movement, resulting in a well-defined base and top. The building mass enhances the pedestrian experience at and near street level.* Architectural detailing of Pad ‘A’ makes an attractive commercial building. The addition of trees on the west and north edge of the Pad ‘A’ site compliments the building and enhances the pedestrian experience at neighboring private streets.
- *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 climatic and contextual conditions.* The Pad ‘A’ building provides an interesting, articulated west elevation that is at the same time without windows or doors due to climatic and security determinants. Building fenestration includes a storefront under shade canopy at the south elevation and includes the partially glazed service bay doors on the east elevation. The service bay doors are sequestered from the rest of Lake Country Village as well as the surrounding developments by the adjacency of Major ‘A’, which creates a well-defined service drive aisle and shields the doors from surrounding view. Similarly, the north service courtyard is sequestered from its surroundings with a screen wall that matches the materials palette of the building.
- *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit customer patronage.* The Pad ‘A’ business entrance is connected to the Baseline Road bus stop via an accessible walkway alongside Jentilly Lane.
- *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation.* The Pad ‘A’ business entrance walkway to Baseline via Jentilly Lane features a direct connection to the disabled accessible parking side aisle for this business. This connection is designed to allow pedestrian access to disabled parking without crossing a drive aisle except at the sidewalk bypass behind the driveway to Jentilly.

- *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The site is designed and by condition of approval contains no hiding places. Business operations will forestall criminal activity at the walled service courtyard and elsewhere on site
- *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Tree placement at the Baseline frontage and in the parking area on the Pad 'A' site is supplemented by condition of approval with private street trees along Jentilly Lane and Minton Drive.

Conclusion

Based on the information provided by the applicant, the public input received and the above analysis, staff recommends approval of the Use Permit and Development Plan Review requests. These requests meet the required criteria and will be able to conform to the conditions of approval.

REASONS FOR APPROVAL:

Use Permit

1. There is no apparent nuisance resulting from noise, smoke, odor, dust, vibration or glare beyond the ambient site condition.
2. Traffic generated by the use should not be excessive but would be normal for a daytime business operation. The business will not generate nighttime traffic.
3. The use appears to be compatible with the building, site and adjacent properties.
4. Approval of the Use Permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

Development Plan Review

5. Firestone is a commercial component of the proposed residential plus commercial retail plus commercial office of the redeveloped Lake Country Village at maturation. This is consistent with the General Plan 2030 Projected Land Use Map designation of mixed use.
6. Firestone as presented meets the development standards required under the Zoning and Development Code including the development standards established by the approved Amended Planned Area Development Overlay.
7. Firestone as presented meets the approval criteria for a Development Plan Review.
8. The conditions of approval are reasonable for the proposal to ensure conformance with the provisions of the Zoning and Development Code.

CONDITIONS OF APPROVAL

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

ZUP11041

CONDITIONS OF APPROVAL:

1. The Use Permit is valid for Firestone and may be transferrable to successors in interest through an administrative review with the Community Development Manager or the Manager's designee.
2. Business set up and clean up may occur inside but service bay doors are to be closed and the building is to be secured daily before opening and within thirty (30) minutes after close of customer business operation. Limit delivery of inventory to hours of business operation. These hours are defined as stated by the applicant as follows: 7am – 7pm Monday through Friday, 7am to 6pm on Saturday, and 9am to 5pm on Sunday.
3. Service door pairs that face north are normally to be closed. To facilitate noise control and business security, these doors are not allowed to remain open except during deliveries or inventory transfer when business employees are present.
4. New or used inventory, either open or in containers, may not be stockpiled in the service courtyard or elsewhere outside of the building and may not be displayed outside on the south side of the store or elsewhere on site. Display of tires, rims and related products may occur within the showroom. Select a clear, energy efficient glazing type for the showroom storefront so the display of products is readily visible through the glass from the outside.
5. Maintain business noise level, as measured along Minton Drive and Jentilly Lane walkways adjacent to site, to a maximum of 40 decibels. If this noise level is exceeded due to business operations, investigate modified business practice where service bay doors are normally closed except to permit ingress or egress of vehicles.
6. If there are recurring noise, odor or other complaints arising from the business operation that are verified by a consensus of the complaining party and the City Attorney's Office, a public hearing may be conducted to re-evaluate the Use Permit.

DPR11066

CONDITIONS OF APPROVAL:

General

7. Submit Construction Documents to the Community Development Building Safety Division for building permit by June 14, 2012 or the Development Plan Review and Use Permit approvals will expire. Subsequently, an expiration of plan check period or issued building permit will result in expiration of the Development Plan Review and Use Permit approvals.
8. Obtain approval of the Preliminary Subdivision Plat for Lake Country Village prior to issuance of the first building permit for Phase One (either Major 'A' / Shops 'A' or Firestone-Pad 'A'). Subsequently, obtain approval of Final Subdivision Plat and have Final Subdivision Plat recorded at the Maricopa County Recorder's Office prior to issuance of Certificate of Occupancy of the first Phase One construction. As part of the current proposal, the Final Subdivision Plat will establish Pad 'A' of Phase One on its own lot that is distinct from the remainder of Lake Country Village.
9. The property owners shall provide a continuing care condition, covenant and restriction for the half street of Minton Drive and Jentilly Lane and for all of the project's landscaping required by Zoning and Development Code or located in any common area. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

Site Plan

10. Modify refuse enclosure so south wall is removed and west wall of enclosure connects directly to north wall of building. This will remove a narrow exterior alcove that may be used as a hiding place. Provide detail of refuse enclosure and service courtyard screen wall that matches the architectural expression of the building. Finish "inside" of the wall facing courtyard and enclosure.

11. Provide one (1) bicycle parking space near Pad 'A' building entrance.
12. Move Pad 'A' building and service courtyard screen wall minimum 3'-0" to the south to create a minimum 3'-0" wide planting strip between the Minton Drive walkway and the screen wall.
13. Provide 3'-0" high masonry screen wall at parking along Jentilly Lane as indicated. Provide a minimum 6'-0" high masonry courtyard screen wall and refuse enclosure wall along Minton Drive and Jentilly Lane to the north and northwest of Pad 'A' except reduce the wall height from 6'-0" to 3'-0" at the easternmost 20'-0" length, adjacent to the driveway. Do not locate screen walls within the sight visibility triangles of adjacent driveways or at the intersection of Jentilly and Minton.
14. At Pad 'A' driveways to private streets Jentilly Lane and Minton Drive, provide driveways in conformance with Tempe Standard Detail T-320. Provide upgraded paving consisting of scored concrete on site behind each driveway sidewalk bypass. At the entire paved vehicle courtyard on the north of the Pad 'A' building, provide scored concrete paving. Extend concrete paving at driveway aprons elsewhere to the extent of on-site drive aisle curbs that are parallel with the adjacent private street.
15. 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 Tempe Standard Detail T-214.

Floor Plan

16. Restroom Security: provide 50% night lights. Activate restroom light by automatic sensors, key or remote control mechanism. For single user restroom door hardware, provide a key bypass on the exterior side

Building Elevations

17. Northwest and southwest corners of the building provide partial parapet towers which appear to enclose roof top mechanical equipment wells. Complete these parapets adjacent to sloped roof to provide a continuous four-sided screen that is at least the height of the equipment that is enclosed. Demonstrate the two screened areas with roof plan and sections as needed.
18. Provide a canvas black awning and frame above the storefront entrance similar to that proposed for Shops 'A' of Phase One.
19. Specific paint colors, red brick veneer, red barrel tile, black canvas awning and dark bronze anodized aluminum that are exhibited on the Lake Country Village materials sample board, dated May, 2, 2011 are approved. Maintain main colors and materials with a light reflectance value of 75 percent or less. Submit additions or modifications for review during building plan check process. Major modifications require separate Development Plan Review by the Development Review Commission.
20. Provide secure roof access to mechanical roof wells from the interior of the building. Do not expose roof access to public view.
21. Gutter concealed within formed plaster "cornice" at sloping roof, roof drain downspouts concealed within the exterior brick veneer on south, north and west elevations, and exposed metal downspouts mounted on the east elevation are all acceptable.
22. Conceal piping and electrical conduit within the building interior. Minimize visible, external features and incorporate required exterior elements (FDC, security cameras, alarm klaxons, and paint to match louvers) into the architectural elevation design. Exposed exterior wall-mount mechanical equipment, conduit, piping, or related materials are not permitted. Relocate gas service and electrical service from the west to either the east or north elevation where they are concealed from public view.
23. 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

