Staff Summary Report

Development Review Commission Date: 09/23/08 **Agenda Item Number: ___**

SUBJECT: Hold a public hearing for two Use Permits and a Development Plan Review for OKLAND CONSTRUCTION OFFICES located at 1700 North McClintock Drive.

DOCUMENT NAME: DRCr_Okland_Offices_092308.doc **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **OKLAND CONSTRUCTION OFFICES (PL080105)** (William Okland, representing the Okland Family, property owner; Phillip Weddle, Weddle Gilmore Architects, applicant) consisting of a new two story 23,690 s.f. office building, site and landscape improvements and the remodel of an existing 9,040 s.f. office/warehouse building. The site is +/- 3.46 net acres and is located at 1700 N. McClintock Drive in the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The request includes the following:

ZUP08135 – Use Permit Standard for the two story office building to allow a ten (10) percent height increase from 35'-0" to 38'-6" in the GID District.
ZUP08136 – Use Permit Standard for the two story office building to allow a twenty (20) percent street side yard setback reduction from 25'-0" to 20'-0" in the GID District.
DPR08020 – Development Plan Review including site plan, building elevations, and landscape plan.

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

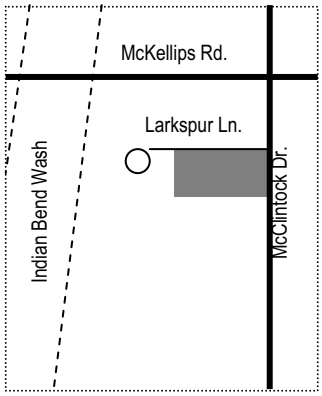
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**
Rio Salado Advisory Commission -- Approval

ADDITIONAL INFO:



Gross / Net site area	3.463 acres / 3.459 acres
New Office Building	23,690 s.f.
Exist'g Office/Warehouse	9,040 s.f.
Total Building area	32,730 s.f.
Lot Coverage	13.65 % (100% max. allowed)
Building Height	+/- 36.50 ft (38.50 ft max. / use permit standard)
Front Building Setback	+/- 33.00 ft east (25.00 ft min. required)
Streetside Bld'g Setback	+/- 21.00 ft north (20.00 ft min. / use permit standard)
Side Building Setback	+/- 17.00 ft south (0.00 ft min. required)
Rear Building Setback	+/- 330.00 ft west (0.00 ft min. required)
Landscape Coverage	20.00 % (10 % min. required)
Vehicle Parking	103 spaces (102 min. required)
Bicycle Parking	5 spaces (4 min. required)

Neighbor notification has been forwarded to property owners and tenants surrounding the development. A neighborhood meeting is not required with this application.

PAGES:

ATTACHMENTS:

COMMENTS:
Okland Construction Offices are located on McClintock Drive near McKellips Road in north Tempe. The site is at the southwest corner of McClintock Drive and Larkspur Lane. The site and its surroundings to west, north and south are within the General Industrial District and the Rio Salado Overlay District. The Arizona State Department of Transportation Motor Vehicle Registration Facility is immediately to the west on the Larkspur Lane cul-de-sac and a Federal Express Ground Distribution Facility facing McClintock is immediately to the south. Existing Office/warehouse development between Larkspur Lane and McKellips Road is located to the north and northwest. The General Plan 2030 Projected Land Use Map for the site and its surrounding is commercial, except the A.D.O.T. facility is Work/Civic.

Land in neighboring jurisdictions includes the Salt River Pima Maricopa Indian Community to the east of McClintock Drive. The Scottsdale Six Drive In on Community land is immediately east of the site. The City of Scottsdale is nearby, to the north of McKellips Road.

Existing entitlements for this property that will remain in effect are a variance (BA930257) that allows a roll-up overhead door to directly face McClintock Drive without a full height screen.

The site is partially vacant. Existing uses on the site include an office/warehouse building and yard storage for Okland Construction Company. These uses will remain and become part of an intensified office development that utilizes the entire site.

This request includes the following:

- Use Permit Standard to allow a ten percent height increase for the clerestory monitor on the two story office building.
- Use Permit Standard to allow a twenty percent street side setback reduction for fin walls on the two story office building.
- Development Plan Review which includes remodel of the existing one story office/warehouse building, the erection of a two story office building and site and landscape improvements including the creation of a courtyard between the buildings, a pervious surface parking area near Larkspur at the northwestern quadrant of the site, and the redevelopment of the existing parking area facing McClintock Drive. The building area including the updated office/warehouse development is 23,690 s.f. The site area of 3.46 acres includes twenty percent on-site landscape.

The Development Review Commission is requested to take action on the three items listed above.

For further processing, the portion of property dedicated to Maricopa County along McClintock Drive (from 55'-0" to 60'-0") must be conveyed to the City of Tempe and the dedication of the 45 degree chamfered cut off at the Larkspur/McClintock intersection must be increased to follow city standard. These adjustments may be done by separate instruments. A subdivision plat is not required but these adjustments must be completed prior to permitting.

Rio Salado Advisory Commission Input

- Planning Division staff presented the project to the Rio Salado Advisory Commission on the evening of April 22, 2008. The Commissioners appreciate the increase in business office space to reinforce the employment/economic base in the northeastern part of the City of Tempe and commend the environmentally sustainable aspects of elements in the building and site design.
- On April 22, 2008 Commissioners McCraney, Hannaman, Ramsey, Lofgren, Chavez, Cenzano, Siegal and Doyle voted 8-0 to recommend approval of the project. The use is appropriate for the District and the development is consistent with the vision of the Rio Salado Overlay District.

Public Input

- A Public Hearing Notification for the development has been mailed to property owners and tenants within 300 ft. of the site. The purpose of the notification is to outline the request for the two Use Permit Standards and the Development Plan Review and encourage the recipients to attend the hearing and/or comment on the requests. Planning Division staff has not yet received response to the notification.
- A Neighborhood meeting is not required and has not been held for this development.

PROJECT ANALYSIS

Use Permit

The first Use Permit Standard is requested to allow a ten percent height increase for the two story office maximum building height (from 35'-0" to 38'-6") in the General Industrial District. The main portion of the roof of the building is within the 35'-0" height standard. The Use Permit Standard for increased height specifically is for the clerestory monitor above the atrium at the central portion of the roof. The principal impact of this feature is to increase atrium volume and enhance the space with natural daylight. The rectilinear monitor form is substantially set back from the edges of the building elevations.

The second Use Permit Standard is requested to allow a twenty percent decrease for the two story office minimum street side yard setback (from 25'-0" to 20'-0") in the General Industrial District. The north wall of the building is within the 25'-0" set back standard. The Use Permit Standard for decreased street side yard setback specifically is for five 10'-0" high concrete fin walls that each protrude at a right angle from the face of the building. The edges of these walls align with the northern wall of a courtyard at the northeast corner of the building. The fin walls spatially compartmentalize but do not reduce the area of the landscaped street side yard.

Section 6-308 E Approval criteria for Use Permit Standards:
The features of the building for which the Use Permit Standards are requested --

- will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.
- will not increase vehicular or pedestrian traffic.
- will not create the emission of odor, dust, gas, noise, vibration, smoke, heat or glare.
- will not contribute to the devaluation of on-site or adjacent property values or to neighborhood deterioration. To the contrary, the neighborhood is enhanced by the redevelopment and intensification of this property.
- will not conflict with the goals, objectives or policies for redevelopment or conservation as set forth in General Plan 2030.
- will enhance compatibility with existing surrounding structures and uses. The architecture generally will distinguish the two buildings of Okland Construction from the neighborhood but the scale of the development is compatible with its surroundings.
- will not contribute to disruptive behavior or create a nuisance to the surrounding area or general public.

Development Plan Review

The project as a whole is a well-composed linear architectural expression of overlapping planes of concrete, glass curtain wall and metal panels. The building linearity is artfully extended into the layout of the site and landscape design. The strong architectural design of outdoor space, as evident in the courtyard between the buildings, as well as in the parking lots, is most welcome. The design also incorporates sustainable principals: an arid-adapted plant materials schedule which features several Sonoran Desert native species, a retractable exterior venetian blind system on east and south second floor fenestration, deeply recessed first floor fenestration, the use of porous site vehicular paving materials, and the re-use of an existing building lend support to the request for LEED certification for the development.

The project re-uses, rather than disposes, the existing Okland Office/Warehouse. The Office/Warehouse in the southeast site quadrant is being re-faced. This building is itself an adaptive reuse of what was originally constructed in 1975 as a State of Arizona Vehicular Emissions Test Facility. This building retains the high bay space once used for auto emission testing plus the 1993 office addition to the north. The hip mission tile roof of the '93 addition is enclosed behind a zinc panel-faced parapet. The re-facing plus the strategic use of cast-in-place concrete site walls ties this building to the proposed two-story building.

The two story building and its re-faced one story companion feature a base band of cast-in-place concrete walls that form a buffer to the two streets. These walls, which visually form a continuous ribbon, alternately are connected to the building elevations and are freestanding site walls. The upper band of the elevations of the two buildings feature zinc cladding with panel joints arrayed in running bond. The one story building retains the existing exterior plaster finish on its lower portion, however the extent of cladding on the north, east and west elevations effectively makes the connection between the one story and two story buildings. Most of the lower portion of the two story building is a glazed curtain wall. The second floor broadly overhangs these glazed areas. The upper portion of the building is zinc panel cladding with bands of recessed windows featuring exterior, automatic venetian blinds. The atrium clerestory monitor rests on the main roof of the two story building like a lantern on a table.

Section 6-306 D Approval criteria for Development Plan Review

- The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.
- The building and site design make shade for energy conservation and comfort an integral part of the design.
- Building and site materials, including cast-in-place concrete, are of superior quality and are compatible with the surroundings
- Building height, size and mass as well as landscape elements have proper scale with the site and surroundings
- The building mass and parking areas are each divided into two components with meaningful outdoor open space in between that create a human-scale as viewed from the public right of way.
- The buildings have a distinct base and top, as identified by cast-in-place concrete and recessed glass curtain wall below and zinc metal cladding above.
- Building elevations contain windows at ground level to enhance visual interest and provide natural visual surveillance of adjacent outdoor spaces.
- Building fenestration and outdoor space interact in a coherent design that contributes to attractive outdoor public and semi-public space.
- Well-defined walkways connect the building entrances to adjacent sidewalks on McClintock and Larkspur.
- Accessibility will be provided in conformance with the Americans with Disabilities Act.
- Security Lighting, as required by ZDC Part 4 Chapter 8, will be compatible with the proposed building and site parking layout.
- Vehicular circulation, including the division of parking into two areas, is designed to minimize conflict with pedestrian and bicycle access. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
- Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control and activity support.
- Site walls and landscape elements separate and define parking, buildings, pedestrian walkways and outdoor courtyard.

