

Staff Summary Report



Development Review Commission Date: 05/24/2011

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Plan Review for LAKE COUNTRY VILLAGE PHASE ONE, located at 1030 East Baseline Road.

DOCUMENT NAME: DRCr_LakeCountryVillagePh1_052411.doc **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **LAKE COUNTRY VILLAGE PHASE ONE (PL110106)** (Drew Goodman, LCV Property, Inc., property owner; Clay A. Chiappini, Butler Design Group, Inc., applicant) consisting of two proposed adjoining one-story retail buildings with combined +/- 35,700 sf. and existing buildings that remain after site demolition of combined +/-102,644 sf., all on +/- 25.45 net acres, located at 1030 East Baseline Road in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay. The request includes the following:

DPR11057 – Development Plan Review including site plan, building elevations, and landscape plan.

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

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

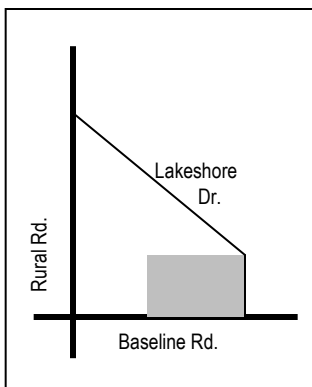
LEGAL REVIEW BY: N/A

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	+/-25.45 net acres including Phase One and the rest of L.C.V. +/-5.76 acres (proposed Phase One area only)
Building area	+/-35,700 sf. (Phase One, included in this application), +/-13,142 sf. (Phase One buildings not in this application), +/-102,644 sf. (existing buildings in L.C.V. that remain)
Lot Coverage	13.66% provided including all Phase One buildings and existing buildings that remain (50.00 % maximum allowed)
Building Height	28.33 ft. to top of parapet (65.00 ft. maximum allowed)
Building Setbacks	+/-105.00 ft. front, +/-12.00 ft. street-side, 30.00 ft. side, 29.33 ft. rear (minimum 0.00 ft. front, 0.00 ft. street-side, 29.33 ft. side and 0.00 ft. rear)
Landscape area	20.00 % proposed Phase One area including all building sites (20.00 % minimum required)
Vehicle Parking	199 spaces Phase One all buildings (159 minimum required, 199 maximum allowed)
Bicycle Parking	10 spaces (4 minimum required)

Lake Country Village Phase One is a proposal to redevelop the west end of the existing commercial center. A portion of the existing buildings will be removed to make way for the redevelopment. A neighborhood meeting is not required for this application.

PAGES:

1. List of Attachments
- 2-4. Comments / Reasons for Approval
- 5-7. Conditions of Approval
- 8-9. Code/Ordinance Requirements
- 10-11. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. Phase One Site Plan
6. Overall Site Plan: Phase One and Existing Buildings that Remain
7. Overall Site Plan: Phase One and Future Development of Lake Country Village
8. Comparison: PAD and Amended PAD Development Standards
- 9-10. Building Elevations: Major 'A' and Shops 'A'
- 11-12. Color and Materials Key for Building Elevations
13. Floor Plans: Major 'A' and Shops 'A'
- 14-15. Phase One Landscape Plan and Legend
16. Phase One Preliminary Grading and Drainage Plan
- 17-21. Phase One Site Context Photos

COMMENTS:

Lake Country Village is located north of Baseline Road, south and east of Lakeshore Drive, south of Minton Drive (a private street) and west of Jentilly Lane (a private street). Phase One of Lake Country Village is the relatively narrow, westernmost part of the site. The site is within the PCC-2, Planned Commercial Center District. General Plan 2030 Land Use Map designation is Mixed-Use; General Plan 2030 Density Map is Medium to High, up to 25 dwelling units per acre. Phase One is entirely a commercial component of what is to be a mixed development of residential, commercial and office uses.

Presently, Lake Country Village is a commercial shopping center that has existed since the early 1970's. A large portion of the center's commercial space is vacant. Phase One will include demolition of the western end of Lake Country Village, including a freestanding restaurant (formerly the Village Inn), a freestanding shops building, and part of the western wing of main commercial building. This building will be truncated at an area separation wall. The remaining existing buildings and pads include an area of 102,644 sf. Refer to Attachment #6 for a site plan of the existing buildings that remain and the proposed buildings of Phase One.

Two connected buildings are proposed for construction within Phase One: Major 'A' and Shops 'A'. Upon completion, the Big!Lots store located in the west wing of the main commercial building will relocate to the 30,500 sf. Major 'A'. The 5,200 sf. Shops 'A' on the east side of Major 'A' will be completed as part of the same construction. The site and landscape design for the entire Phase One including the parking areas of Pad 'A' and Pad 'B' is included in the scope of this Development Plan Review request along with the design of the Major 'A' and Shops 'A' building elevations.

There are two buildings in Phase One that are not part of this design approval. Pad 'A' includes a Firestone Compete Auto Care facility of 8,142 sf. This building and use are being reviewed as a separate entitlement process. The 5,000 sf. Pad 'B' is currently proposed as a financial institution. The entitlement process is not underway for Pad 'B'.

Existing entitlements for this property 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 PCC2 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 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). Refer to Attachment #8 for a listing of the development standards under the PAD and Amended PAD.

This request includes a Development Plan Review for the entire Phase One, an area of approximately 5.76 acres. The Development Plan Review comprises two adjoining buildings but does not include two outlying Pad buildings in Phase One. Incidental repair work within Lake Country Village but outside of the Phase One area is also included in this request. For further processing, the applicant will need approval of a Preliminary and Final Subdivision Plat to create an individual lot for Pad 'A' that is separate from the rest of Lake Country Village.

Public Input

A neighborhood meeting is not required to process the Development Plan Review. As part of the entitlement of the Planned Area Development Overlay, a neighborhood meeting was conducted on March 04, 2010. Prior to this meeting, staff received several communications of interest from citizens. The neighborhood meeting itself was well attended. After the presentation by the Development Team's representative, citizens attending the neighborhood meeting asked questions including the following questions that are salient to Phase One. Regarding project schedule, the response in 2010 was that Phase One including the relocation of Big!Lots was expected to begin within three years. Another question indicated concern that the center would be torn down and the site would be left vacant. The answer was that the bulk of the existing buildings would remain and would be removed only as new development is ready to displace them. The response to a question about occupancy in 2010 indicated an approximate occupancy rate of twenty percent and that extended leases are not being offered due to pending redevelopment.