24. Illuminate east service drive aisle and north service courtyard from dusk to dawn with minimum 3.0 foot-candles.

Landscape

25. Provide additional trees along private streets Jentilly and Minton. Provide two trees on west of site between parking and Jentilly Lane walkway. Position these trees to align with parking space stripes. Provide three trees west of Pad 'A' building on Jentilly Lane. Provide one tree on Minton Drive north of the Pad 'A' service courtyard screen wall.
26. Irrigation notes:
 - a. Provide automatic irrigation system that is part of the entire Lake Country Village system or is independent and is exclusive to Pad 'A' and the adjacent Baseline Road public right of way. Provide details of water distribution system.
 - b. Provide system of buried rigid (polyvinylchloride), not flexible (polyethylene) pipe. Provide schedule 40 PVC mainline. Provide minimum class 200 PVC feeder line except provide minimum class 315 PVC feeder line for ½" diameter size.
 - c. Locate valve controller in a vandal resistant housing. Hardwire power to controller (a receptacle connection is not allowed). Controller valve wire conduit may be exposed if controller is in the service courtyard, otherwise conceal the conduit.
27. 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.
28. Top dress planting areas with a rock or decomposed granite application. Provide groundcover top dressing of 2" uniform thickness. Provide pre-emergence weed control application. Do not underlay rock or decomposed granite application with plastic. If Pad 'A' is not concurrently developed with Major 'A' and Shops 'A', provide a decomposed granite groundcover for the undeveloped areas of Pad 'A'.

Signage

29. Obtain sign permit (including for identification signs and as required) as a separate process. Consider an update to the Sign Package Criteria for the entire Lake Country Village including Firestone.
30. Provide one major address sign on the south elevation centered above the window near the southeast building corner, one on the north elevation above the inventory door and one on the east elevation above the north pedestrian door. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and background to which it is attached. In addition to the major building address signs, provide one 6" high vinyl (or similar) address number set on the glass directly above the business entrance and 1" address number set at meter in accordance with 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 (ZDC)** are not listed 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, Community Development and Fire Departments given on the Preliminary Site Plan Review mark-ups for Lake Country Village dated December 16, 2009, February 10, 2010 and March 16, 2011. If questions arise related to specific comments, direct these to the appropriate department, and coordinate necessary modifications with all concerned parties prior to plan check application.
- **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 from top of curb at a point adjacent to the center of the front property line on Baseline.
- **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 landscape architect and mechanical engineer prepare and submit reports 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_Consevation.pdf. Contact Public Works Water Department Water Conservation Division if questions regarding the content of the water conservation reports.
- **SECURITY REQUIREMENTS:**
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design corners to discourage opportunity for ambush. Maintain distances of 20'-0" or greater between a pedestrian and hidden areas to allow for increased reaction time and safety.
 - Follow design guidelines listed under appendix A of the ZDC. 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 & REFUSE VEHICLE MANEUVERING:**
 - Layout and details of fire and refuse lane are subject to Fire Department and Solid Waste Division approvals.
 - Clearly define fire and refuse lane. Indicate lane of 20'-0" width, 45'-0" outside and 25'-0" inside turn radius through Pad 'A' service drive aisle, around northwest building corner, and through service courtyard to refuse container. Locate trees so mature foliage canopies do not extend over lane below a minimum 14'-0" height. Ensure that a fire emergency vehicle can maneuver through site from Jentilly, Minton and Baseline. Design fire and refuse lane on site so an emergency or refuse vehicle does not back out onto Jentilly, Minton or Baseline.
- **REFUSE:**
 - Construct container enclosure walls, pad and bollards in conformance with Tempe Standard Detail DS-116.
 - Gate pair for refuse enclosure is not recommended because they interfere with natural visual surveillance. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
 - Develop strategy for recycling collection and pick-up from site with Solid Waste Division. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- **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). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- **ENGINEERING:**
 - Underground utility extensions to site.
 - Clearly indicate existing and proposed property lines, the dimensional relation of the pad 'A' building to the property lines.
 - Verify location of easements, or property restrictions, to ensure no conflict exists with site layout.
 - Process abandonment of unneeded public utility easements through City Council via Engineering/Land Services Division.
 - Remove and cap existing 18" diameter storm drain if in way of Pad 'A'.
 - Update the pavement management agreement for Minton Drive and Jentilly Lane.
 - Provide 100 year onsite retention for this property.
 - Provide cross drainage and cross access agreements if required between Pad 'A' and Lake Country Village sites.
 - Verify with Engineering Division if Pad 'A' address is 930 East Baseline Road.
- **DRIVEWAYS:** Indicate sight visibility clear vision triangles at driveways, including 1) driveways to Jentilly and Minton, 2) at intersection of Jentilly and Baseline, and 3) at intersection of Jentilly and Minton on the site and landscape plans. Consult "Corner Sight Distance" leaflet, available from Transit Studies Division. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except tree trunks are allowed) within each sight visibility 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.
 - Not necessary to process a Shared Parking Application since a residential component is not part of this development.
 - Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking space. Provide clearance between bike space and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **MECHANICAL EQUIPMENT:** Identify exterior roof-mount and ground-mount mechanical equipment and fully screen this equipment on all four sides from public view following provisions of ZDC Sec. 4-405. The screen material must be integral with the architecture of the building and must be at least the height of the equipment being screened.
- **LIGHTING:**
 - Design site security light in accordance with ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate locations of 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.
- **SIGNAGE:**
 - Conform to the sign requirements of Zoning and Development Code Part 4 Chapter 9.
 - Directional signs (if proposed) may not require a sign permit, depending on size. In any case, directional signs are subject to review by Planning during plan check process.
 - Separate Development Plan Review process may be required if signs do not conform to the Zoning and Development Code Part 4 Chapter 9.
 - Provide details of building address signs for review as part of building plan check process. Address signs do not need a sign permit. Halo-illuminated address signs require a sign permit for the electric connection.

HISTORY & FACTS:

March 28, 1968	City Council approved a Zoning Map Amendment from R-1, One Family Residence District to PSC-2, Planned Shopping Center District for a proposed shopping center located at the north east corner of Rural and Baseline Roads.
April 10, 1968	City Council approved the <u>General Plan of Development for Country Club Center, a Regional Shopping Center Base Line Road & Rural Road Tempe, Arizona</u> . The proposed shopping center site area was originally 49.82 acres including 7.04 acres which was dedicated for half streets of Lakeshore Drive and the (re-aligned) Rural Road. At this time of this entitlement the right-of-way line on the north of Base Line Road was the southern boundary of the City of Tempe. The document was recorded on April 19, 1968 in Book 118, Page 12 of Maricopa County records.
March 02, 1971	Design Review Board approved the request by Lake Country Village for site plan, building elevations, landscape plans and a sign package. This was the main design review approval that preceded the construction of the shopping center.
October 14, 1971	City Council approved the <u>Amended General Plan of Development for Lake Country Plaza</u> (formerly Country Club Center). This is the 1 st Amendment to the General Plan of Development. The document was recorded on November 19, 1971 in Book 143, Page 38 of Maricopa County records.
May 19, 1977	<p>City Council approved the <u>2nd Amended General and Final Plan of Development for Lake Country Village</u>. The document is erroneously labeled the "Final Development Plan". Included with this 2nd Amended General and Final Plan of Development are a variance to allow a six (6) ft. high masonry trash enclosure walls in the front yard setback, eight variances for signage and a use permit to allow an auto repair facility on Pad 5 in the PCC-2 District. The document was recorded on June 10, 1977 in Book 190, Page 30 of Maricopa County records.</p> <p>Note: of the eight variances that concern signs, seven (A., B., C., E., F., G. and H.) address specific portions of the existing development. One variance concerns the overall center and is as follows:</p> <p>D. Allow an additional freestanding center identification sign, 24 sf. area and eight (8) ft. height, to be located along Baseline Road.</p>
October 12, 1978	City Council approved the <u>3rd Amended General and Final Plan of Development for Lake Country Village</u> . The document is also erroneously labeled the "Final Development Plan". The document was recorded on October __, 1979 and was placed in Book 216, Page 36 of Maricopa County records.
November 28, 1979	Board of Adjustment approved a variance to allow one (1) additional center identification sign.
December 10, 1987	City Council approved the <u>4th Amended General and Final Plan of Development for Lake Country Village</u> . The document is erroneously labeled the "Second Amended...Plan of Development". Included with this 4 th Amended General and Final Plan of Development is a variance to waive landscape islands after every fifteenth parking space. The document was recorded on ____, 1989.
April 30, 1992	City Council approved the <u>5th Amended General and Final Plan of Development for Lake Country Village</u> . The document is erroneously identified as the "Third Amended...Plan of Development" and was recorded (1992-317912) on June 11, 1992 in Book 350, Page 44 of Maricopa County records.
October 19, 1999	<p>Hearing Officer approved variance request by Lake Country Village to convert three (3) existing freestanding center identification signs to freestanding multi-tenant signs located at 1050 East Baseline Road in the PCC-2, Planned General Commercial Center District.</p> <p>Note: This variance no longer applies. The ZDC allows free-standing multi-tenant signs.</p>
October 24, 2002	City Council approved the request by Lake Country Village (SGF-2002.76) for an Amended General and