Conclusion

Based on the information provided by the applicant and the analysis by Planning Division staff, staff recommends approval of the request for Use Permit Standards and Development Plan Review for an expansion of office space and site and landscape improvements to an existing office/warehouse use. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The General Plan Projected Land Use Map designates this site as Commercial. The site is in the General Industrial District that extends north to the city line on McKellips and extends east-west between McClintock Drive and the Indian Bend Wash. The proposed office and existing office/warehouse use fit both the Commercial Land Use and the General Industrial District.
2. The project as proposed meets the approval criteria for Use Permit Standards and Development Plan Review.
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

ZUP08135, ZUP08136 & DPR08020 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. Length of Planning Entitlement Approval:
   a. The two use permit standards and development plan review approval are valid for one year (September 23, 2009). If drawings are not submitted for building safety plan review by September 23, 2009 the use permit standards and development plan review will expire.
   b. If drawings are submitted to the Development Services Building Safety Division for plan review prior to or on September 23, 2009, the two use permit standards and development plan review approval will continue to be valid during the building plan review period (period includes time extension, if required). If the plan review process is allowed to expire without issuance of a building permit, the use permit standards and development plan review will expire.
   c. After the issuance of a building permit, the two use permit standards and development plan review approval will remain in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the two use permit standards and development plan review approval will expire.

Site Plan

2. The Use Permit Standard for street side yard setback reduction shall be 20'-0" for the fin and site walls only. The face of the north elevation of the two story building shall remain within the 25'-0" street side yard setback allowed for the District.

3. Parking screen and refuse enclosure walls may be of exposed concrete masonry unit or cast-in-place concrete construction.

4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

5. Provide distinctive, upgraded paving at each driveway apron ~~consisting of unit paving~~. Extend ~~unit~~ **UPGRADED** paving in ~~the~~ **EACH** driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges. **PLACE EDGE OF ACCESSIBLE SIDEWALK BYPASS ON THE PUBLIC RIGHT OF WAY LINE. (MODIFIED BY THE COMMISSION)**

6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of standard detail T-214.

8. Shade canopies:
   a. Provide a minimum 8" deep fascia for the canopy structure.
   b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
   c. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.
   d. Pull canopy edges one parking space away from adjacent end space landscape islands.

Building Elevations

9. The Use Permit Standard to increase the building height to 38'-6" shall apply to the clerestory window monitor on the two-story building only. The main roof of the two-story office building as well as the existing one story office/warehouse building shall remain within the 35'-0" height limit for the District.

10. Exterior materials and colors:
    a. The exterior materials and colors are approved as presented, including exposed, uncolored cast-in-place concrete, exposed

steel with a clear sealer, gray pervious concrete pavement, opaque white laminated glass, low emissivity clear glass and zinc cladding with pre-weathered finish.
   b. Provide additional information regarding the material and finish of the gray exterior blind system.
   c. Provide exterior colors and materials with a light reflectance value of 75 percent or less.
   d. Submit any additions or modifications to materials for review during building plan check process. Significant modifications may require re-approval by the Development Review Commission.

11. Provide secure roof access from the interior of each building. Do not expose roof access to public view.

12. Conceal roof drainage system within the interior of each building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.

13. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not allowed

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

15. Fit new and replacement hollow metal doors in both buildings with security vision panels in accordance with ZDC Sec 4-406.

Lighting

16. Illuminate entrances in both buildings continuously from dusk to dawn.

17. Upgrade existing building and site lighting that remains to current development standard including elimination of direct light other than downward to support LEED Certification.

Landscape

18. The plant palate is approved as proposed on the landscape plan. Submit additions or modifications for review during building plan check process. Significant modifications may require re-approval by the Development Review Commission.

19. Irrigation notes:
   a. A separate dedicated landscape water meter is recommended (not required) to do the following:
      1) avoid sewer charge on quantity of landscape irrigation and
      2) quantify amount of water used in order to support LEED Certification.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
   c. Locate valve controller in a vandal resistant housing.
   d. Hardwire power source to controller and conceal power and valve wire conduit. A receptacle connection is not allowed. Controller valve wire conduit may be exposed if the controller is in a yard concealed from the public.

20. 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.

Signage

21. Provide address signs of street numbers (not street name), 12" high, individual mount, metal, reverse pan channel numbers, on the following elevations: The east and west elevations (one each) on the one story and two story buildings. The north elevation of the one story building near the northeast corner and the south elevation of the two story building near the southwest corner. Do not address the north elevation of the two story building facing Larkspur with a McClintock address.

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.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, Police Department and Fire Department given on the Preliminary Site Plan Reviews dated March 26, 2008 and June 11, 2008. Direct questions related to specific comments to the appropriate department. Coordinate modifications with concerned parties during building plan check process. Planning staff reviews construction documents as part of the building plan check process to ensure consistency with the Development Plan approval.

- 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. As applicable, have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341).

- HISTORIC PRESERVATION: State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.

- ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.

- STANDARD DETAILS:
  - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and the DS details are found under Civil Engineering.

- FIRE LANE:
  - All weather driving surface capable of supporting full-size emergency vehicles required at on-site drive aisles. Provide porous paving detail at drive aisle subject to approval of Engineering Division and Fire Department.
  - Ensure fire lane has at least a 20'-0" horizontal width and a 14'-0" vertical clearance from the paving surface to the underside of adjacent tree canopies, cables or any other projecting element. Indicate the outline of the fire lane on the site plan. Layout of fire lane is subject to approval of the Fire Department (jim_walker@tempe.gov).

- BUILDING SAFETY:
  - Indicate area and construction type of canopy between buildings. Provide fire sprinklers for canopy.
  - Verify imaginary property line between buildings including relation of canopy to imaginary property line.
  - Indicate opening protection at elevations facing imaginary property line at courtyard.

- RIGHT OF WAY CONVEYANCE AND PUBLIC RIGHT OF WAY DEDICATION:
  - Complete each item by separate instrument and provide to the City of Tempe. A subdivision plat is not required. Coordinate the following with the Land Services Division:
    - Contact Maricopa County and have County convey the 5'-0" wide strip of public right of way (between 55'-0" and 60'-0" west of McClintock Drive half street line in front of property) from the County to the City of Tempe.
    - Enlarge legs of corner cut off at McClintock / Larkspur intersection from 15'-0" to 20'-0" each leg.

- ENGINEERING:
  - Obtain Engineering Division approval for utility easement dedications, curb, gutter, sidewalk, driveway and off-site improvements, sewer and water utility and storm water retention plans.
  - There is no drainage credit for pervious pavement, subject to interpretation of Engineering Division.

- Use rainfall intensity coefficient of 2.7", not 2.4".
- 100 year storm retention is required for entire site, including formerly exempt portion adjacent to McClintock.
- Limit surface retention to maximum 67 percent of landscaped frontage along McClintock and Larkspur.
- Underground utilities requirement excludes high-voltage transmission line. Coordinate site layout with utility providers to provide adequate access easements.
- Clearly indicate property lines and the dimensional relation of the buildings to the property lines.
- Verify location of easements or other property restrictions and ensure no conflict exists between easements and the site layout or foundation design.
- Provide minimum 6'-0" wide public sidewalk on Larkspur and minimum 8'-0" wide public sidewalk on McClintock. Coordinate sidewalk and driveway construction.
- Provide disabled accessible directional ramp at Larkspur / McClintock intersection similar to standard detail T-328. Do not provide east directional ramp facing McClintock, subject to interpretation of Engineering Division.

- DRIVEWAYS:
  - Construct driveways of minimum 30'-0" width (or as allowed by Traffic Engineering Division) with disabled sidewalk bypass in public right of way in conformance with Standard Detail T-320. Add sidewalk bypass to existing driveway that remains at McClintock near southeastern property corner.
  - Correctly indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limit for McClintock and Larkspur at the site frontages. Begin sight triangle in driveway at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from Transit Division. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- PARKING:
  - On-street parallel parking on Larkspur Lane cannot be designated for office use.
  - 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). Provide disabled accessible walkway from parking space to building entrance that minimizes interference with drive aisle traffic. Do not place walkway in drive aisle behind parking spaces, subject to interpretation of Diversity (ADA Specialist) Division. Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - Provide bike parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- SITE WALLS: Provide parking screen walls adjacent to both streets.

- REFUSE ENCLOSURE:
  - Construct walls, pad and bollards in conformance with standard detail DS-116. Gates at enclosure are acceptable but must normally be closed and operated by owner's site management on refuse collection days. The gates will not be opened and closed by Solid Waste Division personnel.
  - As part of the support of LEED Certification, 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.

- BUILDING HEIGHT: Measure height of buildings from top of curb along front of property (McClintock Drive) at center of the frontage.

- EQUIPMENT SCREENS: Fully conceal from public view on all four sides ground mount and roof mount equipment including fans and vents. Design opaque screen to match or exceed height of equipment, including fans and vents, being screened.

- LIGHTING: Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan."

- LANDSCAPE:

- As part of the support of LEED Certification, prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other major plants on site. Move, preserve in place, or demolish native or "protected" trees and other plants per State of Arizona Agricultural Department standards. With regard to native and "protected" plants on-site, file Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".
- Provide an alternative to river run or other sizable rock topdressing in drainage ways in landscape. Secure sizable rocks two-thirds in concrete bedding to prevent their use for criminal activity.
- Ensure landscape islands at ends of parking rows contain minimum 120 s.f. of planting area exclusive of paving and are minimum 15'-0" long to the end of the adjacent parking space.
- Design landscape with shrubs and groundcovers of mature, unclipped maximum 2'-0" height within 6'-0" of paving and maximum 3'-0" height within 12'-0" of paving. Trees are exempt from this requirement. Spike accents may be exempt on a case by case basis, subject to approval of the Planning Division.

- ADDRESS SIGNS: Follow requirements of ZDC Sec. 4-903 (A) for address sign illumination and background contrast requirements.

- SIGNS: Obtain sign permit for building mount or monument identification signs. Follow ZDC Part 4 Chapter 9. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs, like all others, are subject to review by Planning Division during plan check process.