Staff met with a citizen on April 13, 2010 to discuss disabled accessibility issues. In particular, the citizen was concerned that the PAD Overlay parking ratio reduction for overall parking means a reduction of disabled accessible parking as well. The citizen wants to ensure that disabled parking spaces are located at each major building shops entrance, as a disabled person is more likely to drive between shops in a center. The citizen also wants to ensure that the center incorporates drop offs for disabled bus service. At the Development Review Commission Hearing for Lake Country Village on April 13, 2010, this citizen addressed the Commission and argued for tight A.D.A. regulation, particularly in verifying the minimum quantity of disabled accessible parking.

Staff met with three citizens on May 19, 2010. These citizens in particular were concerned with the parking reduction of the Planned Area Development Overlay as well as the schedule for demolition of the existing buildings. With regard to parking, the citizens do not want residents or guests to park in surrounding neighborhoods. With regard to schedule, citizens do not want wholesale demolition to replace Lake Country Village with a vacant lot.

Staff discussed Phase One (then in Preliminary Site Plan Review) with a representative of the Harbor Village Homeowner's Association by phone on March 21, 2011. The description included the amount of building in Phase One, the intention to remove existing tenants including Big!Lots from the existing buildings to Phase One, and the amount of original building that is to remain of Lake Country Village.

PROJECT ANALYSIS

Development Plan Review

Site Plan

The 5.46 acre Phase One site area is configured to relate to the remainder of the existing Lake Country Village in the interim development as well as transition to the mixed use product of the future redevelopment. The immediate aim of Phase One is to relocate existing businesses from the older part of Lake Country Village to Pad 'A' and Major 'A' in order to preserve their presence on site, as well as attract new businesses to Shops 'A'. The site layout of Phase One features the customer parking field in front of the buildings facing Baseline Road and Jentilly Lane and screened service vehicle courtyards to the north facing Minton Drive. The buildings are set back from the arterial street except for the (future) Pad 'B'. The Major 'A' front entrance has a shaded disabled pedestrian connection to the bus stop on Baseline Road. Pad 'A' is configured with a setback similar to that of Major 'A' and Shops 'A'. The business entrances of Shops 'A' are oriented east toward the rest of Lake Country Village and are along a pedestrian walkway that connects Minton Drive and Baseline Road frontages through Phase One. Pad 'A' will have a lot created for its own use under a separate entitlement. The site plan of Pad 'A' is included in this development plan review as part of the overall approval of Phase One.

Building Elevations

Major 'A' and Shops 'A' together is a tall one story, concrete tilt slab building. The tall south entrance element of Major 'A' is flanked with two trellis and colonnade elements at 10'-0" high. Roof access, electrical and mechanical equipment and roof downspouts are all concealed. The elevation surfaces are articulated with architectural features such as a formed plaster cornice and horizontal banding, brick veneer accents, carriage lights, tool joint design pattern at the Major 'A' parapet and (on Shops 'A') a low pitch red clay tile roof that all look forward to the architectural treatment promised for the redeveloped main portion of Lake Country Village. The elevations are further articulated with building colors including several brown and tan shades that complement the existing colors of Lake Country Village and the surrounding development of the Lakes District.

Landscape Plan

The Phase One site perimeter including the Baseline frontage and the entrance driveway that divides Phase One from the rest of Lake Country Village, as well as the customer parking field including the ends of parking rows and the main pedestrian connection between the Baseline Road bus stop and the Major 'A' entrance are all landscaped with trees. The species include Thornless Palo Verde, Evergreen Elm, Willow Acacia, Fruitless Olive, Ash and Mexican Fan Palm. The latter are used along the site entrance driveway in an alternating pattern with the Palo Verdes. Trees are also part of the plaza that is to the east and west of the Major 'A' entrance and are located to the east and north of Major 'A' and Shops 'A'. By condition of approval, trees will be added along the private Jentilly Lane and Minton Drive frontage. Overall, the landscape plan that is part of this application marks a major advance of the amount of trees in the western end of Lake Country Village over what existed prior to Phase One.

Section 6-306 D Approval criteria for Development Plan Review

- *Placement, form, and articulation of buildings provide variety in the streetscape.* Phase One combines a building-forward site arrangement (Pad 'B') with the traditional parking-forward arrangement. A built example of this successful combination can be found at Southern Palms Shopping Center.
- *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The site is well planted. Trees enhance the main pedestrian pathways in the site.
- *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Major 'A' and Shops 'A' blend with the existing architecture of the center and compliment the proposed architectural expression of the mixed-use redevelopment of Lake Country Village.
- *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* Major 'A' and Shops 'A' are of a similar size and height to the rest of Lake Country Village.
- *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.* Architectural detailing of Major 'A' and Shops 'A' make an attractive commercial building. The addition of trees enhances the pedestrian experience at the building entrances.
- *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.* The business entrances are connected to the public street via tree rows at pedestrian corridors.
- *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* The bus stop is connected to the business entrance via an accessible, tree-lined pedestrian walkway.
- *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* Disabled accessible pedestrian linkages to accessible parking spaces are accomplished without crossing drive aisles except at well-defined concrete crossings. The Major 'A' entrance includes an accommodation for a disabled accessible bus drop off.
- *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The site contains no hiding places but is open to customer use. Business operations will forestall criminal activity at loading areas.
- *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Tree and palm placement throughout Phase One are a highlight to the Major 'A' main entrance, the site driveway entrance, the pedestrian connection from Baseline to Major 'A' and as a buffer along Minton Drive.

Conclusion

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

REASONS FOR APPROVAL:

1. Phase One in its surroundings—with residential development to the north and with a residential component in future phases for Lake Country Village—is consistent with the General Plan 2030 Projected Land Use Map designation of mixed use.
2. Phase One 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.
3. Phase One as presented meets the approval criteria for a Development Plan Review.
4. 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.