Final Plan of Development consisting of 196,305 sf. on 24.4 net acres located at 1102 East Baseline Road in the PCC-2, Planned General Commercial Center District consisting of two sign variances. There were no other changes to the center. A document for this Amended General and Final Plan of Development was not recorded.

Note: Both of these variances concern sign area for Pads 2 and 3 (Church's Chicken and Wendy's, respectively) and are modifications of two earlier sign variances (F & G) granted on May 19, 1977.

- April 10, 2003 City Council approved the 6th Amended General Plan of Development for Lake Country Village and a Final Plan of Development for Quizno's (SGF-2003-13). Lake Country Village consists of existing 201,520 sf. buildings of commercial use on 24.4 acres. The proposed Quizno's (the site of Winchell's donuts) is a 1,534 sf. restaurant located at 1118 East Baseline Road in the PCC-2, Planned General Commercial Center District. No new variances or use permits are requested. The document was recorded (2003-0812999) on June 24, 2003 in Book 640, Page 42 of Maricopa County records.
- March 02, 2004 Hearing Officer approved a Use Permit request for the outdoor patio for Pad 4--Quizno's (BA040021). Subsequently, Development Services staff administratively processed the 7th Amended General and Final Plan of Development for Lake Country Village (SGF-2004.20). This development plan has been amended to show additional outdoor dining area for Quizno's. Revised parking quantities are indicated on the document. The document was recorded (2004-0539992) on May 14, 2004 in Book 685, Page 41 of Maricopa County records.
- August 17, 2004 Design Review Board staff approved the addition of a colonnade on the south side of Building 'Y' of Lake Country Village (DRB04141). Subsequently, Development Services staff administratively approved the 8th Amended General and Final Plan of Development for Lake Country Village (SGF-2004.62). This development plan has been amended show the creation of a freestanding sign band for building 'Y'; use and parking quantity for the site are unchanged. The document was erroneously labeled the "7th Amended...Plan of Development." The document was recorded (2004-1468502) on December 14, 2004 in Book 718, Page 34 of Maricopa County records.
- March 4, 2010 The Lake Country Village Development Team conducted a neighborhood meeting to fulfill the requirement of ZDC Sec. 6-402. The meeting included a presentation of the development concept followed by a question and answer period with the development team and citizens attending the presentation.
- March 23, 2010 Development Review Commission continued the request by Lake Country Village located at 1030 East Baseline Road in the PCC-2, Planned Commercial Center General District. The continuance was made to the April 13, 2010 D.R.C. Hearing and was made at the request of the applicant.
- April 13, 2010 Development Review Commission approved the Use Permit to allow residential land use in the PCC-2, Planned Commercial Center General District and recommended approval for the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road.
- May 20, 2010 City Council approved the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road in the PCC-2, Planned Commercial Center General District.
- May 17, 2011 Community Development Manager Designee approved a minor Amendment to the Planned Area Development Overlay of Lake Country Village located at 1030 East Baseline Road.
- May 24, 2011 Development Review Commission approved the Development Plan Review for Lake Country Village Phase One including Major 'A' and Shops 'A' in the PCC-2 (PAD) Planned Commercial Center General District and Planned Area Development Overlay. The major portion of the existing Lake Country Village development will remain to the east of Phase One. Lake Country Village is located at 1030 East Baseline Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306 -- Development Plan Review

Section 3-202 -- Permitted Land Uses in Commercial & Mixed-Use Districts

Section 6-308 -- Use Permit



FIRESTONE AT LAKE COUNTRY VILLAGE (PL110163)

FIRESTONE COMPLETE AUTO CARE
at
LAKE COUNTRY VILLAGE DEVELOPMENT
DESIGN LETTER OF INTENT

April 26, 2011

The Firestone Complete Auto Care, (CAC), proposed at the Phase I portion of the new Lake Country Village development. The site is approx. 0.992 acres located at the northeast corner of Jentilly Lane and Baseline in Tempe, Arizona. The building is situated north on the site and allows for efficient vehicular and pedestrian traffic into and through the Phase I part of the project.

The proposed Firestone building for this site is an 8,142 square foot building which will provide 10 service bays, opening to the east, for customer use. The main entry and sales area are on the south side of the building. Service bays are oriented facing the development's anchor building minimizing the view into the bay area from the surrounding development. The sales/showroom area is placed with the entrance oriented to the south matching the development. Truck deliveries occur on the north side of the building along with the enclosed refuse containment area. Deliveries are typically once a week.

This design review application will focus on the proposed building for Firestone CAC. The overall site landscaping and grading and drainage for this site is being engineered and designed as part of the Phase I development. This will insure a consistent look and function of the Phase I site. Therefore, those scopes of work have been submitted by the Lake Country Village development team, with Butler Design Group as their architect, Laskin & Associates as their landscape architect and Olsson Associates as their civil engineer.

The building elevations illustrate how the materials, colors and design features are in the same character of the overall Phase I concepts. Our main entry incorporates the same brick pilaster appearance with a strong base, dark colored awnings with dark bronze storefront, and parapet wall with the heavy cornices. This defines the south elevation and creates a focal point of the entry. The building facades have similar articulation and detail to blend with the adjacent proposed buildings and create a pedestrian scale and visual appeal.

Site lighting for the proposed Firestone CAC parking area will be designed to match the Phase I development. Perimeter lighting for the Firestone CAC building will be designed for well lit walkways and attractive accents and will be compatible with the adjacent development.

A comprehensive sign plan is being developed for the Phase I development. The proposed Firestone building and ground mounted signage will comply with this plan.

FIRESTONE COMPLETE AUTO CARE
at
LAKE COUNTRY VILLAGE DEVELOPMENT
USE PERMIT
LETTER OF EXPLANATION
May 13, 2011

This Letter of Explanation is submitted for the Use Permit application for the Firestone Complete Auto Care, (CAC), proposed at the Phase I portion of the new Lake Country Village development. The site is currently in the PCC-2, (Planned Commercial Center Comprehensive) land use. This zoning allows for a conditional use of Vehicle Repair with a Use Permit. The Phase I owner/developer is seeking a PAD for the overall site. There is currently an operating Firestone Complete Auto Care within the existing development. This new store will replace that location.

The proposed Firestone building for this site is an 8,142 square foot building which will provide 10 service bays, a retail/showroom area and small tire inventory area. In addition to retail sales of tires, the primary focus of the operation is scheduled manufacturer's maintenance, preventive maintenance and light automotive repair. Operating hours are 7 am-7 pm Monday through Friday; 7 am-6 pm on Saturday and 9am-5 pm on Sunday. There are 7-10 employees on site during operating hours. The store will service 28-35 cars per day. Truck deliveries occur on the north side of the building along with the enclosed refuse containment area. Deliveries are typically once a week.

Since there is an existing Firestone in this development, we believe that the use has proved to be successful in this area. The vehicular traffic is not increased due to the new location and allows for easier access through the center. Efficient pedestrian traffic is promoted on and through the new location site.