HISTORY & FACTS:

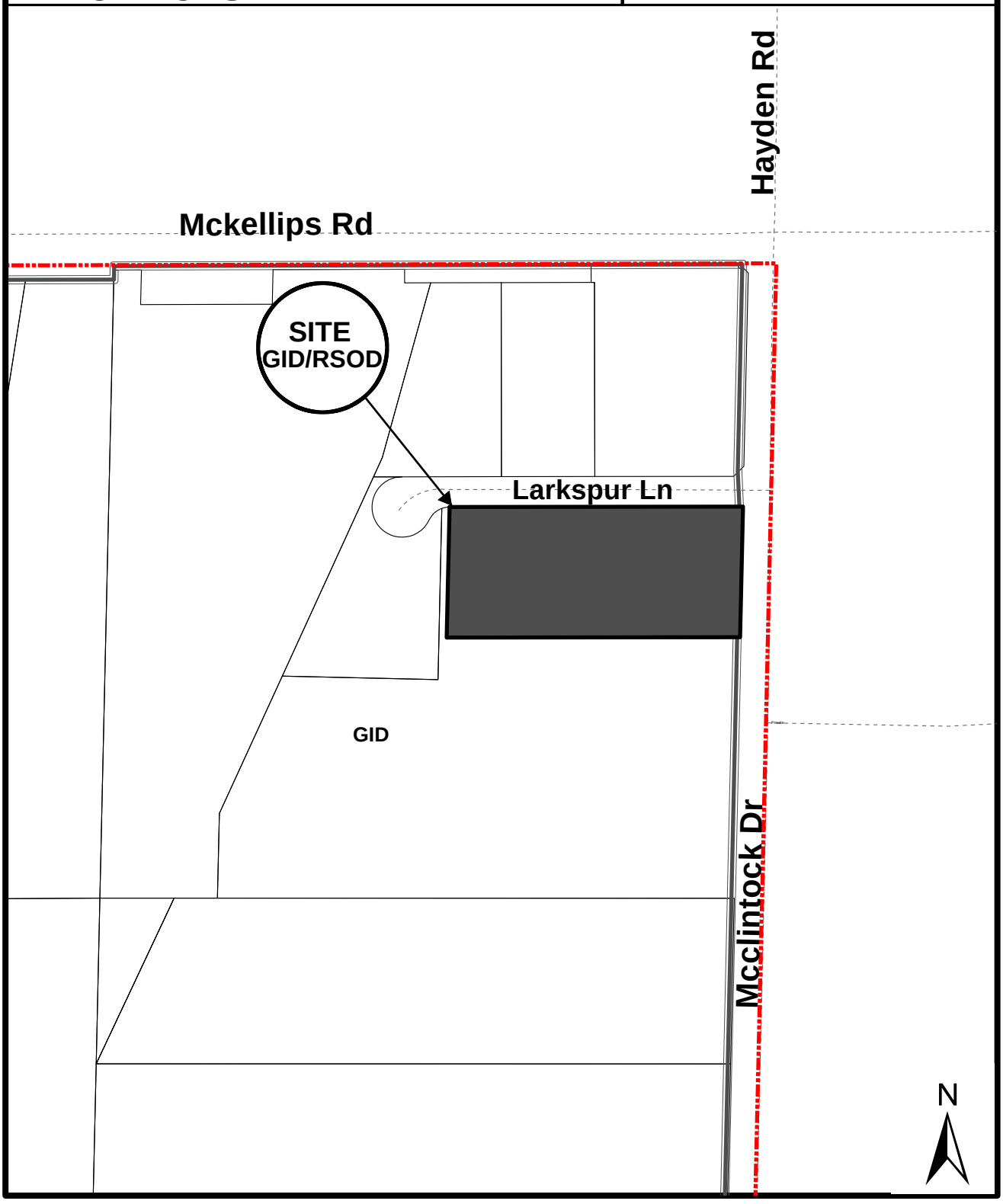
May 7, 1975:	The Design Review Board approved the building and landscaping for Hamilton Testing Facility located at 1700 North Hayden Road in the I-2, General Industrial District.
October 20, 1993:	The Design Review Board approved the request for building addition, site plan and landscape plan for Okland Construction Company Office located at 1700 North McClintock Drive in the I-2, General Industrial District.
December 8, 1993:	The Hearing Officer approved the variance request for Okland Construction Company to waive the required bay door screening for one (1) bay door facing McClintock Drive. The site is located at 1700 North McClintock Drive in the I-2, General Industrial District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit

Tempe

OKLAND CONSTRUCTION OFFICES	PL080105



Location Map

OKLAND CONSTRUCTION OFFICES (PL080105)

August 22 . 2008

TO:
City of Tempe
Development Services Department / Development Review Commission
31 E. Fifth Street
Tempe . Arizona . 85281

RE:
Okland Construction Offices : Development Plan Review
1700 North McClintock Drive . Tempe . Arizona . 85251
DS08299 | SPR08023

General: Okland Construction intends to expand their Tempe office located at 1700 N. McClintock Drive, south of the major intersection of McClintock and McKellips. The proposed project will consists of a new two level 23,690 s.f. office building that will be sited adjacent to Okland's existing single level 9,040 s.f. office building, warehouse and equipment yard, along with all necessary site improvements. The single site carries GID (General Industrial District) zoning with the development exceeding the design character of the surrounding Industrial buildings. The project exhibits Okland Construction's desire to create a strong and identifiable presence along with establishing a commitment to the Tempe location. The project also will strive to achieve and maintain high environmental standards through site and building design, material and product selection and systems that will enhance the project's physical environment all towards hopes of obtaining a LEED designation. The following provides a brief explanation of the surrounding context, site and building design.

Context: Industrial development comprises the majority of immediately adjacent properties surrounding the project site. Neighbors include Fed-Ex distribution hub to the south, Arizona Department of Transportation to the west and a collection of automotive inspired businesses occupying the strip center development across Larkspur Lane to the north. Also north of the site is a rental storage facility that is accessed off of McKellips Drive. Directly across McClintock drive since 1977 sits the Scottsdale 6 Drive-In Theater, which is surrounded by undeveloped acreage that all is a part of the Salt River Pima Maricopa Indian Community. All of these structures carry a different architectural character with no consistent elements between projects. This is consistent with development found in other Industrial zoned districts and properties that line McClintock Drive to the south as you travel further into Tempe. The majority of the neighboring developments appear extensive and large from the roadway with no sense of identity or articulated character. Large parking lots and retention basins flank the project site as you travel on McClintock, the major arterial roadway.

Site: Site design revolves around a need to provide an intimate campus environment with distinct pedestrian, garden and parking areas. Reconfiguring the existing parking off of McClintock will allow the east parking area to function with appropriate circulation through the addition of an entry drive. This eastern area will create the first impressions for the project and is intended to introduce visitors and orient them to the main entry of the new building. This is achieved with the introduction of a long linear concrete site wall that extends out from the new building and passes in front of the existing structure, tying the two together with a physical connection. This concrete element creates a backdrop for an intense planting of succulent and cacti with a shallow water pool that is intended to soften and cool the entry area. A linear band of pervious pavement will comprise the drive and pedestrian aisle that run in parallel to the concrete wall creating a promenade towards the main entry area tucked under the extensive building overhang created by the second level. Decomposed granite parking spaces soften the impact of paved areas on the site and allow for a better integration of landscaping along the main street frontage. The landscape palette wraps the building and continues down the Larkspur Lane property frontage. To the west of the structure will be a new surface parking area. The same materials found in the front parking are continued. Pervious pavement will comprise the drive lanes with decomposed granite parking spaces. These materials have been selected not only as an environmental response to site design but have been encouraged by Okland as a way to show their clients a commitment to products and solutions that are not always the typical responses found on many of today's projects. The west parking area will be surrounded by a 'view' fence to allow for adequate surveillance by pedestrians while not providing a visual obstruction across the site. All entrances are accessed from adjacent parking by emphasized pedestrian pathways. By situating the new building on an east – west axis, parallel with the existing structure, a garden zone is created between the two. In this area a heavy concentration of

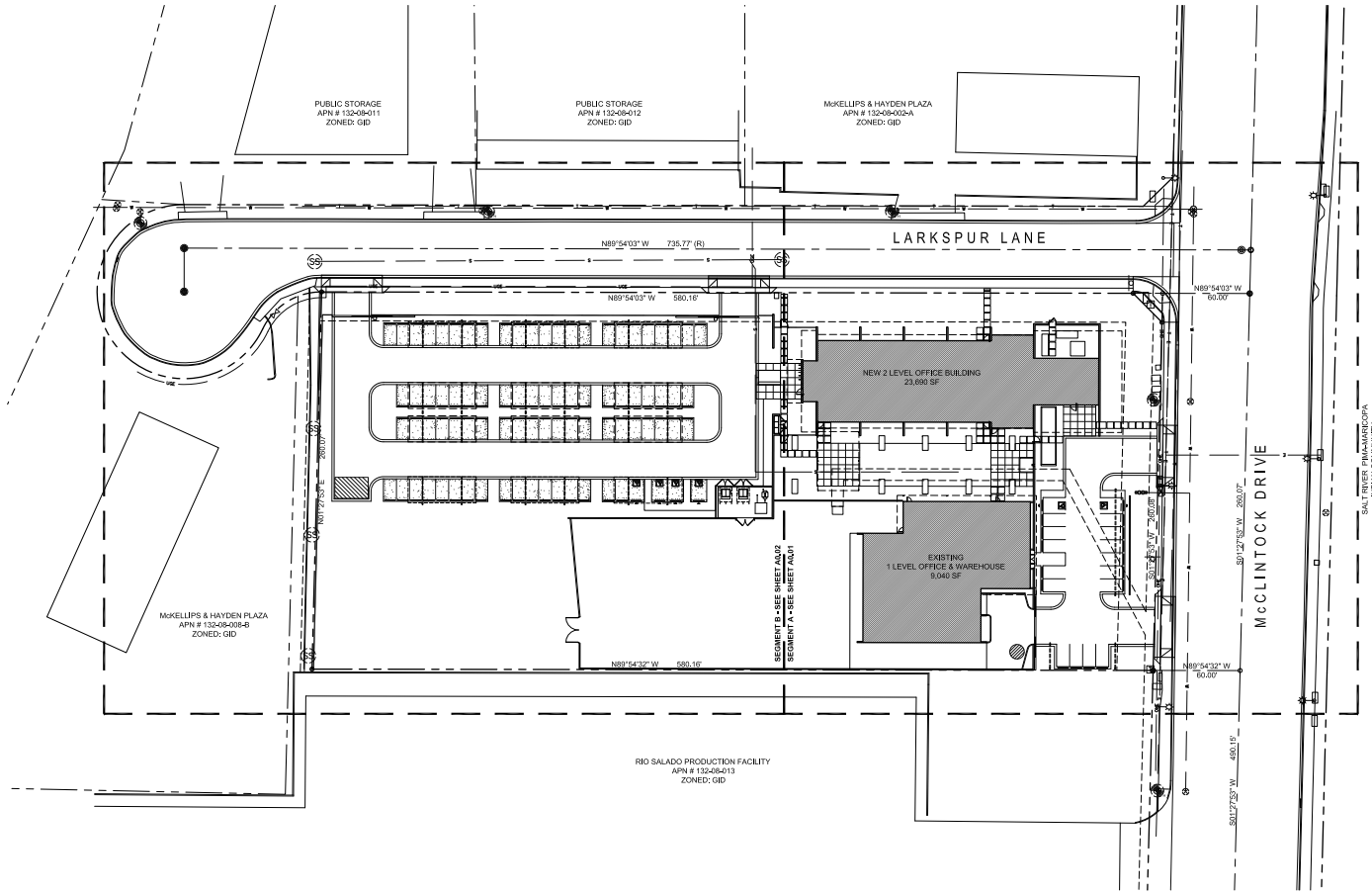
landscaping occurs that will be viewed from both levels of the new structure. Outdoor seating and gathering areas are distributed on either end of a turf zone that will allow visitors and those that occupy the project to enjoy a space that is removed from the heavy traffic found on the adjacent roads. A large steel trellis is intended for the west end of the garden adjacent to the lower level lounge and break rooms that will allow a transition from inside to out while providing much desired shade. The treatment of the existing building's façade takes a cue from the new project. To conceal the existing Spanish tile roof, which is out of character with the new development, the same metal (zinc) panel that will cover the new building will be placed on a steel frame creating a metal screen or parapet. Only minor modifications will be needed on the existing building's roof overhangs to accommodate these screens, providing a relatively simple solution to integrating the old and new together into a single development.