General

1. Submit Construction Documents to the Community Development Building Safety Division for building permit by May 24, 2012 or the Development Plan Review approval will expire. Subsequently, an expiration of the plan check period or issued building permit will result in expiration of the Development Plan Review approval.
2. Obtain approval of the Preliminary Subdivision Plat for Lake Country Village prior to issuance of the first building permit for Phase One. 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.
3. 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

4. In Phase One, reduce provided vehicle surface parking quantity to conform to the maximum allowed parking total for the total building area indicated in Phase One OR obtain a Use Permit to allow provided vehicle surface parking in excess of 125% of required parking quantity. To maintain the proposed total building area in Phase One and avoid the Use Permit requirement, utilize the following methods. Add cart corrals with landscape planting areas flanking the corrals. Increase the amount of disabled accessible parking adjacent to business entrances.
5. In Phase One, provide bicycle parking spaces in the following minimum quantity and locations. Three (3) in paved portion of landscape area northeast of Shops 'A' building. Two (2) on each side of Major 'A' entrance, or four (4) total. One (1) near Pad 'A' building entrance. Two (2) near Pad 'B' building entrance.
6. Repair Minton Drive and Jentilly Lane half-street asphaltic concrete paving from Baseline Road to Lake Shore Drive. Provide curb, gutter and 4'-0" wide sidewalk in accordance with Tempe Standard Detail along these private streets.
7. 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 AND remove the screen wall from the Pad 'A' driveway sight visibility triangle on Minton.
8. Provide a 3'-0" high masonry wall along Minton Drive to visually screen the parking spaces northeast of Shops 'A' and the broad paved truck maneuvering area north of Shops 'A'. 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.
9. Provide 12'-0" high Major 'A' loading dock screen wall, as indicated in the presentation exhibits.
10. Provide 8'-0" high steel vertical picket gate at north end of alley between Major 'A' and Shops 'A'. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
11. Provide upgraded paving on Baseline driveway aprons consisting of unit paving. Extend unit paving in the driveways from the

back of the accessible public sidewalk bypass to minimum 20'-0" on site and from curb to curb at the drive edges.

12. At private street driveways in Phase One on 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.
13. 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 Plans

14. Restroom Security: for lights in restrooms, 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

15. There is no modification to the existing buildings that remain except at the west end of the truncated building. Finish the exposed wall of the west elevation with exterior plaster and paint to match the existing beige paint of Lake Country Village.
16. At the upper walls of Major 'A', extend the horizontal formed plaster band around the three exterior walls of the receiving room on the north side of the building.
17. At the upper walls of Major 'A', extend the pattern of tool joinery indicated on the south elevation between the horizontal formed plaster band and the top of the building around the other building elevations. This grid of tool joinery may be interrupted at the raised parapet of the main entrance (as indicated) and at Shops 'A'.
18. The materials and colors are approved as presented on the Lake Country Village materials sample board, dated May, 2, 2011. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific paint colors, red brick veneer, red barrel tile, black canvas awning and dark bronze anodized aluminum that are exhibited on the materials sample board are approved. Submit any additions or modifications for review during building plan check process. Major modifications will require separate Development Plan Review by the Development Review Commission.
19. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
20. Conceal roof drainage system, piping and electrical conduit within the interior of the building. Minimize visible, external features, such as roof overflows, and incorporate these and other required exterior projections (Fire Department Connection, security cameras, alarm klaxons, etc.) into the design of the elevations so these elements enhance the building architecture. Exposed conduit, piping, or related materials are not permitted. Locate the electrical service entrance section inside the building or inside a secure yard (such as the alley between Major 'A' and Shops 'A') that is concealed from public view.
21. 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

22. Provide an accent design utilizing the carriage lights that highlight the exterior elevations of Major 'A' and Shops 'A' and at the same time fully conform to the dark-sky provisions of the Zoning and Development Code Part 4 Chapter 8. Illuminate the two Major 'A' entrance pilaster alcoves away from the entrance to minimum 5.0 foot-candles from dusk to dawn.

Landscape

23. 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' paved courtyard screen wall. Provide two trees (rather than one) between the Minton service driveways of the Major 'A' truck maneuvering yard. Reuse of two existing eucalyptus between the two driveways in lieu of the installation of two trees at this location is allowed.
24. Preserve existing Eucalypts and site walls along Minton extending from northeast corner of Phase One to the east.
25. Irrigation notes:
 - a. Provide dedicated landscape water meter. Coordinate irrigation system for Phase One installation with the remainder of Lake Country Village.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide schedule 40 PVC mainline. Provide minimum class 200 PVC feeder line except provide minimum class 315 PVC feeder line for ½" diameter size. Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing. Hardwire power source to controller (a receptacle connection is not allowed). Controller valve wire conduit may be exposed if the controller is in a secure yard, otherwise, conceal the conduit.
 - d. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
26. 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.
27. 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 and do not underlay rock or decomposed granite application with plastic. If Pad 'A' and Pad 'B' are not concurrently developed with Major 'A' and Shops 'A', provide a decomposed granite groundcover for the undeveloped areas of Pad 'A' and Pad 'B'.

Signage

28. 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 Phase One. Conform to the sign requirements of Zoning and Development Code Part 4 Chapter 9.
 - a. 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.
 - b. Separate Development Plan Review process may be required if signs do not conform to the Zoning and Development Code Part 4 Chapter 9.
29. Provide details of building address signs for review as part of a sign permit request during building plan check process. Address signs do not need a sign permit unless they are halo illuminated. 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 the background to which it is attached. Consider locations of address signs to avoid visual conflicts from entrance canopies and tree foliage. In addition to the major building address signs, provide the following:
 - a. 6" high vinyl (or similar) address number set on the glass directly above each business entrance.
 - b. 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 as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Development Services.
 - **SITE PLAN REVIEW:** Verify all comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Review mark-ups 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.
 - **PLANNING ENTITLEMENTS:**
 - For further processing, obtain Development Plan Review and Use Permit approvals for Pad 'A' and Pad 'B'. Incorporate development plan review for these buildings into the Phase One site and landscape design.
 - Outdoor retailing under trellis of Major 'A' will require a Use Permit.
 - **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.
 - **PUBLIC ART:** Provide public art in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
 - **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conversation.pdf. Contact Public Works Water Department Water Conservation Division if questions regarding the purpose or 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 columns or corners to discourage opportunity for ambush. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow 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 lanes are subject to Fire Department and Solid Waste Division approvals.
 - Clearly define the Fire Emergency/Refuse lanes on site. Indicate Emergency/Refuse turnaround lane of 20'-0" width, 45'-0" outside turn radius and 25'-0" inside turn radius through vehicular paved areas. 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. Ensure that a refuse vehicle can maneuver through site to each of the refuse pick up locations. Design emergency/refuse lane system on site so a vehicle does not back out onto Jentilly, Minton or Baseline.
 - **REFUSE:**
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- Construct walls, pad and bollards in conformance with Tempe Standard Detail DS-116.
- 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.
- Gates for refuse enclosures 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.
- **ENGINEERING:**
 - Underground utilities on site and in public right of way adjacent to site.
 - Clearly indicate existing and proposed property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - 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.
 - Remove and cap 18" diameter storm drain.
 - Update the pavement management agreement for Minton Drive and Jentilly Lane.
 - 100 year onsite retention required. Refer to Engineering Design Criteria for storm water retention design and calculations.
 - Provide cross drainage and cross access agreements between proposed Pad 'A' and Lake Country Village sites.
 - 1030 East Baseline Road is the overall address for Lake Country Village and is used as the entitlement processing address for Phase One. Major 'A' is 940 East Baseline Road and Shops 'A' is 950 East Baseline Road.
- **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.
- **DRIVEWAYS:**
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs, similar to Standard Detail T-319, requires permission of Transit Studies Division.
 - 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 canopy trees 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 Phase One.
 - Distribute bike parking areas nearest to main entrances. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Design site security light in accordance with ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