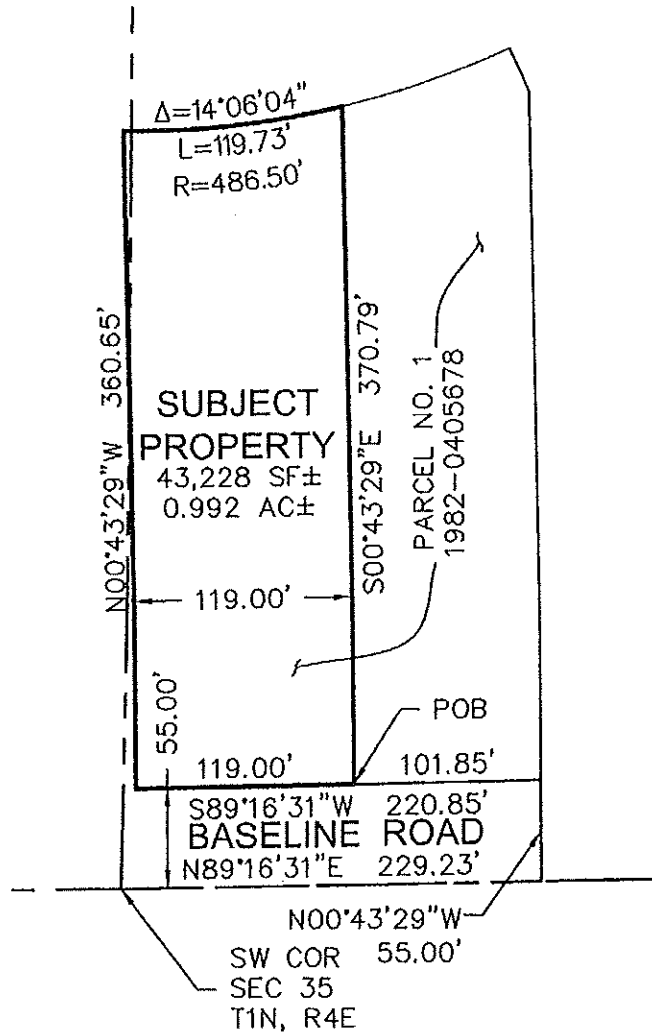
The Firestone store is a low noise generation facility, averaging approximately 40 db outside of the building. There are no odors or dust or gasoline fumes exhausted from the store that exceed requirements or ambient conditions.

This new Firestone location is an improved design and will blend with the other new Phase I buildings. We have worked with the Phase I owner/developer to be consistent with their goals and adhering to the city of Tempe requirements.

Based on the hours of operation, Firestone required security systems installed and typical customer base, we believe there are adequate controls in place to avoid any disruptive behavior anywhere on the premises. We have not had these concerns at the existing Firestone store.

As mentioned above, the existing Firestone store has been quite successful in this neighborhood and center. We believe it contributes to the amenities offered for customers in the area and is not a disruptive or detrimental use at this new location.

LEGAL DESCRIPTION EXHIBIT MAP



OLSSON
ASSOCIATES

7250 North 16th Street
Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001

PROJECT: 011-0449

DATE: 2011-03-27

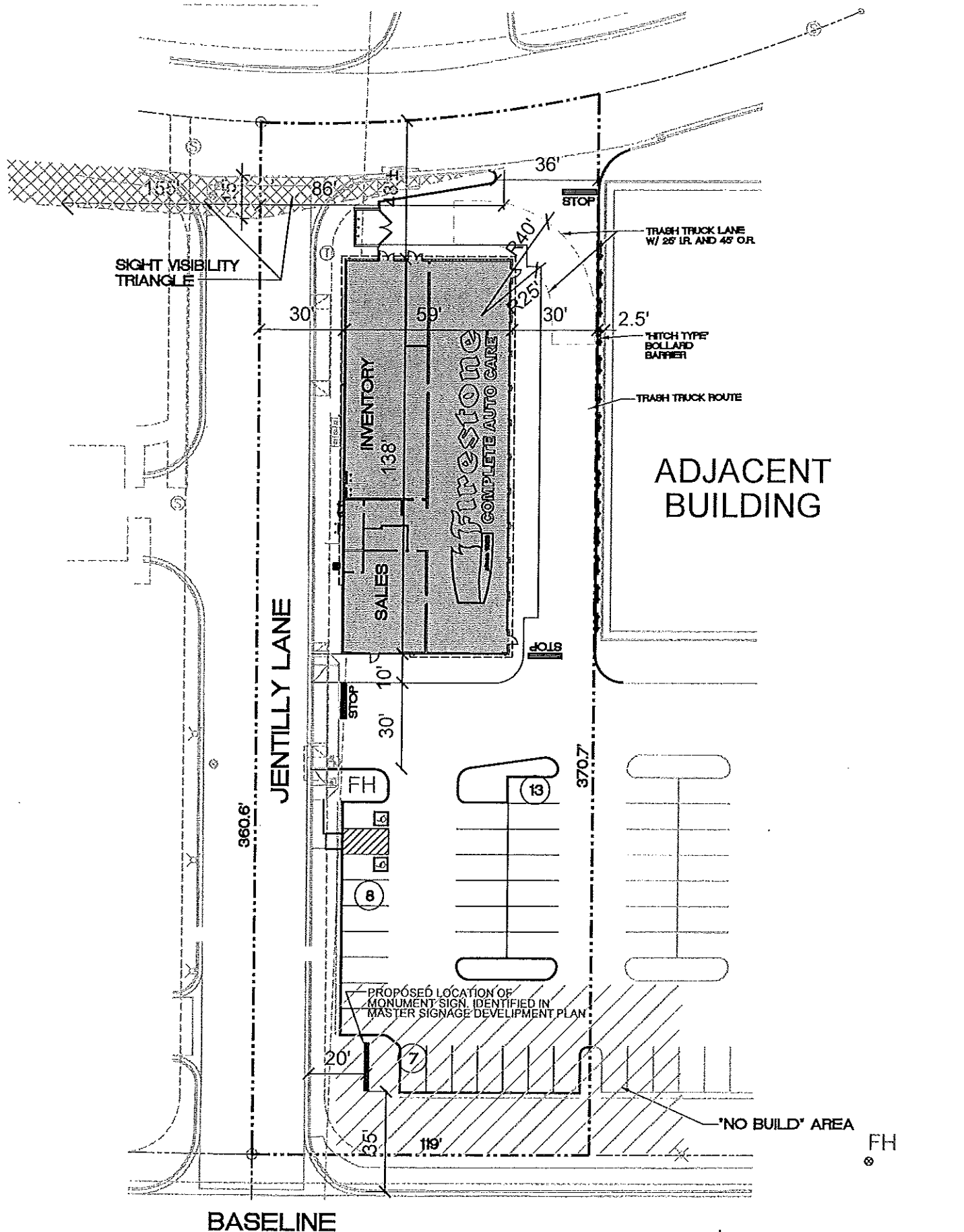
FILE: 110449_LEGL-Firestone.DWG

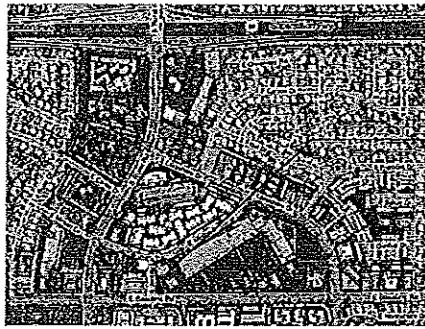


NTS



EXPIRES 09/30/13





SITE

VICINITY MAP

CIVIL ENGINEER / LANDSCAPE ARCHITECT:

RECYCLED MULCH AND ASSOCIATED ECO-ACTIVITY SIGNS SHALL BE INCORPORATED FOR THIS SITE LOCATION, UNLESS SPECIFICALLY RESTRICTED BY THE AHJ OR DEVELOPEMENT GUIDELINES. PROJECT CIVIL ENGINEER SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT TO LOCATE THE DESIGNATED AREAS.

CIVIL ENGINEER:

ONE HYBRID PARKING STALL AND DESIGNATED SIGN READING "RESERVED FOR HYBRID VEHICLES ONLY" NEAR THE FRONT ENTRY SHALL BE INCORPORATED FOR THIS LOCATION. PROJECT CIVIL ENGINEER SHALL LOCATE ON THEIR CONSTRUCTION DOCUMENTS.