Building: A metal (zinc) clad box resting atop concrete walls creates the building expression. Modern, simple characteristics are carried throughout the project. Beginning at the ground level, the building engages the site through the extension of forms that pull in the surroundings. Concrete site walls on a north – south axis extend out into the site forming a rhythmic expression that is visible along Larkspur Lane and is continued on the south elevation within the enclosed garden area. These walls form the base of the building representing a distinct separation between the first and second levels. Full height clear glass infill between the walls opens up the first level to the adjacent landscape and provides for natural surveillance of the happenings outside. The glass walls are also recessed beneath the second level allowing for ample solar shading to occur and enhancing the indoor environment. The second level rests inside a metal box that is wrapped in zinc and cantilevers out over the concrete walls below on both the east and west ends of the linear form. Punched openings of glass on the east, south and north elevations are recessed back to allow for shading. Additionally the east and south elevations provide retractable exterior blinds that when required can provide another level of solar shading for the glass and interior environments. Exposed steel forms complete the detailing between the first and second levels.

Use Permit – Increase Height: The project is requesting a use permit to increase the maximum required height from 35'-0" to 38'-6". The increased height will allow for a glass clerestory 'lantern' element to extend above a two level atrium space within the project. The clerestory will rise 6'-0" above the top of the parapet and extend to approximately 36'-6" (taken from the average top of curb elevation). The intent of the design element is to provide a level of diffused natural light into the atrium through an opaque white glazing system that is integrated into the building design. The clerestory element works into the overall elevations of the project and utilizes the same patterning and module as other elements found on the elevations. The clerestory is not intended as occupied space within the building. The element is set back approximately 20 feet from the major vertical face of the second level elevation reducing the impact of the increased height from street level views.

Use Permit – Reduce Street Side Yard Setback: The project is requesting a use permit to decrease the side yard setback 20% from 25'-0" to 20'-0". The reduction is intended to accommodate concrete walls that engage the building and extend out into the site. The walls are each 10'-0" in height (above the finish floor) and occur on a 30'-0" module along Larkspur Lane. The walls are integral to the building / project and are not intended to cause a visual barrier along the street frontage, but enhance the project's interaction with the roadway creating a rhythmic repetition of the building component. These walls are in accordance with Section 4-706A.2 which allows for "freestanding walls or fences" within the required side yard setback but require a use permit due to not being freestanding but engaged with the mass of the building.

ATTACHMENT 5



1 A0.00 SITE PLAN - OVERALL
1" = 40'-0"
0' 20' 40' 80'

PROJECT DATA

APPLICANT:	OKLAND CONSTRUCTION 1700 N. McCLINTOCK DRIVE, TEMPE, AZ 85281 BILL OKLAND P 480.990.3330 / F 480.990.1633
ARCHITECT:	WEDDLE GILMORE ARCHITECTS 51 W. THIRD STREET, #110, TEMPE, AZ 85281 PHILIP WEDDLE, PRINCIPAL ARCHITECT P 480.517.5055 / F 480.517.5057
PROJECT ADDRESS:	1700 N. McCLINTOCK DRIVE TEMPE, AZ 85281
PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF TWO (2) PHASES. **PHASE 1 -** CONSTRUCTION OF NEW OFFICE BUILDING ON EXISTING SITE. SITE WORK TO CONSIST OF NEW WEST SURFACE PARKING WITH RECONFIGURATION OF EXISTING EAST SURFACE PARKING LAYOUT. DEVELOP ZONE BETWEEN NEW AND EXISTING BUILDINGS. **PHASE 2 -** CONSTRUCTION OF FASCADE IMPROVEMENTS ON EXISTING BUILDING, TO BE CONSISTENT WITH NEW DEVELOPMENT. EXISTING SERVICE YARD TO REMAIN.
A.P.N:	# 132-08-001-T
ZONING:	GID (GENERAL INDUSTRIAL DISTRICT)
OVERLAY DISTRICT:	RIO SALADO OVERLAY DISTRICT
GENERAL PLAN: PROJECTED LAND USE PROJECTED DENSITY	 COMMERCIAL MEDIUM TO HIGH DENSITY
GROSS LOT AREA:	150,868 SF OR 3.463 ACRES
NET LOT AREA:	150,668 SF OR 3.459 ACRES
BUILDING NET AREA: EXISTING (TO REMAIN) NEW CONSTRUCTION TOTAL NET AREA	 9,040 SF 23,690 SF 32,730 SF
BUILDING LOT COVERAGE: REQUIRED PROVIDED	 NO STANDARD 13.65% TOTAL BUILDING FOOTPRINT / NET SITE AREA FOOTPRINT - EXISTING = 9,358 sf FOOTPRINT - NEW = 11,207 sf TOTAL FOOTPRINT = 20,565 sf (20,565 sf / 150,668 sf = 13.65%)
BUILDING HEIGHT: ALLOWABLE USE PERMIT PROVIDED	 35'-0" MAX. 38'-6" MAX. PROPOSED 28'-0" (+ 117.00) TOP OF PARAPET 34'-0" (+ 123.00) TOP OF CLERESTORY @ ATRIUM (MEASUREMENT FROM CENTERED T.O.CURB @ + 86.57)
CONSTRUCTION TYPE:	TYPE VB (5B)
OCCUPANCY:	B (BUSINESS - OFFICE)
FIRE SUPPRESSION SYSTEM:	BUILDING TO BE EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM.

BUILDING CODES

BUILDING CODE:	2003 INTERNATIONAL BUILDING CODE - (IBC) WITH APPROVED CITY OF TEMPE AMENDMENTS
EXISTING BUILDING:	2003 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH APPROVED CITY OF TEMPE AMENDMENTS
MECHANICAL CODE:	2003 INTERNATIONAL MECHANICAL CODE (IMC) WITH APPROVED CITY OF TEMPE AMENDMENTS
PLUMBING CODE:	2003 INTERNATIONAL PLUMBING CODE (IPC) WITH APPROVED CITY OF TEMPE AMENDMENTS
ELECTRICAL CODE:	1996 NATIONAL ELECTRICAL CODE (NEC) WITH APPROVED CITY OF TEMPE AMENDMENTS
FIRE CODE:	2003 INTERNATIONAL FIRE CODE WITH APPROVED CITY OF TEMPE AMENDMENTS
ADMINISTRATIVE:	TEMPE ADMINISTRATIVE CODE

LEGAL DESCRIPTION

SITUATE IN MARICOPA COUNTY, ARIZONA:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11:

THENCE SOUTH 1 DEGREE 27 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 540.16 FEET TO THE NORTH LINE OF THE SOUTH 780 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:
THENCE CONTINUING SOUTH 1 DEGREE 27 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 260.07 FEET TO THE NORTH LINE OF THE SOUTH 520 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11;
THENCE NORTH 89 DEGREES 54 MINUTES 32 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 640.18 FEET, TO THE WEST LINE OF THE EAST 640.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 11;
THENCE NORTH 1 DEGREE 27 MINUTES 53 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 260.07 FEET;
THENCE SOUTH 89 DEGREES 54 MINUES 32 SECONDS EAST PARALLEL WITH AND 780 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 640.18 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 40.00 FEET FOR ROADWAY, AND

EXCEPTING THEREFROM THE 2 PARCELS DEEDED TO MARICOPA COUNTY BY WARRANTY DEED IN RECORDING NO. 1999-0055863 DESCRIBED AS FOLLOWS:
PARCEL 1: THE EAST 18,288 METERS (60.00 FEET) OF SAID PORTION OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 OF NE1/4) OF SAID SECTION ELEVEN (11).

EXCEPT THE EAST 16.764 METERS (55.00 FEET) THEREOF, AND
PARCEL 2: BEGINNING AT A POINT ON THE NORTH LINE OF SAID PORTON OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 OF NE1/4) OF SAID SECITON ELEVEN (11), SAID POINT BEING 18.288 METERS (60.00 FEET) NORMALLY DISTANT WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4); THENCE SOUTHERLY ALONG A LINE 18.288 METERS (60.00 FEET) WEST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 4.572 METERS (15.00 FEET); THENCE NORTHWESTERLY TO SAID NORHT LINE OF SAID PORTION OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 OF NE1/4) TO A POINT 4.572 METERS (15.00 FEET) WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE 4.572 METERS (15.00 FEET) TO THE POINT OF BEGINNING.

LANDSCAPE CALCULATIONS

REFERNCE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

LANDSCAPING REQUIREMENTS:
PER TABLE 4-204 'DEVELOPMENT STANDARDS IN OFFICE/INDUSTRIAL DISTRICTS (1)' OF THE CITY OF TEMPE ZONING AND DEVELOPMENT CODE - MINIMUM LANDSCAPE AREA REQUIRED (% OF NET SITE AREA) IN GID ZONING DISTRICT IS 10%.

LANDSCAPE CALCULATION:

	10% OF NET SITE AREA - EXISTING ON SITE
	10% OF 150,668 SF = 15,066 SF
TOTAL AREA REQUIRED:	15,066 SF OR .346 ACRES

LANDSCAPE AREA PROVIDED:

TOTAL LANDSCAPE AREA:	29,413 SF OR .675 ACRES (DOES NOT INCLUDE R.O.W.)
PERCENT OF SITE:	20% OF NET SITE AREA

LANDSCAPE AREA IN RIGHT-OF-WAY:

AREA IN R.O.W.:	2,471 SF

TOTAL PROJECT LANDSCAPE AREA:

	29,413 SF - PROVIDED
	2,471 SF - RIGHT-OF-WAY
	31,884 SF - TOTAL

WATER INTENSIVE LANDSCAPE:

	20% OF LANDSCAPE AREA IN EXCESS OF 10,000 SF
	31,884 SF - 10,000 SF = 21,884 SF x 20% = 4,376 SF
ALLOWABLE:	4,376 SF
PROVIDED:	2,580 SF

PARKING CALCULATIONS

PARKING REQUIREMENTS:
PER TABLE 4-603E 'RATIOS FOR OFF-STREET PARKING' OF THE CITY OF TEMPE ZONING AND DEVELOPMENT CODE. ACCESSIBLE PARKING SPACES TO BE PROVIDED AS PER SECTION 4-603 AND ADAAG SECTION 4.1.2-5a.