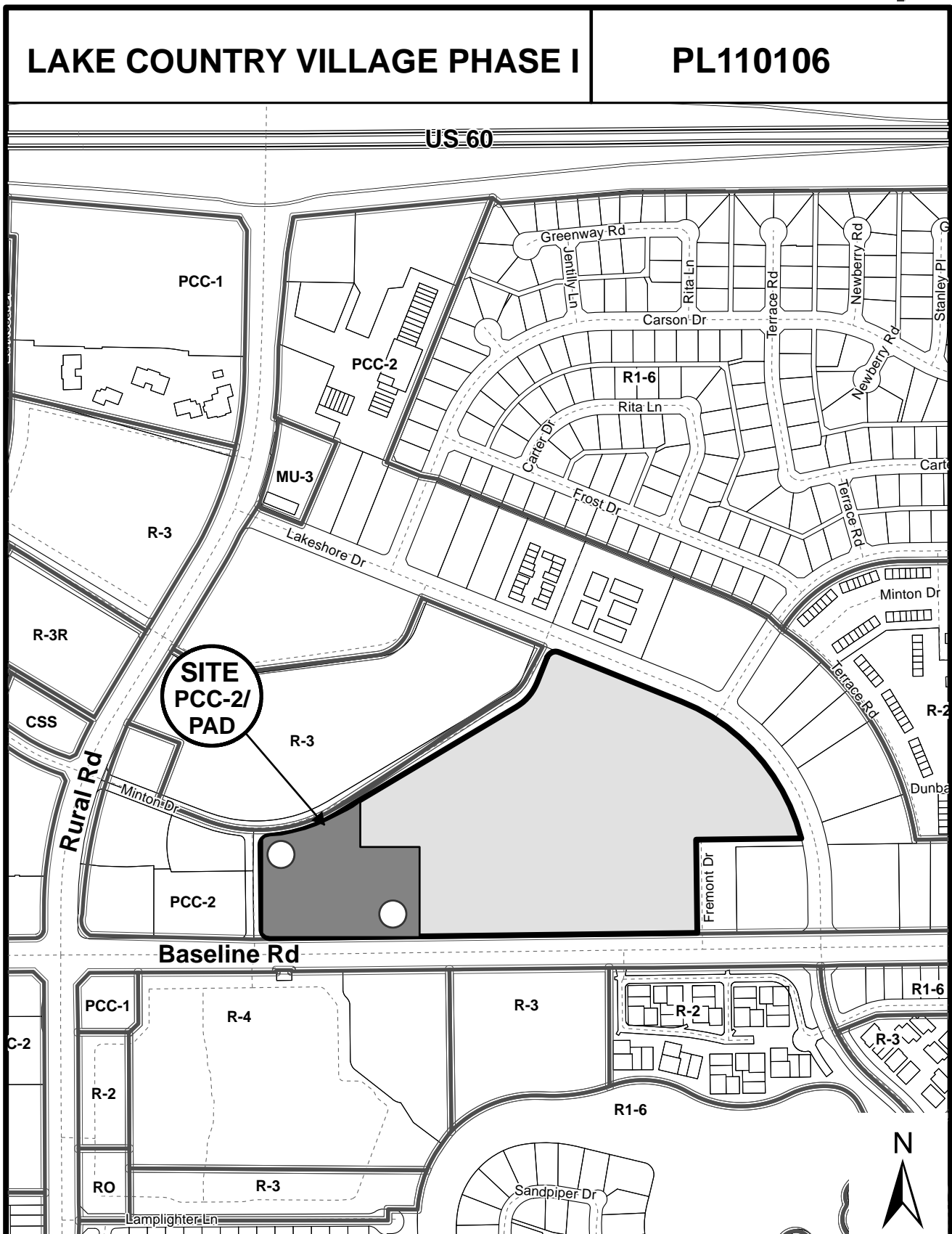
HISTORY & FACTS:

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	<p>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.</p> <p>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.</p>
April 10, 2003	<p>City Council approved the <u>6th Amended General Plan of Development for Lake Country Village and a Final Plan of Development for Quizno's</u> (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 with the application. The document was recorded (2003-0812999) on June 24, 2003 in Book 640, Page 42 of Maricopa County records.</p>
March 02, 2004	<p>Hearing Officer approved a Use Permit request for the outdoor patio for Pad 4--Quizno's (BA040021). Subsequently, Development Services staff administratively processed the <u>7th Amended General and Final Plan of Development for Lake Country Village</u> (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.</p>
August 17, 2004	<p>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 <u>8th Amended General and Final Plan of Development for Lake Country Village</u> (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.</p>
March 4, 2010	<p>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.</p>
March 23, 2010	<p>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.</p>
April 13, 2010	<p>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.</p>
May 20, 2010	<p>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.</p>
May 17, 2011	<p>Community Development Manager Designee approved a minor Amendment to the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road.</p>

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



LAKE COUNTRY VILLAGE PHASE I (PL110106)

LAKES COUNTRY VILLAGE DEVELOPMENT REVIEW NARRATIVE

April 5, 2011

The Lakes Country Village (LCV) is a mixed use project consisting of approximately 25.45 acres (gross) located at the Northeast corner of Rural Road and Baseline Road in Tempe, Arizona. The project was originally approved as a PAD on December 10, 2010 and as a part of this Development Plan Review the existing PAD will be amended to reflect revisions shown as a part of this phase.

Phase One of the site consists of approximately 5.76 net acres with all site improvements and two buildings. Major A and Shops A will be the first buildings on the project and consist of approximately 35,700 total square footage.