BUILDING DATA

BUILDING AREAS:	
CUSTOMER WAITING	1,010 S.F.
SERVICE AREA	4,175 S.F.
INVENTORY	2,243 S.F.
USED INVENTORY	247 S.F.
OTHER	467 S.F.
TOTAL	8,142 S.F.
TIRE CAPACITY:	1,200 TIRES
PARTS SHELVES:	630 L.F.

SITE DATA

SITE AREA: 0.992± ACRES (43,229± SF)

BLDG AREA: 8,142 SF
F.A.R: 1 : 5.34

PARKING REQ'D: OWNER- 30 MIN TO 40 MAX. SPACES **
DEVELOPER- TBD
AHJ- 3.25/1,000 = 28 SPACES

** 40 SPACES MAX, UNLESS REQUIRED BY
DEVELOPER OR AHJ

PARKING PROVIDED: 26 SPACES
2 H.C. SPACES
12 SPACES **

40 TOTAL SPACES**

**PARKING PROVIDE PER EXECUTED LOI VIA CROSS
ACCESS AGREEMENT WITH SHOPPING CENTER

LANDSCAPE REQUIRED: 20% OF NET SITE (7,017± SF)
10% WITHIN PARKING AREA (1,280± SF)



THIS BRAND IS THE PROPERTY OF FIRESTONE TIRE, AMERICA'S TIRE CO. AND IS USED ON THE ASSUMPTION THAT IT IS NOT TO BE USED IN ANY MANNER THAT WOULD BE IN VIOLATION OF THE PATENT RIGHTS OF FIRESTONE TIRE, AMERICA'S TIRE CO. OR ANY OTHER PARTY. THE DESIGN OF THE BRAND IS THE PROPERTY OF FIRESTONE TIRE, AMERICA'S TIRE CO.

NEW FCAC STORE
RS JUNE 2010 RH
930 E. BASELINE ROAD
TEMPE, AZ 85283

PRELIMINARY

This document shall not be
used for regulatory
approval, permit, or
construction.

ZONE APPROVAL (BY/DATE):

VP: _____

CONTR: _____

RM: _____

CM: _____

PROPERTY NO.:

8 DIGIT: _____

4 DIGIT: _____

FILE NAME:

DATE: 4-25-11

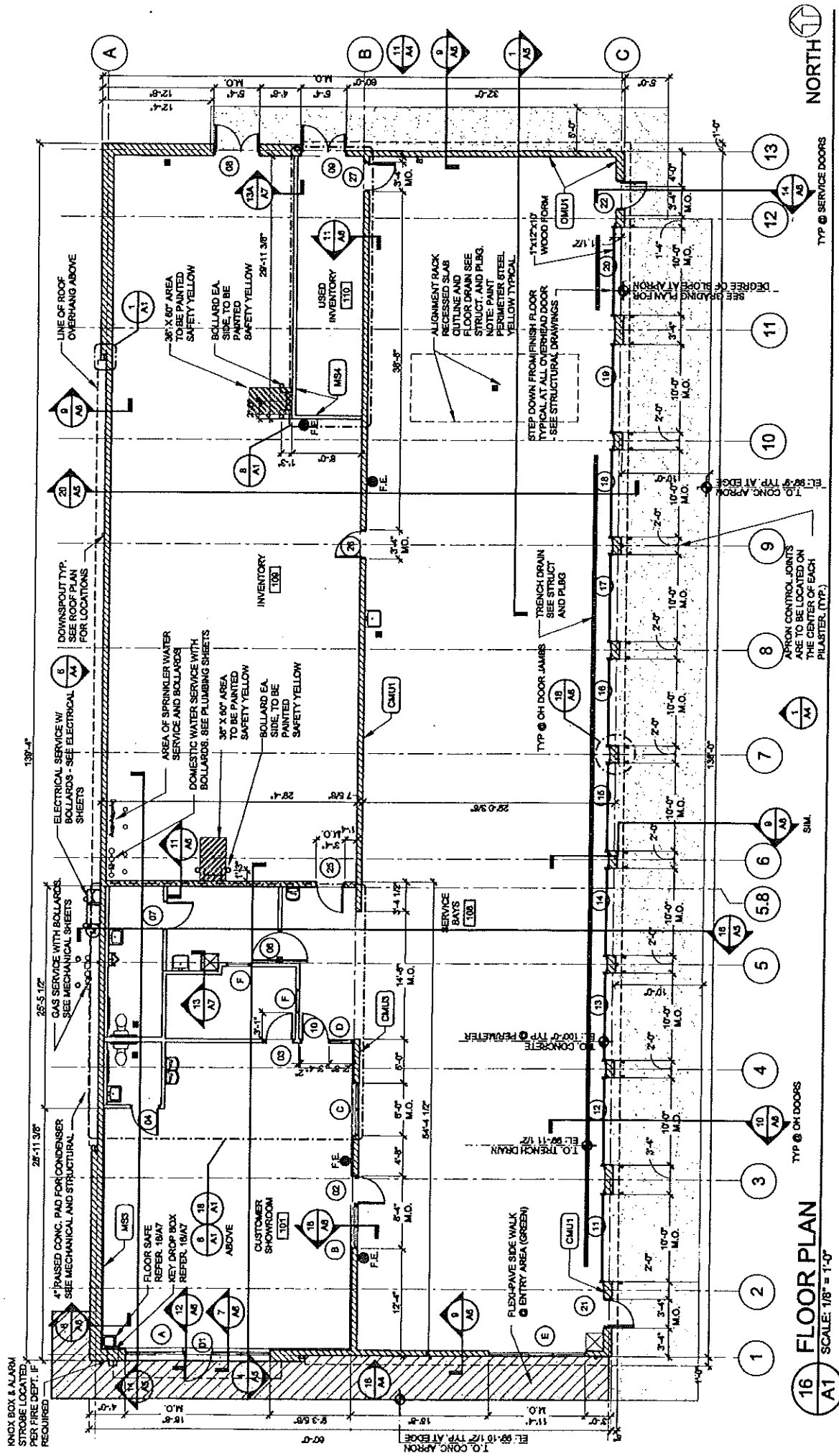
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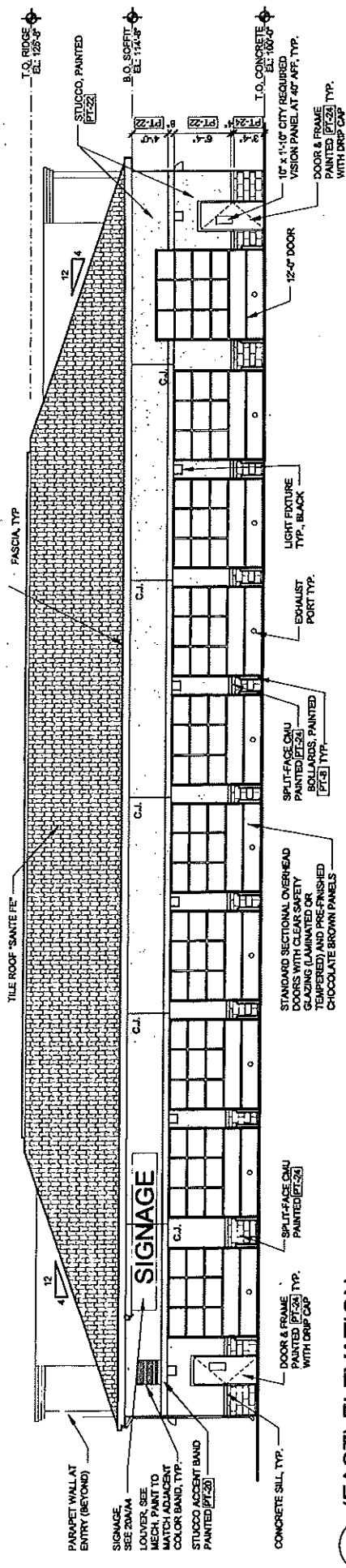
DRB
CONCEPTUAL
SITE PLAN

SHEET NUMBER:

DRB-SP1

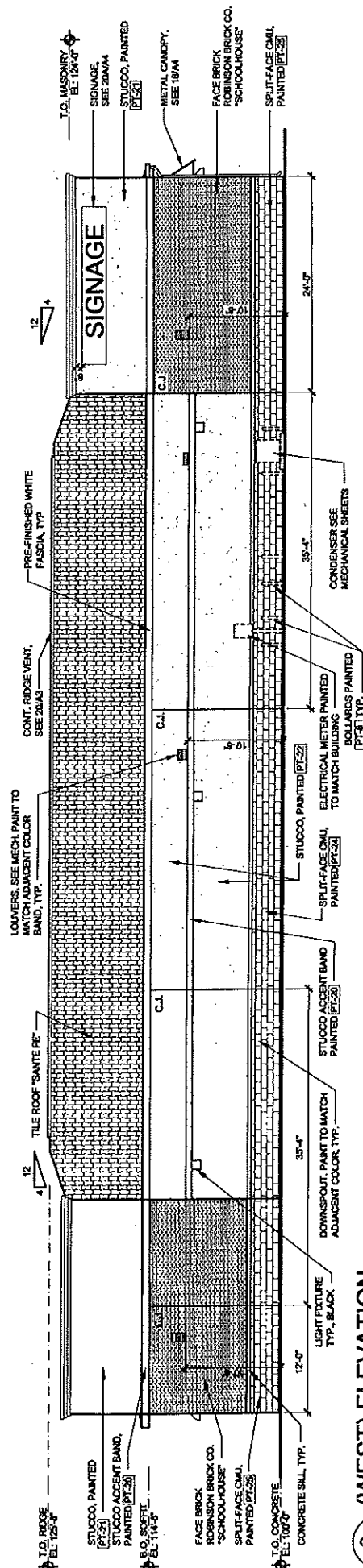
CONSTRUCTION DOCUMENTS WILL BE BASED
ON THE LATEST RELEASE OF THE PROTOTYPICAL
DOCUMENTS ON PROJECTMATES AT THE TIME
OF CONSTRUCTION DOCUMENT AUTHORIZATION.





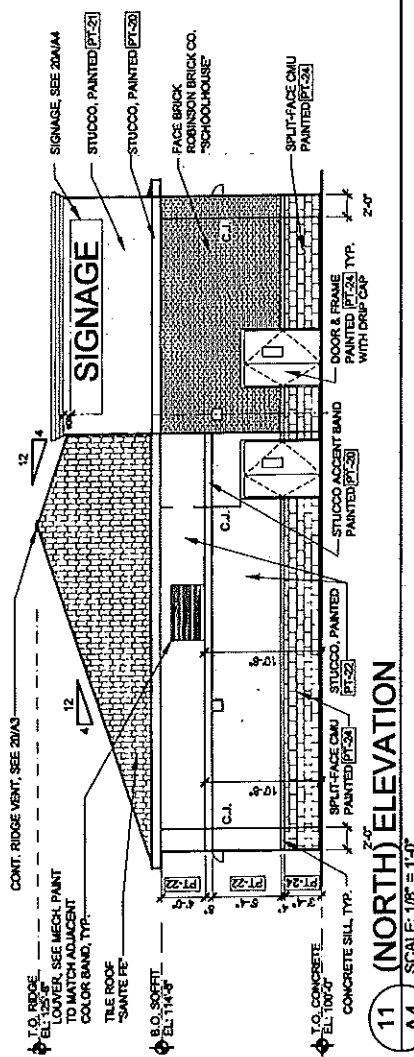
1 (EAST) ELEVATION

A4 SCALE: 1/8" = 1'-0"



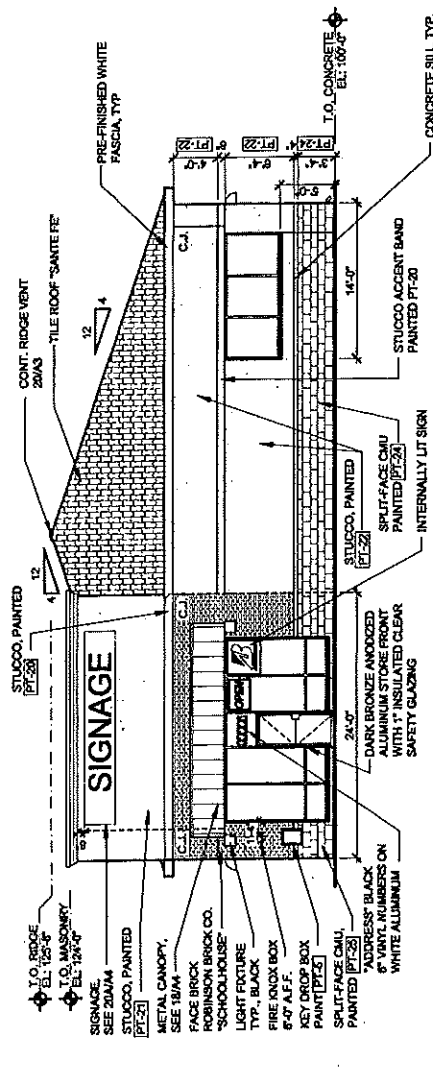
6 (WEST) ELEVATION

A4 SCALE: 1/8" = 1'-0"



11 (NORTH) ELEVATION

A4 SCALE: 1/8" = 1'-0"



16 (SOUTH) ELEVATION

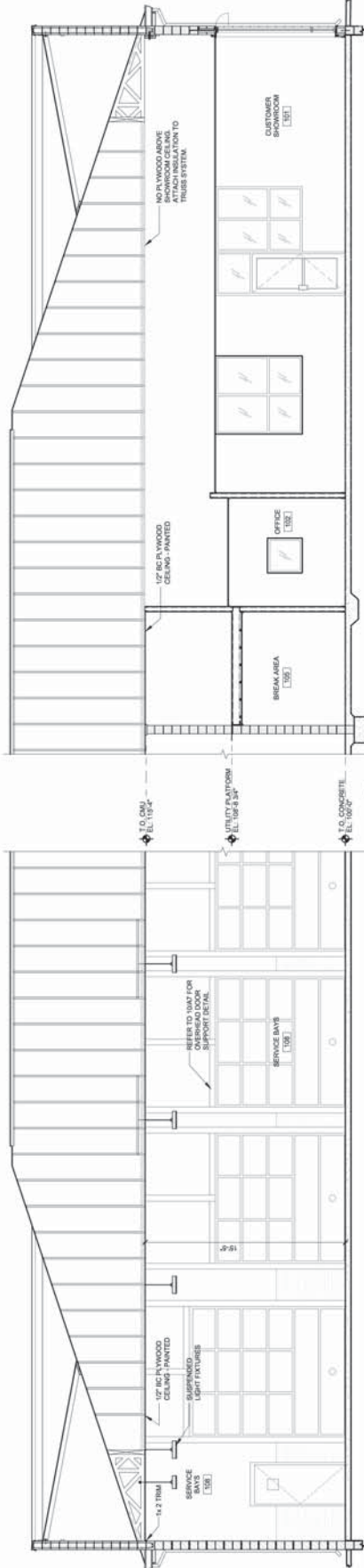
A4 SCALE: 1/8" = 1'-0"

PAINT COLOR SCHEDULE:		
NOTES: ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS		
DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" & "CC" CUSTOM COLORS)		
KEY:	COLOR	SW #
PT-1	"MEGA GREIGE"	-SW7021
PT-2	"HARBOR BLUE"	-CC9001
PT-3	NOT USED	NOT USED
PT-4	"BRANDYWINE"	-SW7710
PT-5	"SAFETY RED"	-SW4081
PT-6	NOT USED	NOT USED
PT-7	"BLACK"	-CC3003
PT-8	"SAFETY YELLOW"	-SW4084
PT-9	"FOAM HOUSE TAN"	-SW7888
PT-10	"LATTIE"	-SW6108
PT-11	NOT USED	NOT USED
PT-12	"WARM STONE"	-SW7002
PT-13	"ANTIQUE WHITE"	-SW6119
PT-20	"CANVAS TAN"	-SW6135
PT-21	"ECONOMY"	-SW6135
PT-22	"TYPICAL BRASS"	-SW6135
PT-23	"SMOKEHOUSE"	-SW7040
PT-24	"TONY TAUPE"	-SW7038
PT-25	"STUDIO TAUPE"	-SW7038