PARKING CALCULATIONS:

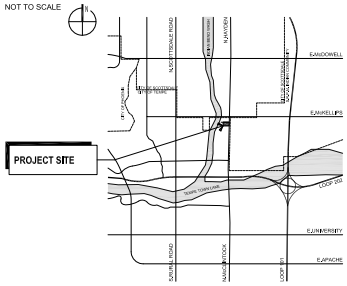
EXISTING BUILDING:	9,040 TOTAL sf OFFICE @ 3,562 sf / 300 = 11.87 WAREHOUSE @ 5,478 sf / 500 = 10.95 23 TOTAL SPACES
NEW CONSTRUCTION:	23,690 TOTAL sf OFFICE @ 23,690 sf / 300 = 78.96 79 TOTAL SPACES
TOTAL REQUIRED:	102 TOTAL SPACES
ACCESSIBLE SPACES:	5 SPACES REQUIRED PER ADAAG SECTION 4.1.2-5a
BICYCLE SPACES REQUIRED:	32,730 sf TOTAL / 10,000 = 4 SPACES
BICYCLE SPACES PROVIDED:	5 SPACES

PARKING PROVIDED:

STANDARD PARKING:	97 SPACES
ACCESSIBLE PARKING:	6 SPACES
TOTAL ON-SITE PROVIDED:	103 TOTAL SPACES

LOCATION MAP

NOT TO SCALE



WEDDLEGILMORE architects
51 WEST THIRD STREET, SUITE 110 TEMPE, ARIZONA 85281 480.517.5055 FAX 480.517.5057

REGISTERED ARCHITECT
CERTIFICATE NO.
28539
PHILIP A. WEDDLE
ARIZONA, U.S.A.
EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
22 AUG 2008

OKLAND CONSTRUCTION OFFICES
1700 North McClintock Drive . Tempe, Arizona 85281

REVISIONS
22 AUG 2008 PLOT DATE
WG0704 PROJECT #
JD DRAWN BY
PW CHECKED BY

SHEET TITLE
OVERALL SITE PLAN & PROJECT DATA

A0.00

LANDSCAPE CALCULATIONS

REFERNCE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

LANDSCAPING REQUIREMENTS:
PER TABLE 4-204 'DEVELOPMENT STANDARDS IN OFFICE/INDUSTRIAL DISTRICTS (1)' OF THE CITY OF TEMPE ZONING AND DEVELOPMENT CODE - MINIMUM LANDSCAPE AREA REQUIRED (% OF NET SITE AREA) IN GID ZONING DISTRICT IS 10%.

LANDSCAPE CALCULATION:

- 10% OF NET SITE AREA - EXISTING ON SITE
  10% OF 150,668 SF = 15,066 SF

TOTAL AREA REQUIRED: 15,066 SF OR .346 ACRES

LANDSCAPE AREA PROVIDED:

TOTAL LANDSCAPE AREA: 29,413 SF OR .675 ACRES (DOES NOT INCLUDE R.O.W.)
PERCENT OF SITE:
- 20% OF NET SITE AREA

LANDSCAPE AREA IN RIGHT-OF-WAY:

AREA IN R.O.W.: 2,471 SF

TOTAL PROJECT LANDSCAPE AREA:

29,413 SF - PROVIDED
2,471 SF - RIGHT-OF-WAY
31,884 SF - TOTAL

WATER INTENSIVE LANDSCAPE:

20% OF LANDSCAPE AREA IN EXCESS OF 10,000 SF
31,884 SF - 10,000 SF = 21,884 SF x 20% = 4,376 SF

ALLOWABLE: 4,376 SF
PROVIDED: 2,580 SF

ATTACHMENT 6

PARKING CALCULATIONS

PARKING REQUIREMENTS:
PER TABLE 4-603E 'RATIOS FOR OFF-STREET PARKING' OF THE CITY OF TEMPE ZONING AND DEVELOPMENT CODE. ACCESSIBLE PARKING SPACES TO BE PROVIDED AS PER SECTION 4-603 AND ADAAG SECTION 4.1.2-5a.

PARKING CALCULATIONS:

EXISTING BUILDING: 9,040 TOTAL sf
OFFICE @ 3,562 sf / 300 = 11.87
WAREHOUSE @ 5,478 sf / 500 = 10.95
23 TOTAL SPACES

NEW CONSTRUCTION: 23,690 TOTAL sf
OFFICE @ 23,690 sf / 300 = 78.96
79 TOTAL SPACES

TOTAL REQUIRED: 102 TOTAL SPACES
ACCESSIBLE SPACES: 5 SPACES REQUIRED
PER ADAAG SECTION 4.1.2-5a

BICYCLE SPACES REQUIRED: 32,730 sf TOTAL / 10,000 = 4 SPACES
BICYCLE SPACES PROVIDED: 5 SPACES

PARKING PROVIDED:

STANDARD PARKING: 97 SPACES
ACCESSIBLE PARKING: 6 SPACES
TOTAL ON-SITE PROVIDED: 103 TOTAL SPACES

PROJECT DATA

APPLICANT:	OKLAND CONSTRUCTION 1700 N. McCLINTOCK DRIVE, TEMPE, AZ 85281 BILL OKLAND P 480.990.3330 / F 480.990.1633
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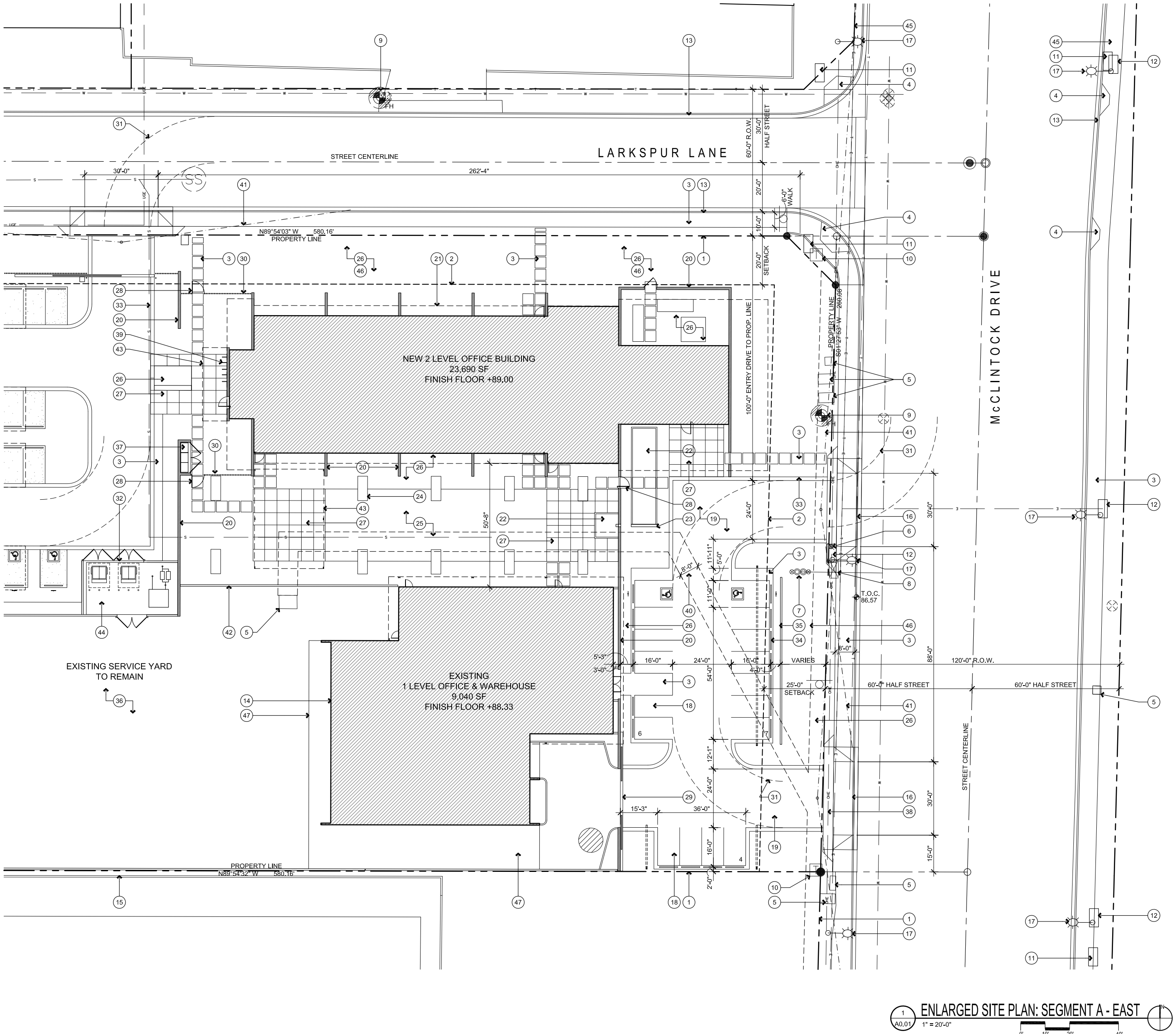
A.P.N:	# 132-08-001-T
ZONING:	GID (GENERAL INDUSTRIAL DISTRICT)
OVERLAY DISTRICT:	RIO SALADO OVERLAY DISTRICT
GENERAL PLAN:	
PROJECTED LAND USE	COMMERCIAL
PROJECTED DENSITY	MEDIUM TO HIGH DENSITY
GROSS LOT AREA:	150,868 SF OR 3.463 ACRES
NET LOT AREA:	150,668 SF OR 3.459 ACRES
BUILDING NET AREA:	
EXISTING (TO REMAIN)	9,040 SF
NEW CONSTRUCTION	23,690 SF
TOTAL NET AREA	32,730 SF
BUILDING LOT COVERAGE:	
REQUIRED	• NO STANDARD
PROVIDED	• 13.65% TOTAL BUILDING FOOTPRINT / NET SITE AREA FOOTPRINT - EXISTING = 9,358 sf FOOTPRINT - NEW = 11,207 sf TOTAL FOOTPRINT = 20,565 sf (20,565 sf / 150,668 sf = 13.65%)
BUILDING HEIGHT:	
ALLOWABLE	• 35'-0" MAX.
PROVIDED	• 28'-0" (+ 117.00) TOP OF PARAPET • 34'-0" (+ 123.00) TOP OF CLERESTORY @ ATRIUM (MEASUREMENT FROM CENTERED T.O.CURB @ + 86.57)
CONSTRUCTION TYPE:	TYPE VB (5B)
OCCUPANCY:	B (BUSINESS - OFFICE)
FIRE SUPPRESSION SYSTEM:	BUILDING TO BE EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM.