The Phase One Site Plan is also reflecting two additional buildings Pad A and Pad B which are to be submitted under a separate review and are only a part of this submittal for site placement and Amended PAD approval.

The overall project will be broken down into several phases based on the Market conditions and the need of users for various product types defined in compliance with the Amended PAD.

The Phase One design Character is based upon the Character Images provided to staff during the PAD approval process with the understanding that this portion of the project is to be provided with limited design elements and not truly a part of the "Main Street" area. All site work will be designed and submitted for compliance and to maintain a uniform theme throughout.

The Buildings have been placed on the site to provide defined entries oriented towards the major parking fields and to provide strong pedestrian links to public access along both Baseline Road and Minton Drive. Extensions of the sidewalks are proposed along Minton Drive to reinforce the flow of pedestrian access from the surrounding residential development to the north.

The site plan reflects the required circulation for Emergency Vehicles and truck maneuvering areas as defined in ordinance and delivery access and is in compliance with ADA Guidelines.

The Landscape Character will conform in general to the existing theme established at the center. The frontage roads will have reduced turf areas used only at entries and corner focal points. Intensified massing of groundcovers, shrubs and accent plantings will occur at the entries to create a sense of arrival.

The landscape will transition into a more "urban" concept that is greener and lush in the interior of the development. Arid-Regional and Low Water-Use Plants will be used throughout and accented by decorative plantings and a shaded walk-way.

Plant placements and landscape architectural design will range from informal at the perimeter to more formal groupings within the central hardscape areas.

Larger trees, accent shrubs and colorful ground covers will be used to create exciting pedestrian areas, shaded walkways and provide a dramatic landscape theme that will compliment the architecture.

The grading and drainage design was done with the long term development in mind but on a temporary basis. The site is currently designed to slope from the east to the west, largely due to the existing building that runs parallel with Minton Drive. To accommodate the new layout and utilize the temporary basin that lays along the edge of the Phase I development and the existing site, the site will have to drain north to south. With the roads and access points as the grading

guides, the site was laid out to make those connections and provide positive drainage away from the building entries and the main parking areas.

The basin will retain the first flush for Phase I, per Maricopa County Drainage Criteria, with additional depth to account for the storm lines that convey drainage from the western portion of the site. At the time of final build out of the development, the storm lines will be tied into the overall storm system without creating any disturbance to Phase I.

The Phase One design Character is based upon the Character Images provided to staff during the PAD approval process with the understanding that this portion of the project is to be provided with limited design elements and not truly a part of the "Main Street" area.

Major A and Shops A have been designed to provide the basic for the remainder of the center with the use of heavy cornices, color transitions, variations of roof planes and materials along with varying textures of finish materials and wall articulation to accent entries.

The design of the building also included color transitions and material transitions at the base of the structures to provide ground floor elements.

Accent lighting and security lighting will also be provided for interest and security concerns.

A Comprehensive Sign Program is currently being developed for building signage and ground mounted signage to reflect the Architectural Character of the proposed buildings, which will be submitted when completed.



SCALE: 1" = 40'

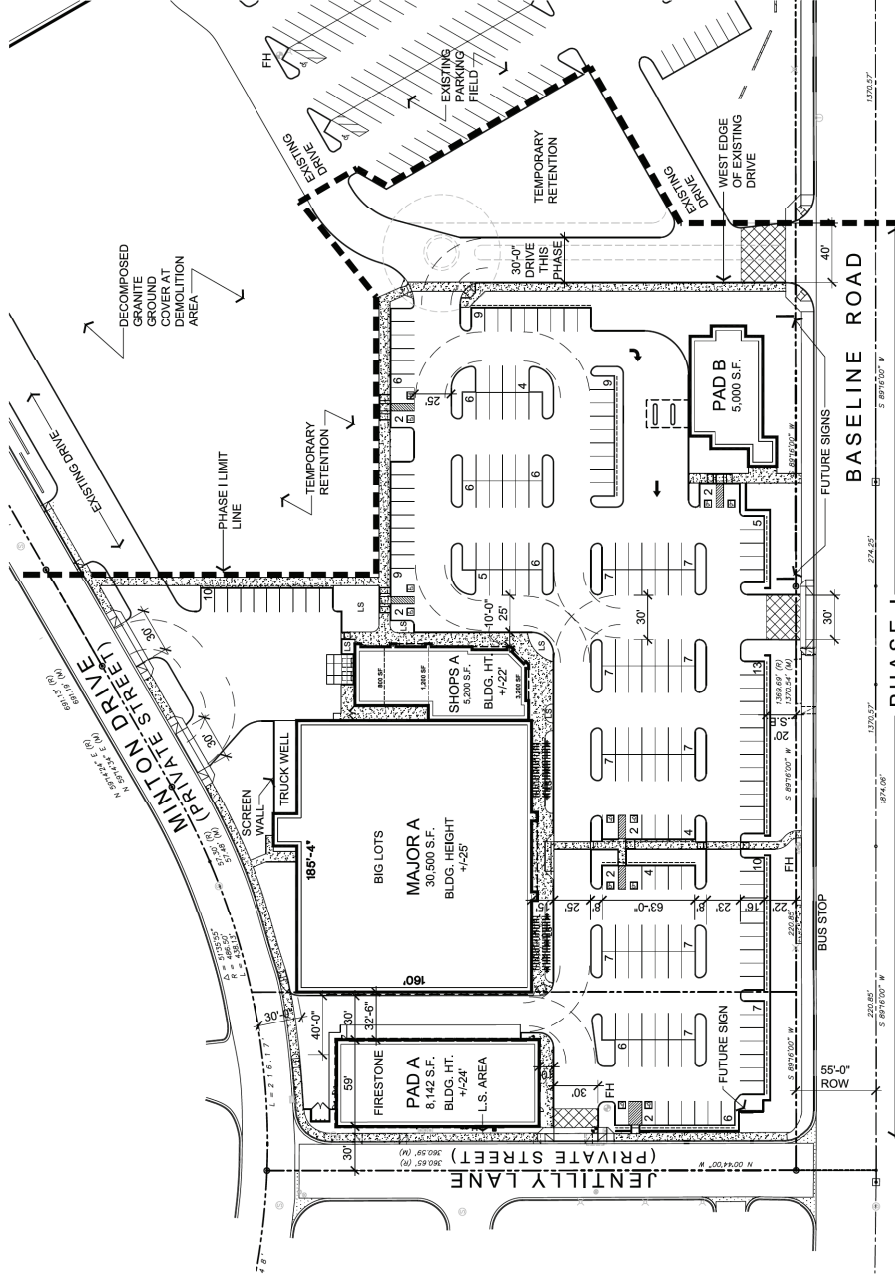
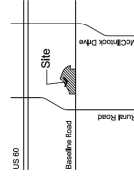
Lake Country Village Phase I