- GENERAL NOTES:
1. SEE DETAIL 17A3 FOR CONTROL JOINT DETAIL
 2. PROVIDE DRIP CAP OVER ALL MOLLOW METAL DOORS SEE DETAIL 17A3
 3. PAINT ALL EXPOSED LINTELS TO MATCH
 4. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
 5. SHINGLE COLOR: OWENS CORNING- DESERT TAN

ZONE APPROVAL	(BY DATE)
VT	
CE	
FM	
CM	
PROPERTY NO.	A20016
ESTIMATE	00000
FILE NAME	RS_E_ARCH.DWG
NO. PROJECT NUMBER	20099
DATE	06-08-2010
TO: BO	06-08-2010

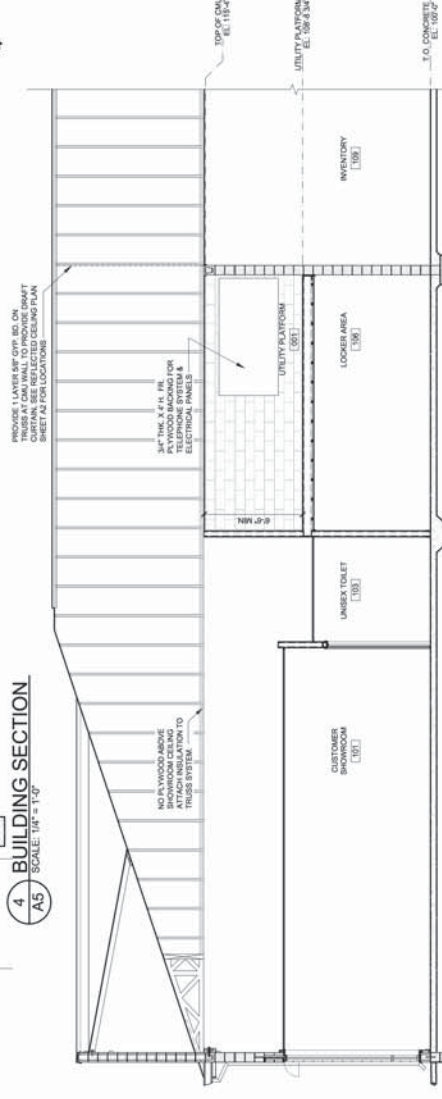
SHEET TITLE	BUILDING SECTIONS AND DETAILS
SHEET NUMBER	PA5



1 BUILDING SECTION
A5 SCALE: 1/4" = 1'-0"

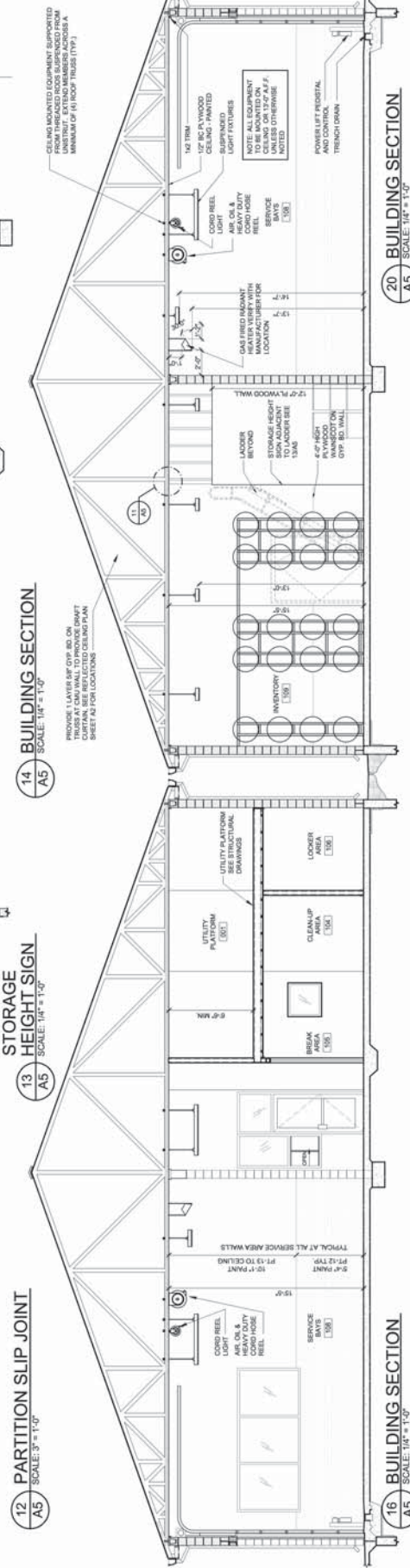
4 BUILDING SECTION
A5 SCALE: 1/4" = 1'-0"

11 PARTITION SLIP JOINT
A5 SCALE: 3" = 1'-0"



12 PARTITION SLIP JOINT
A5 SCALE: 3" = 1'-0"

13 STORAGE HEIGHT SIGN
A5 SCALE: 1/4" = 1'-0"



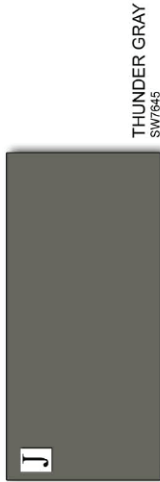
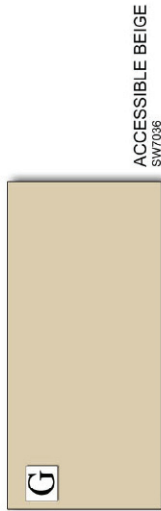
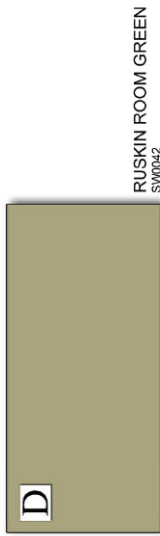
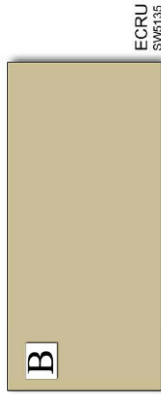
16 BUILDING SECTION
A5 SCALE: 1/4" = 1'-0"

20 BUILDING SECTION
A5 SCALE: 1/4" = 1'-0"

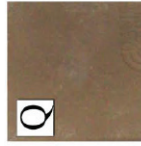
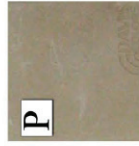