ENLARGED SITE PLAN: SEGMENT A - EAST

1 A0.01

1" = 20'-0"

0' 10' 20' 40'

ATTACHMENT 8

WEDDLEGILMORE architects

BLACK ROCK STUDIO

REGISTERED ARCHITECT
CERTIFICATE NO. 28539
PHILIP A. WEDDLE
ARIZONA, U.S.A.

EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
22 AUG 2008

OKLAND CONSTRUCTION OFFICES

1700 North McClintock Drive . Tempe, Arizona 85281

NOTES

1. PROPERTY LINE
2. LINE OF RIGHT-OF-WAY, BUILDING SETBACK
3. CONC. SIDEWALK
4. PEDESTRIAN RAMP
5. ELECTRICAL CABINET (EXISTING)
6. UTILITY POLE (EXISTING)
7. CHECK VALVE (EXISTING)
8. WATER METER
9. FIRE HYDRANT
10. TELEPHONE RISER (EXISTING)
11. TRAFFIC SIGNAL JUNCTION BOX (EXISTING)
12. ELECTRICAL JUNCTION BOX (EXISTING)
13. VERTICAL CURB & GUTTER
14. EXISTING BUILDING
15. SITE WALL @ ADJACENT PROPERTY
16. ENTRY DRIVE - PER TEMPE DETAIL T-320
17. STREET LIGHTING (EXISTING)
18. PERVIOUS PAVING PARKING STALLS
19. PERVIOUS PAVING DRIVE LANE & PARKING
20. CONC. SITE WALL @ 10'-0"
21. LINE OF BUILDING ABOVE
22. WATER ELEMENT
23. CONC. SITE WALL @ 4'-0"
24. STEEL TREE PLANTER
25. TURF AREA
26. LANDSCAPE AREA
27. HARDSCAPE AREA
28. PEDESTRIAN SITE GATE
29. VEHICULAR SITE GATE, ACCESS CONTROL
30. VIEW FENCE
31. EMERGENCY VEHICLE TURNING RADIUS (25'-45')
32. TRASH ENCLOSURE
33. 18" FLAT CONC. RIBBON CURB
34. PARKING BUMPER, TYP.
35. 3'-0" SITE WALL - PARKING SCREEN
36. EXISTING SERVICE YARD (TO REMAIN)
37. ELECTRICAL SERVICE ENTRANCE EQUIPMENT
38. EXISTING OVERHEAD LINES TO REMAIN - HIGH VOLTAGE
39. BICYCLE PARKING, 5 SPACES PROVIDED
40. 8'-0" ELECTRICAL EASEMENT
41. LINE OF CORNER SIGHT DISTANCE TRIANGLE
42. EXISTING CMU SITE WALL (TO REMAIN)
43. LINE OF STEEL SHADE CANOPY - ABOVE
44. MECHANICAL EQUIPMENT YARD
45. EXISTING BUS STOP
46. RETENTION BASIN - PER CIVIL
47. EXISTING CONC. PAVING TO REMAIN

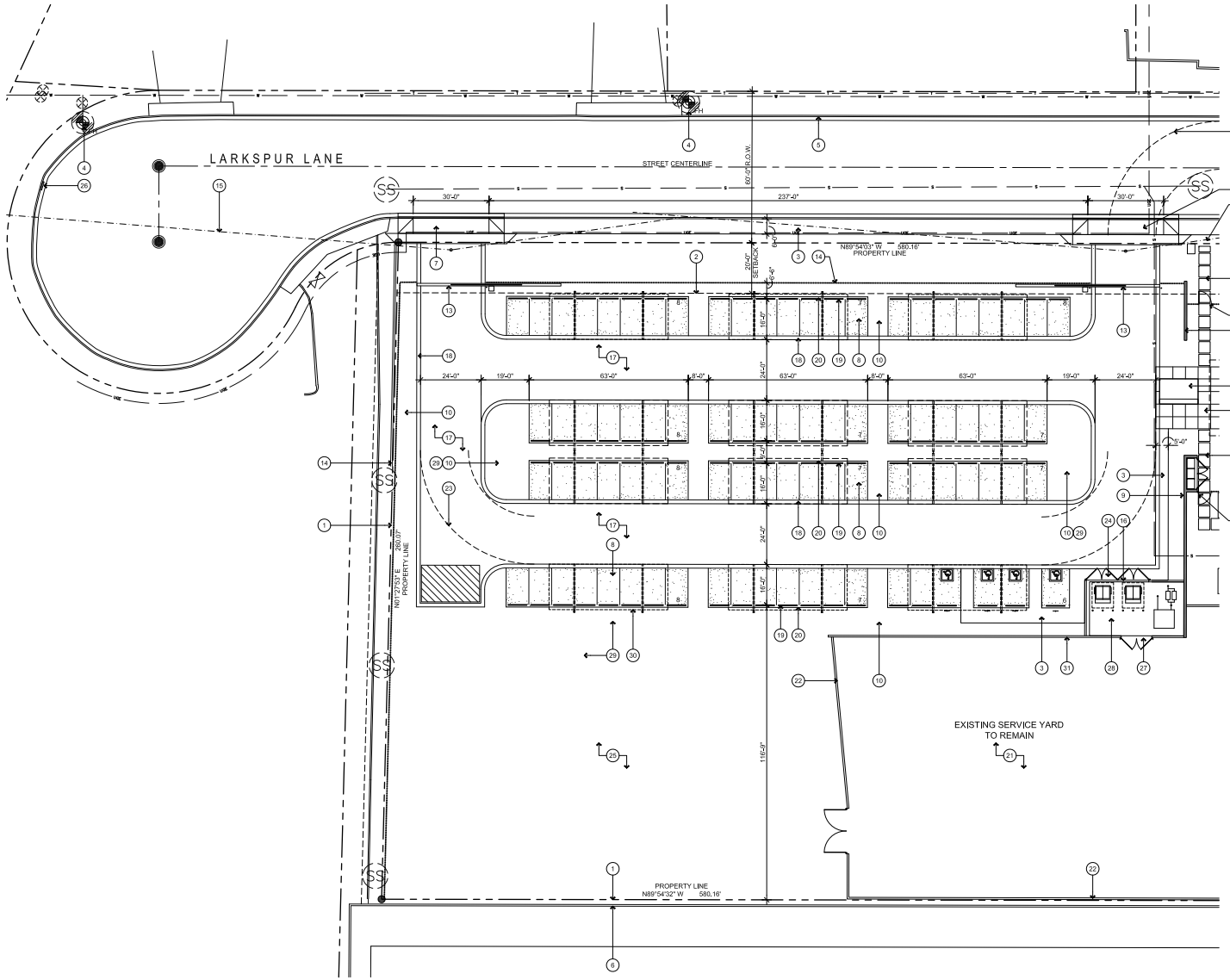
REVISIONS

22 AUG 2008	PLOT DATE
WG0704	PROJECT #
JO	DRAWN BY
PW	CHECKED BY
	SHEET TITLE

ENLARGED SITE PLAN:
SEGMENT A - EAST

A0.01

ATTACHMENT 9



1 A0.02 ENLARGED SITE PLAN: SEGMENT B - WEST
1" = 20'-0"
0' 10' 20' 40'

NOTES

1. PROPERTY LINE
2. LINE OF RIGHT-OF-WAY, BUILDING SETBACK
3. CONC. SIDEWALK
4. FIRE HYDRANT
5. VERTICAL CURB & GUTTER
6. SITE WALL @ ADJACENT PROPERTY
7. ENTRY DRIVE - PER TEMPE DETAIL T-320
8. STABILIZED DECOMPOSED GRANITE PARKING, TYPICAL
9. CONC. SITE WALL @ 10'-0"
10. LANDSCAPE AREA
11. HARDSCAPE AREA
12. PEDESTRIAN SITE GATE
13. VEHICULAR SITE GATE, ACCESS CONTROL
14. VIEW FENCE
15. LINE OF CORNER SIGHT DISTANCE TRIANGLE
16. TRASH ENCLOSURE
17. ASPHALT PAVING DRIVE LANE, TYP.
18. FLAT CONC. RIBBON CURB
19. PARKING BUMPER, TYP.
20. STEEL EDGE - CONTINUOUS @ PARKING, TYP.
21. EXISTING SERVICE YARD (TO REMAIN)
22. EXISTING CMU SITE WALL (TO REMAIN)
23. EMERGENCY VEHICLE TURNING RADIUS (25' - 45')
24. CONC. PAVING
25. UNDEVELOPED AREA TO REMAIN - TOP DRESSING AS REQUIRED PER DUST CONTROL
26. CATCH BASIN @ FACE OF CURB (EXISTING)
27. NEW SITE GATE @ CMU SITE WALL
28. MECHANICAL EQUIPMENT YARD
29. RETENTION BASIN - PER CIVIL
30. PARKING CANOPY - PHASE 2
31. NEW CMU SITE WALL

WEDDLEGILMORE architects

REGISTERED ARCHITECT
28539
PHILIP A. WEDDLE
ARIZONA, U.S.A.
EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
22 AUG 2008