Zoning:	PAD
General Plan:	Live/Work Mixed Use Medium to High Density Up to 25 du/AC
Phase I Site Area:	250,857 net sf (including 100,000 sf at 100% density)
Building Area (Retail / 1 Story):	48,942 sf (77,944 sq ft E.A.)
Landscape Area:	20 %
Coverage:	19.5 %
Parking Required: (PAD 32:1,000)	155 Spaces
Parking Provided:	208 Spaces
Parking Ratio:	4.2 / 1,000

Project Team

OWNER/DEVELOPER:	ARCHITECT:
LOV PROPERTY INC.	BUTLER DESIGN GROUP
CUSHMAN & WAKEFIELD	5555 E. VAN BUREN
OF ARIZONA, INC.	SUITE 100
10000 E. WILLOW BLVD.	PHOENIX, AZ 85008
SUITE 300	(602) 987-1800
PHOENIX, AZ 85016	CONTACT:
(602) 229-5554	CLAY CHAPPINI

Vicinity Map



Phase I Enlarged Site Plan
04-05-11
10116-ST07



Phase I Enlarged Site Plan

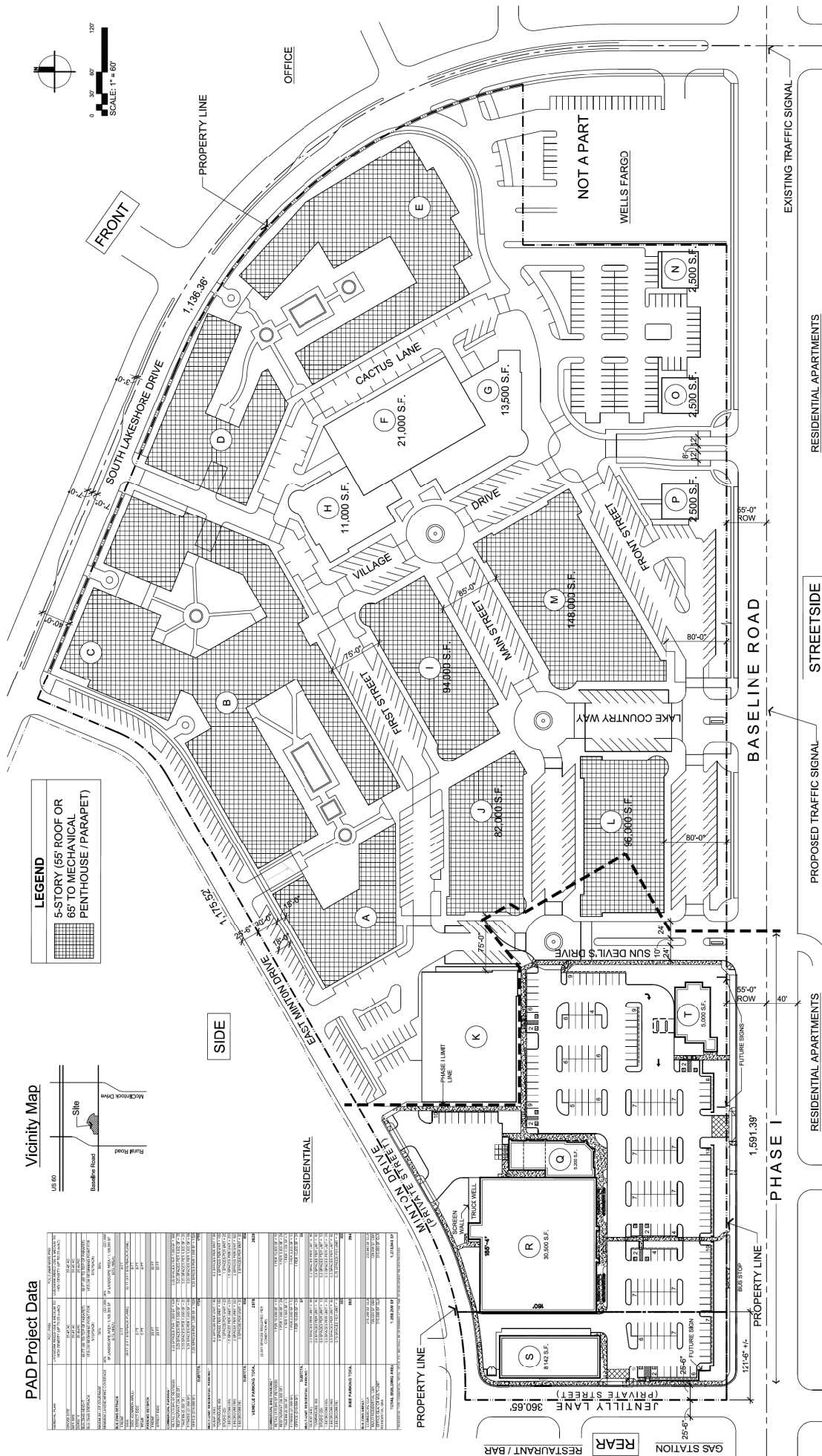
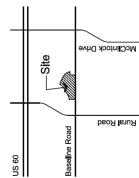
Lake Country Village

NWC Lakeshore Drive & Baseline Road

Tempe, Arizona

[illegible]

Vicinity Map



Overall Preliminary Plan (Revised)