PAINT COLOR PALETTE by Sherwin Williams



CONCRETE by Davis Colors



CANVAS AWNING by Sunbrella



SITE FURNISHINGS by Keystone Ridge Designs

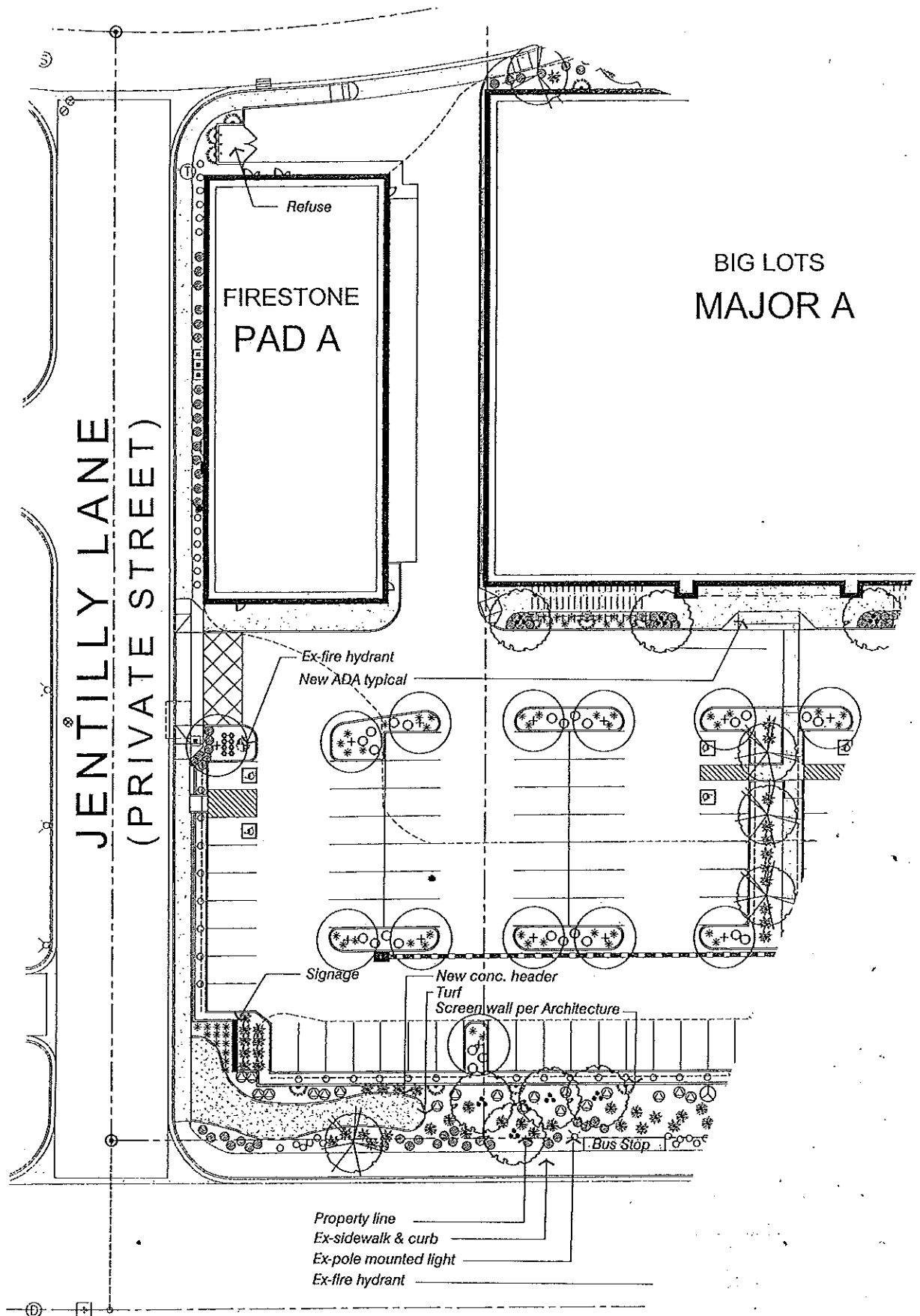


MATERIAL PALETTE
April 2018

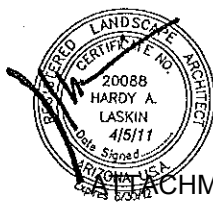


Lake Country Village

NWC Lakeshore Drive & Baseline Road
Tempe, Arizona


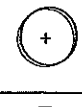
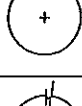







LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS















LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES		SIZE
	<i>Parkinsonia hybrid</i> Desert Museum	24" box, matching, standard 1.5" Caliper min.
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise Tree-form - Multi	24" box, matching 1.5" Caliper min.
	<i>Ulmus parvifolia</i> Evergreen Elm	24" box, matching 1.5" Caliper min.
	<i>Acacia salicina</i> Willow Acacia	24" box, matching 1.5" Caliper min.
	<i>Olea europaea</i> Swan Hill Olive	24" box, matching, multi 1.5" Caliper min.
	<i>Fraxinus velutina</i> 'Rio Bravo' Fan Tex Ash	24" box, matching 1.5" Caliper min.
	<i>Washington robusta</i> Mexican fan Palm	15' t.f. skinned matching, straight
	Existing Tree To remain in place	Approx 48" Box

SHRUBS/ACCENTS/ GROUND-COVER

	<i>Agave americana</i> 'variegated' Jacobs Agave	5 Gallon
	<i>Calliandra californica</i> Baja Fairy Duster	5 Gallon
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon
	<i>Agave Gemmiflora</i> Twin Flower Agave	5 Gallon
	<i>Echinocactus grusonii</i> Golden Barrel	12" diameter
	<i>Dasyllirion wheeleri</i> Desert Spoon	5 Gallon
	<i>Bougainvillea</i> 'Barbara Karst' 'Barbara Karst' Bougainvillea	5 Gallon
	<i>Gazania rigens</i> 'Sun Gold'	1 Gallon
	<i>Asclepias albicans</i> Milkweed	5 Gallon
	<i>Lantana Montividentis</i> Gold Mound & Purple Trailing Lantana	1 Gallon 50% Mixture
	<i>Muhlenbergia emersleyi</i> 'El Toro' Bull Grass	5 Gallon
	<i>Cynodon dactylon</i> 'Midiron' - SOD Midiron Bermuda Grass	

4" x 6" concrete header



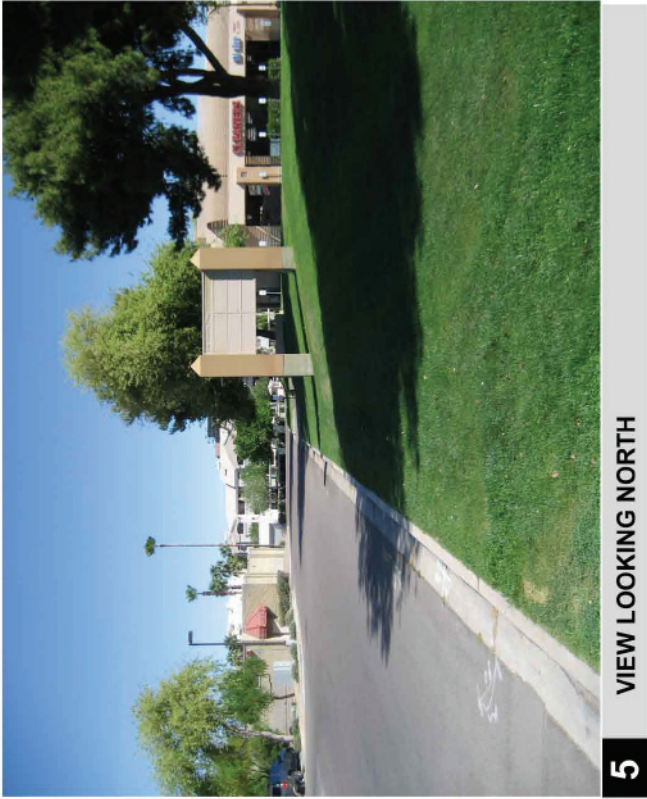
Rip-Rap - 4" to 6" (Express Brown)
Place filter fabric under rock, & roll up edges to
prevent erosion, place at all curb cuts. see civil plans
for exact locations
Submit samples to LA for approval



Decomposed Granite: 1 1/2" SELECT Express Gold
2" min. thickness in all landscape areas

Phase I

03-08-11
10116-ST04



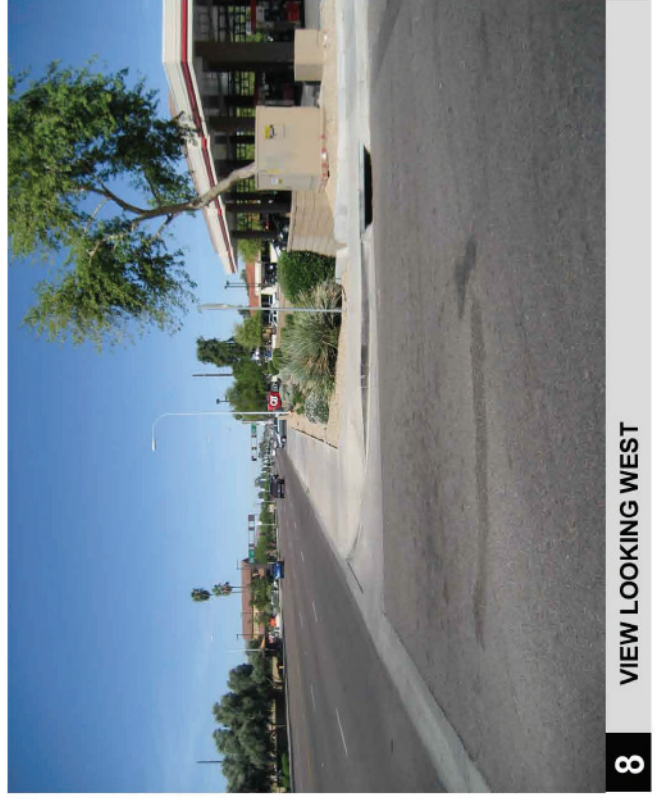
5 VIEW LOOKING NORTH



6 VIEW LOOKING EAST



7 VIEW LOOKING SOUTH



8 VIEW LOOKING WEST