OKLAND CONSTRUCTION OFFICES

1700 North McClintock Drive . Tempe, Arizona 85281

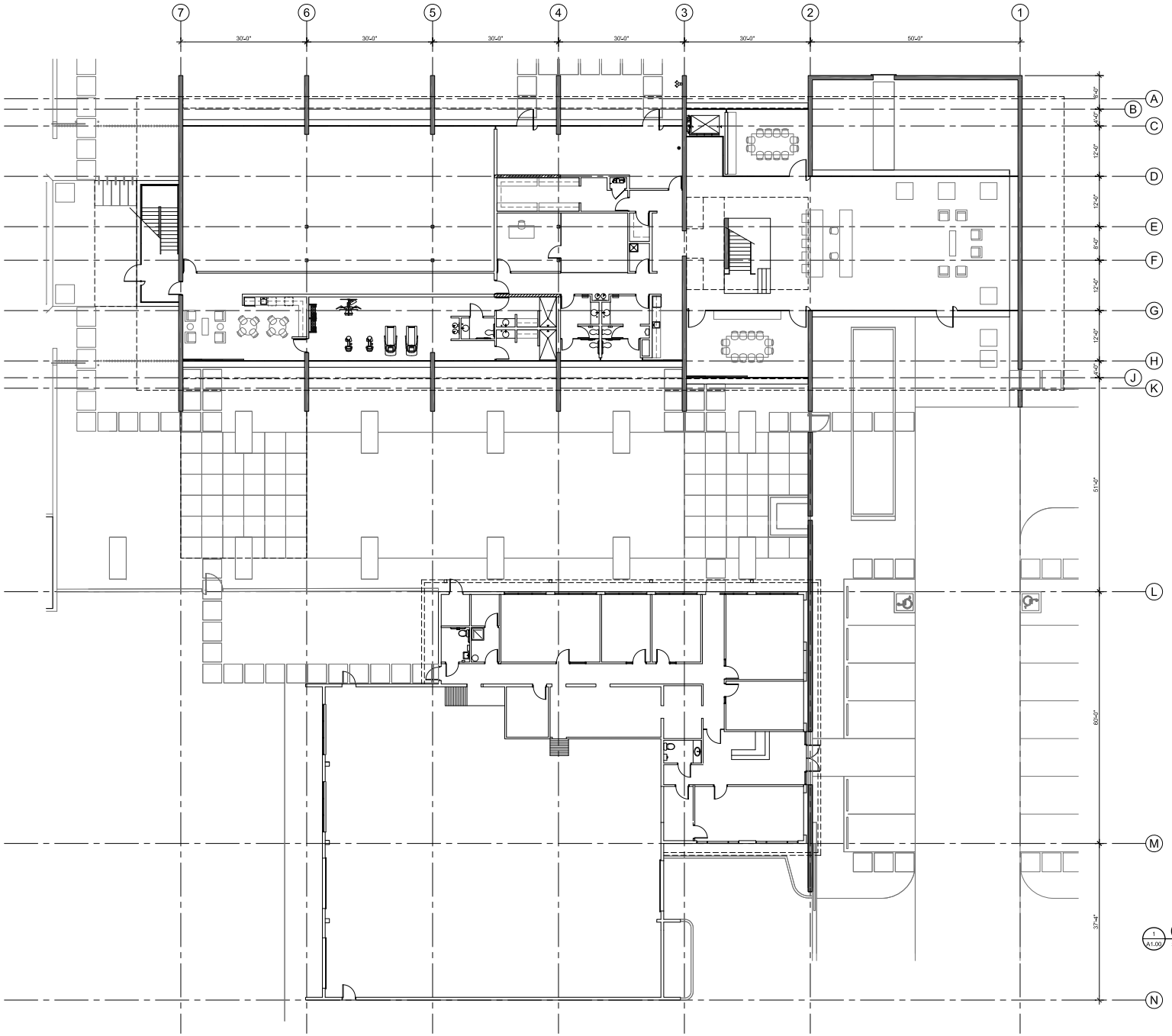
REVISIONS

22 AUG 2008	PLOT DATE
WG0704	PROJECT #
JD	DRAWN BY
PW	CHECKED BY

SHEET TITLE
ENLARGED SITE PLAN: SEGMENT B - WEST

A0.02

ATTACHMENT 10



1 A1.00 OVERALL . FLOOR PLAN
3/32" = 1'-0"

0 4 8 16

WEDDLEGILMORE architects

REGISTERED ARCHITECT
CERTIFICATE NO.
28539
PHILIP A. WEDDLE
ARIZONA, U.S.A.
EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
03 JUNE 2008

OKLAND CONSTRUCTION OFFICES
1700 North McClintock Drive . Tempe, Arizona 85281

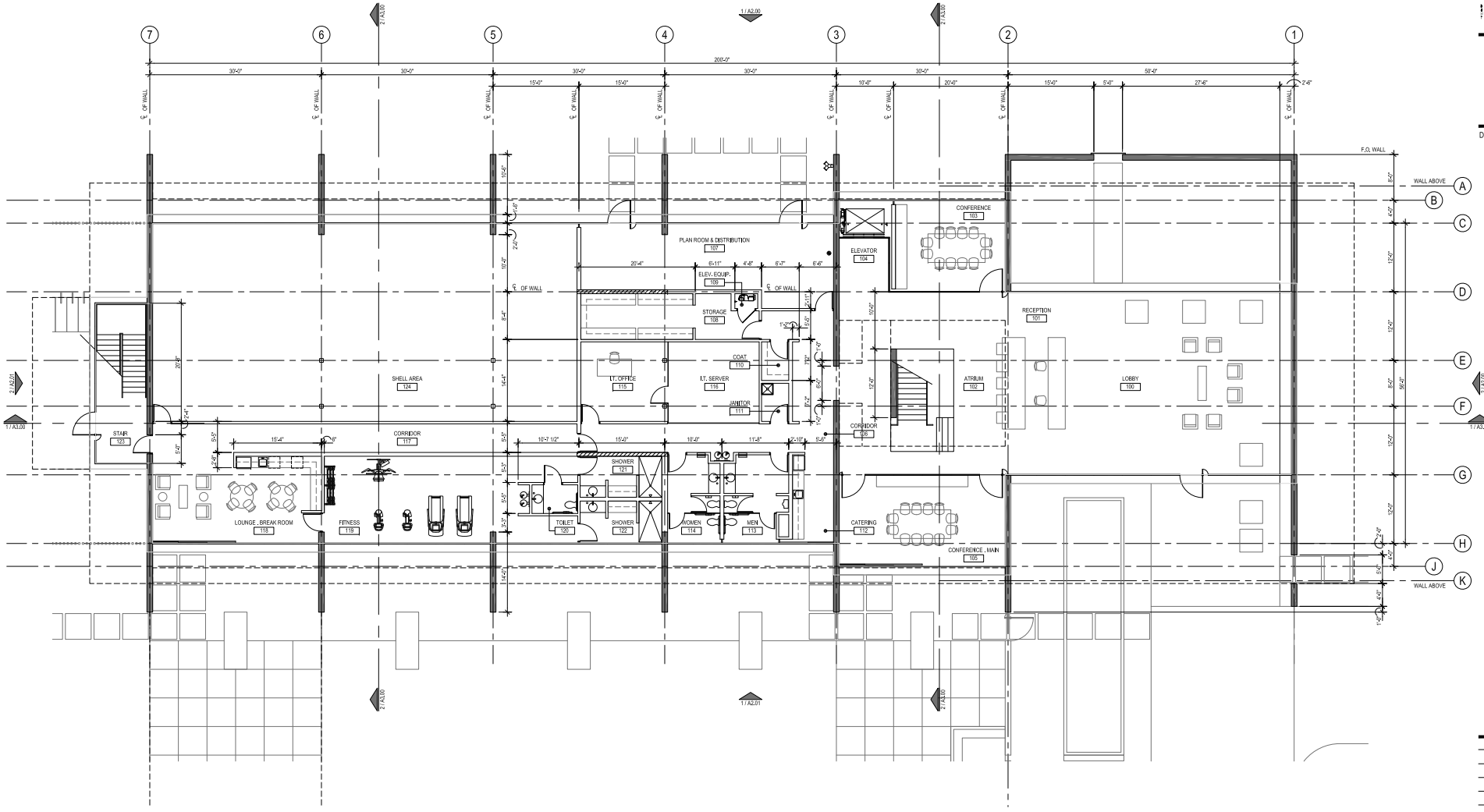
REVISIONS

03 JUNE 2008	PLOT DATE
WG0704	PROJECT #
JD	DRAWN BY
PW	CHECKED BY

SHEET TITLE
FLOOR PLAN
OVERALL

A1.00

ATTACHMENT 11



1 / A1.01 FIRST LEVEL . FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'

WEDDLEGILMORE architects

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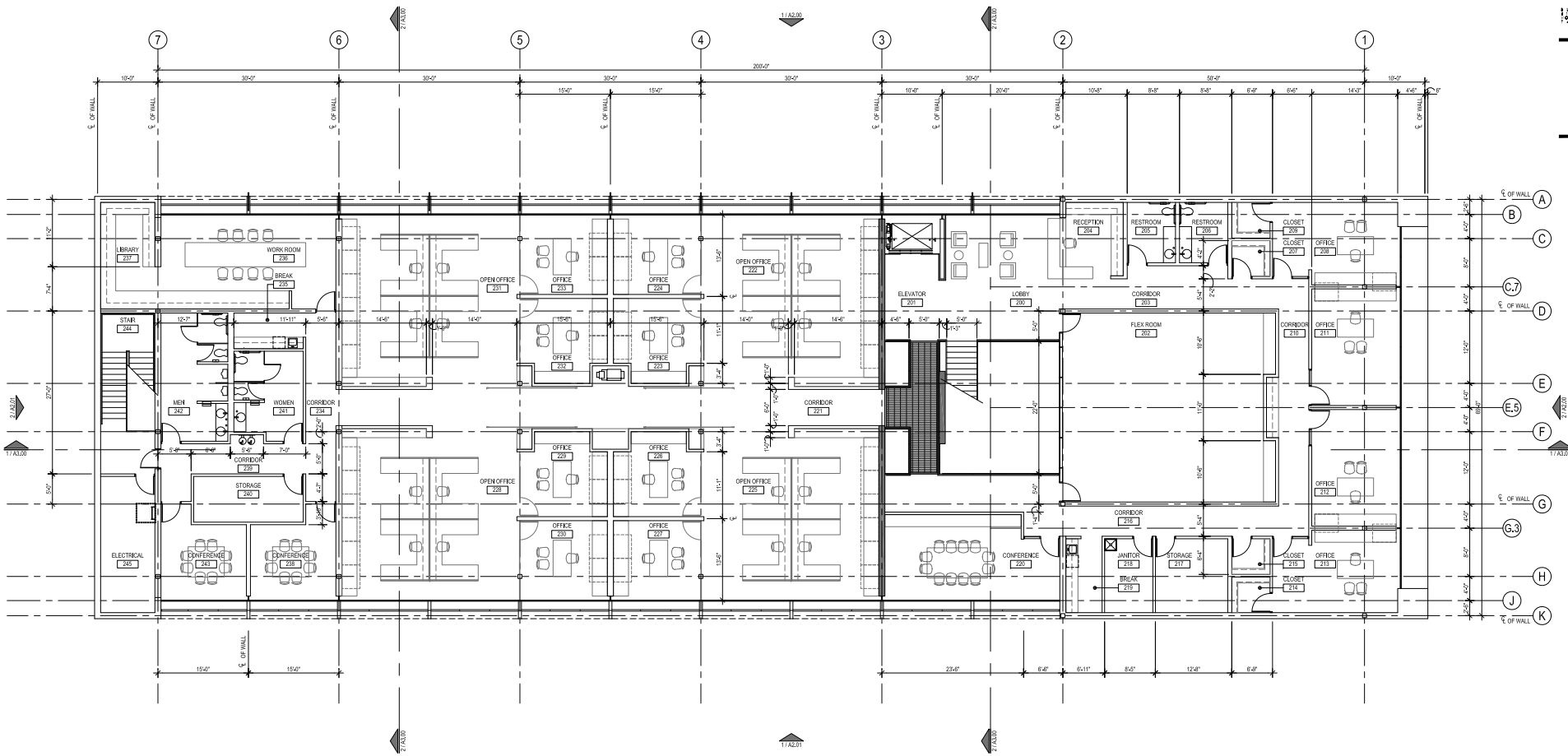
SHEET TITLE
FLOOR PLAN
FIRST LEVEL

A1.01

ATTACHMENT 12



1 A1.02 SECOND LEVEL . FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'

WEDDLEGILMORE architects

REGISTERED ARCHITECT
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PHILIP A. WEDDLE
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EXPIRES: 12/31/09