Lake Country Village

NWC Lakeshore Drive & Baseline Road
Tempe, Arizona

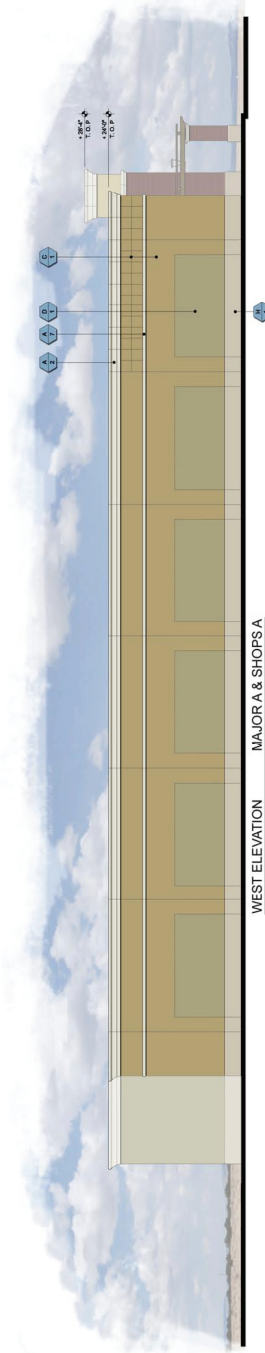
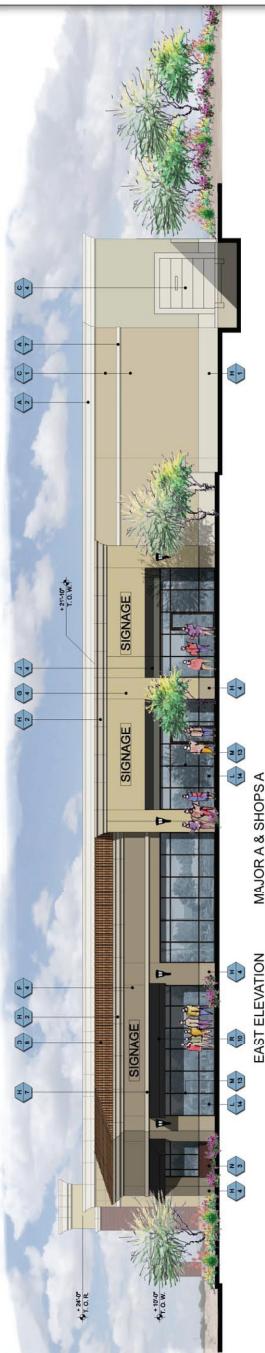
Overall Preliminary Plan (Revised)

04-05-11
10116-ST07

Butler Design Group, Inc.
architects & planners

	PCC (PAD)	PCC 2 (AMENDED PAD)
GENERAL PLAN	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/AC)	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/AC)
GROSS SITE	25.45 AC	25.45 AC
NET SITE	25.45 AC	25.45 AC
DENSITY	25 du/AC	25 du/AC
BUILDING HEIGHT	55 FT (65' TO TOP OF PARAPET)	55 FT (65' TO TOP OF PARAPET)
BUILDING STEPBACK	YES (30' BEGINNING POINT FOR STEPBACK)	YES (30' BEGINNING POINT FOR STEPBACK)
MAXIMUM LOT COVERAGE	50%	50%
MINIMUM LANDSCAPING COVERAGE	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)
BUILDING SETBACK		
FRONT	0 FT	0 FT
SIDE	30 FT (0 FT STEPBACK PLANE)	30 FT (0 FT STEPBACK PLANE)
SIDE (COMMON WALL)	-	0 FT
STREET SIDE	0 FT	0 FT
REAR	0 FT	0 FT
PARKING SETBACK		
FRONT	20 FT	20 FT
STREET SIDE	20 FT	20 FT
COMMERCIAL PARKING *		
RETAIL (179,843 SF REVISED)	3.25 SPACES PER 1,000 SF = 534	3.25 SPACES PER 1,000 SF = 585
RESTAURANT (24,000 SF)	3.25 SPACES PER 1,000 SF = 78	3.25 SPACES PER 1,000 SF = 78
TAVERN (6,000 SF)	3.25 SPACES PER 1,000 SF = 20	3.25 SPACES PER 1,000 SF = 20
FITNESS (21,000 SF)	3.25 SPACES PER 1,000 SF = 68	3.25 SPACES PER 1,000 SF = 68
OFFICE (315,000 SF)	3.25 SPACES PER 1,000 SF = 1024	3.25 SPACES PER 1,000 SF = 1024
SUBTOTAL	1724	1775
MULTI-UNIT RESIDENTIAL PARKING *		
GUEST (430)	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86
TOWNHOUSE (80)	2 SPACES PER UNIT = 160	2 SPACES PER UNIT = 160
STUDIO (25)	1 SPACES PER UNIT = 25	1 SPACES PER UNIT = 25
1 BEDROOM (155)	1.5 SPACES PER UNIT = 233	1.5 SPACES PER UNIT = 233
2 BEDROOM (160)	2 SPACES PER UNIT = 320	2 SPACES PER UNIT = 320
3 BEDROOM (10)	3 SPACES PER UNIT = 30	3 SPACES PER UNIT = 30
SUBTOTAL	854	854
VEHICLE PARKING TOTAL	2578	2629
	(2,591 SPACES REQUIRED PER CONDITION #8)	
COMMERCIAL BIKE PARKING *		
RETAIL (179,843 SF REVISED)	1 PER 10,000 SF = 16	1 PER 10,000 SF = 18
RESTAURANT (24,000 SF)	1 PER 1,000 SF = 24	1 PER 1,000 SF = 24
TAVERN (6,000 SF)	1 PER 1,000 SF = 6	1 PER 1,000 SF = 6
FITNESS (21,000 SF)	1 PER 2,000 SF = 10	1 PER 2,000 SF = 10
OFFICE (315,000 SF)	1 PER 10,000 SF = 31	1 PER 10,000 SF = 31
SUBTOTAL	87	89
MULTI-UNIT RESIDENTIAL PARKING *		
GUEST (430)	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86
TOWNHOUSE (80)	0.5 SPACES PER UNIT = 40	0.5 SPACES PER UNIT = 40
STUDIO (25)	0.5 SPACES PER UNIT = 13	0.5 SPACES PER UNIT = 13
1 BEDROOM (155)	0.5 SPACES PER UNIT = 78	0.5 SPACES PER UNIT = 78
2 BEDROOM (160)	0.5 SPACES PER UNIT = 80	0.5 SPACES PER UNIT = 80
3 BEDROOM (10)	0.75 SPACES PER UNIT = 8	0.75 SPACES PER UNIT = 8
	305	305
BIKE PARKING TOTAL	392	394
BUILDING AREAS *		
COMMERCIAL GLA	215,200 SF GLA	230,843 SF GLA
MULTI-RESIDENTIAL GBA	728,000 SF GBA	728,000 SF GBA
OFFICE GLA/ OR MULTI-UNIT RESIDENTIAL GBA	315,000 SF GLA	315,000 SF GLA
TOTAL BUILDING AREA	1,258,200 SF	1,273,843 SF

* RESIDENTIAL TYPE, COMMERCIAL, RETAIL, OFFICE, ETC. MIX SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT REVIEW PROCESS



COLOR / FINISH				
SYMBOL	COLOR NAME	NUMBER	LRV / SRV	MANUFACTURER
A	CANVAS TAN	SW7201	-	SHERRIN WILLIAMS
B	ECRU	SW1735	-	SHERRIN WILLIAMS
C	PERFECT WHITE	SW9003	-	SHERRIN WILLIAMS
D	RUSKIN ROOM GREEN	SW9002	-	SHERRIN WILLIAMS
E	SACKHOUSE	SW1760	-	SHERRIN WILLIAMS
F	TOT TAUPE	SW1708	-	SHERRIN WILLIAMS
G	ACCESSIBLE EDGE	SW1706	-	SHERRIN WILLIAMS
H	STUDIO TAPE	SW1705	-	SHERRIN WILLIAMS
I	THUNDER GORT	SW1704	-	SHERRIN WILLIAMS
J	THUNDER GORT	SW1703	-	SHERRIN WILLIAMS
K	THUNDER GORT	SW1702	-	SHERRIN WILLIAMS
L	CLARK	SW1701	-	SHERRIN WILLIAMS
M	DARK BRONZE AND ALUM	-	-	VECON
N	SCHOOL HOUSE	-	-	ROBINSON VIN BRICK
O	SANTA FE	CGF-502	-	PREMIUM ROOF TILE LLC
P	PEBBLE	641	-	DAVIS COLOR
Q	QUANTA TAN	5084	-	DAVIS COLOR
R	CANVAS BLACK	5468-5000	-	SUNBELLA

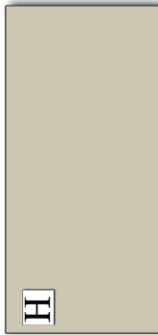
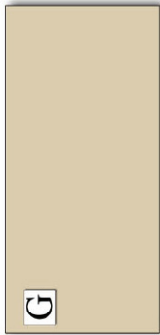
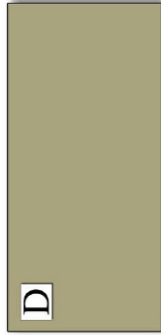
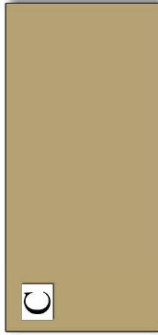
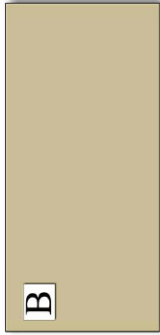
MATERIAL	
SYMBOL	
1	CONCRETE TILT PANEL
2	E.F.F.S CORNICE
3	THIN BRICK VENEER OVER MTL FRAMING
4	E.F.F.S OVER MTL STUDIO MANDRAY
5	E.F.F.S COLUMN CAP
6	E.F.F.S CAP
7	E.F.F.S BAND
8	CLAY TILE ROOF
9	STEEL CORNER AND SUPPORTS
10	CANVAS WINING OVER TUBE STEEL FRAME
11	TUBE STEEL TRUSS STRUCTURE
2	CONCRETE BASE
3	ALUMINUM STORE FRONT
4	GLAZING
5	HOLLOW METAL DOOR AND FRAME
6	INSULATED ROLL UP DOOR

COLOR/ FINISH				
SYMBOL	COLOR NAME	NUMBER	LRV / SRV	MANUFACTURER
A	CANVAS TAN	SW7531	-	SHERWIN WILLIAMS
B	ECRU	SW6135	-	SHERWIN WILLIAMS
C	PERISTYLE BRASS	SW0043	-	SHERWIN WILLIAMS
D	RUSKIN ROOM GREEN	SW0042	-	SHERWIN WILLIAMS
E	SMOKEHOUSE	SW7040	-	SHERWIN WILLIAMS
F	TONY TAUPE	SW7038	-	SHERWIN WILLIAMS
G	ACCESSIBLE BEIGE	SW7036	-	SHERWIN WILLIAMS
H	STUDIO TAUPE	SW7549	-	SHERWIN WILLIAMS
J	THUNDER GRAY	SW7645	-	SHERWIN WILLIAMS
K	IRON ORE	SW7069	-	SHERWIN WILLIAMS
L	CLEAR	-	-	VISTEON
M	DARK BRONZE ANOD. ALUM	-	-	-
N	SCHOOL HOUSE	-	-	ROBINSON THIN BRICK
O	CAMINO REAL	SCC 8807	-	EAGLE ROOFING
P	PEBBLE	641	-	DAVIS COLOR
Q	OMAHA TAN	5084	-	DAVIS COLOR
R	BLACK	4608-0000	-	SUNBRELLA

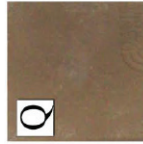
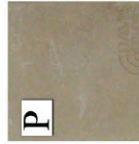
MATERIAL	
SYMBOL	
1	CONCRETE TILT PANEL
2	E.I.F.S. CORNICE
3	THIN BRICK VENEER OVER MTL FRAMING
4	E.I.F.S. OVER MTL STUD OR MASONRY
5	E.I.F.S. COLUMN CAP
6	E.I.F.S. CAP
7	E.I.F.S. BAND
8	CLAY TILE ROOF
9	STEEL CANOPY AND SUPPORTS
10	CANVAS AWNING OVER TUBE STEEL FRAME
11	TUBE STEEL TRELLIS STRUCTURE
12	CONCRETE BASE
13	ALUMINUM STOREFRONT
14	GLAZING
15	HOLLOW METAL DOOR AND FRAME
16	INSULATED ROLL UP DOOR



PAINT COLOR PALETTE by Sherwin Williams



CONCRETE by Davis Colors



CANVAS AWNING by Sunbrella



SITE FURNISHINGS by Keystone Ridge Designs



color "BRONZE"



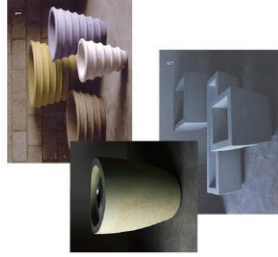
MASONRY by Robinson Brick Co.



ROOFING by Premium Roof Tile LLC



POTS by Komegay Design



MATERIAL PALETTE
April 2018



Lake Country Village

NWC Lakeshore Drive & Baseline Road
Tempe, Arizona

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