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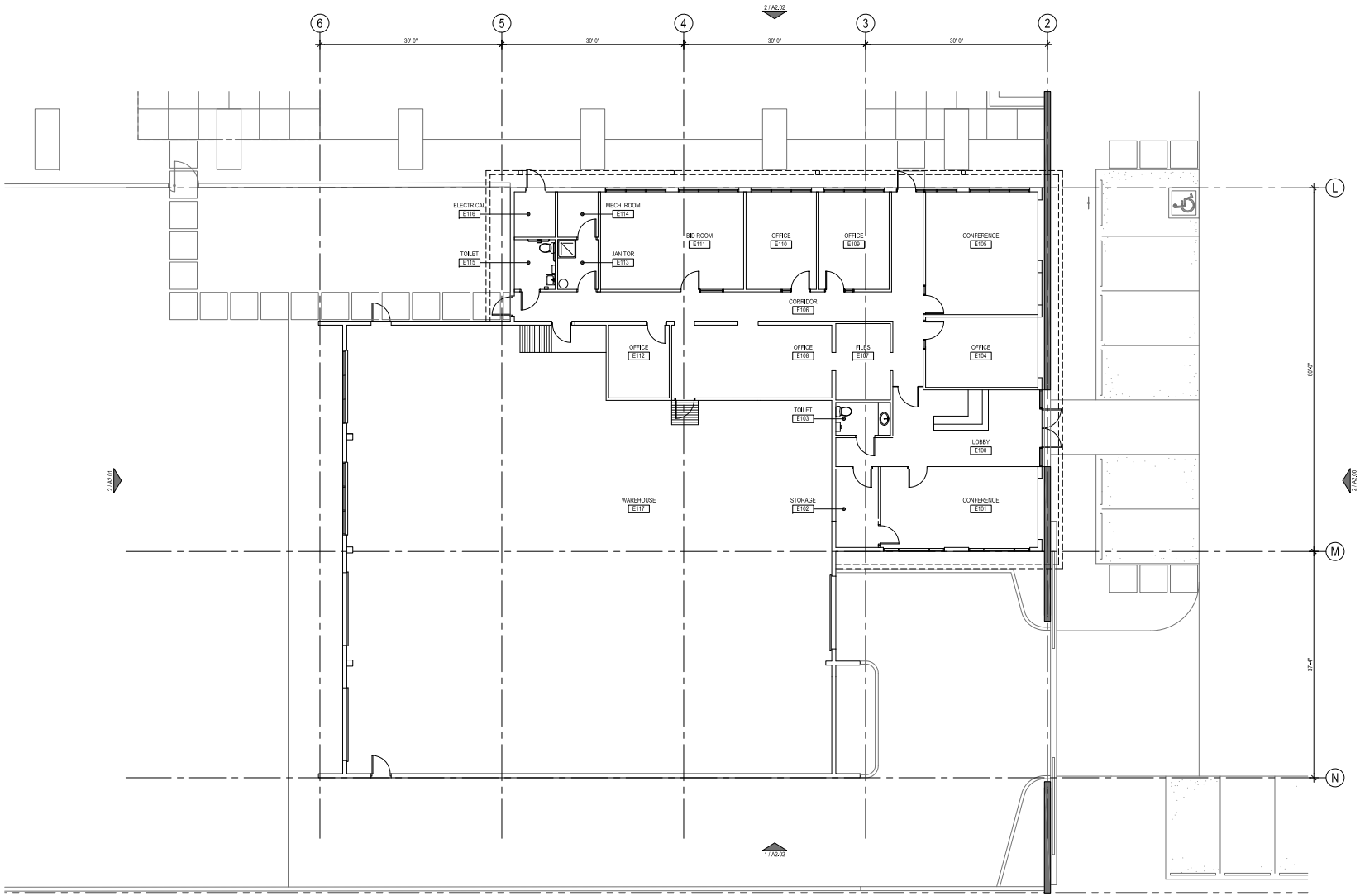
PW	CHECKED BY

SHEET TITLE
FLOOR PLAN
SECOND LEVEL

A1.02

ATTACHMENT 13



1 / A1.03 EXISTING BUILIDNG . FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

WEDDLEGILMORE architects

REGISTERED ARCHITECT
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ARIZONA, U.S.A.

EXPIRES: 12/31/09

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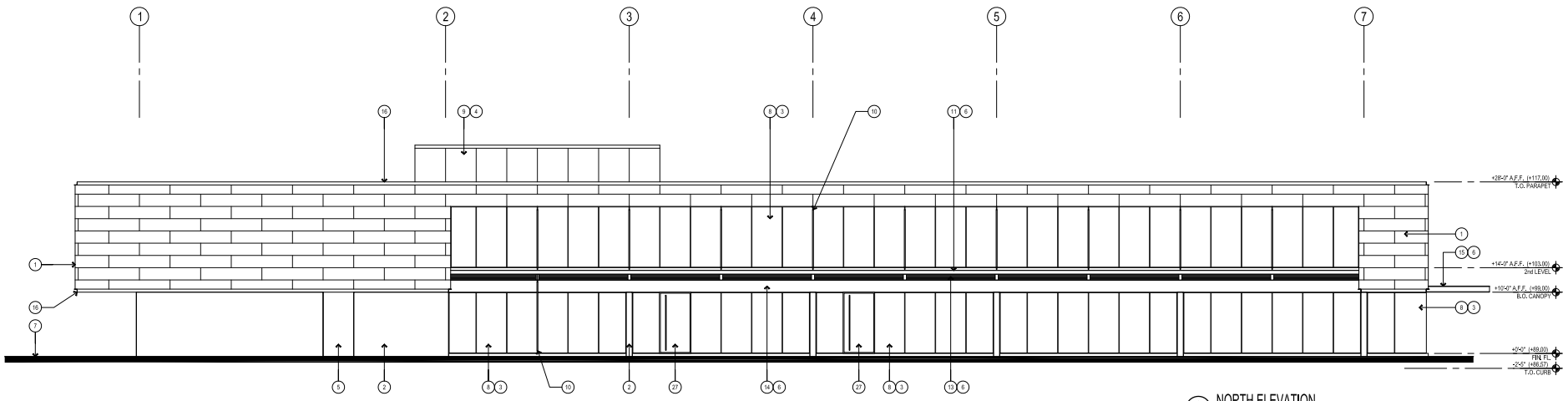
JD	DRAWN BY
PW	CHECKED BY

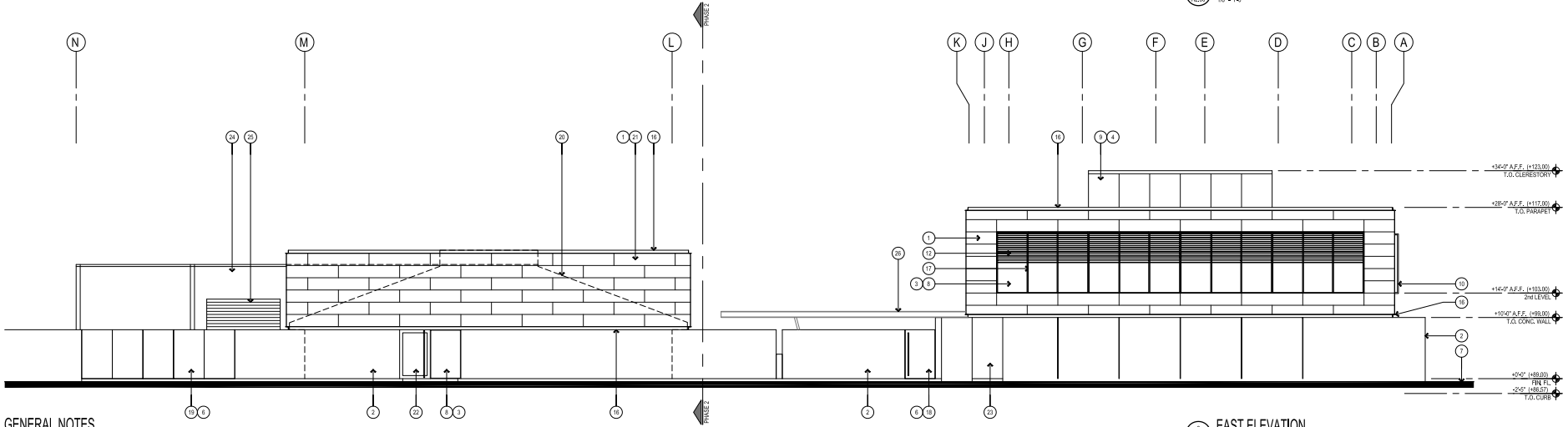
SHEET TITLE
FLOOR PLAN
EXISTING BUILDING

A1.03

ATTACHMENT 14



1 A2.00 NORTH ELEVATION
1/8" = 1'-0"



2 A2.00 EAST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES

1. PHASE 2WORK TO CONSIST OF FASCADE IMPROVEMENTS AND ASSOCIATED WORK TO EXISTING BUILDING ONLY. ALL OTHER CONSTRUCTION AND SITE IMPROVEMENTS TO BE PART OF INITIAL PHASE 1. REFERENCE PHASE 2 LINE ILLUSTRATED ON ELEVATIONS.

NOTES

1. METAL PANEL SYSTEM - ZINC WITH PRE-WEATHERED FINISH
2. CAST-IN-PLACE CONCRETE WALL
3. GLAZING - LOW 'E' CLEAR
4. GLAZING - OPAQUE WHITE
5. GLAZING - OPAQUE COBALT BLUE
6. EXPOSED STEEL - NATURAL FINISH WITH CLEAR SEALER
7. FINISH GRADE
8. FRAMELESS - BUTTGLAZED INSULATED GLAZING
9. CLERESTORY 'LANTERN'
10. RECESSED VERTICAL FIN, FIXED
11. CONT. STL. CHANNEL
12. RETRACTABLE EXTERIOR VENETIAN BLIND SYSTEM
13. STL. LOUVER @ FLOOR CAVITY
14. CONT. STL. BEAM
15. CANTILEVERED STL. CANOPY
16. CONT. MTL. ANGLE
17. FIXED GUIDE WIRE FOR BLIND SYSTEM
18. STL. PANEL SITE PIVOT GATE
19. STL. PANEL ROLLING VEHICULAR SITE GATE
20. LINE OF EXISTING BUILDING BEYOND
21. METAL PANEL SCREEN
22. ALUMINUM PIVOT ENTRY DOOR
23. OPEN TO BEYOND
24. EXISTING BUILDING - STUCCO FINISH TO REMAIN
25. EXISTING OVERHEAD DOOR - PAINT FINISH TO REMAIN
26. CANOPY BEYOND
27. GLASS ENTRY DOOR

WEDDLEGILMORE architects

REGISTERED ARCHITECT
CERTIFICATE
28539
PHILIP A. WEDDLE
ARIZONA, U.S.A.
EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
03 JUNE 2008

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REVISIONS

03 JUNE 2008	PLOT DATE
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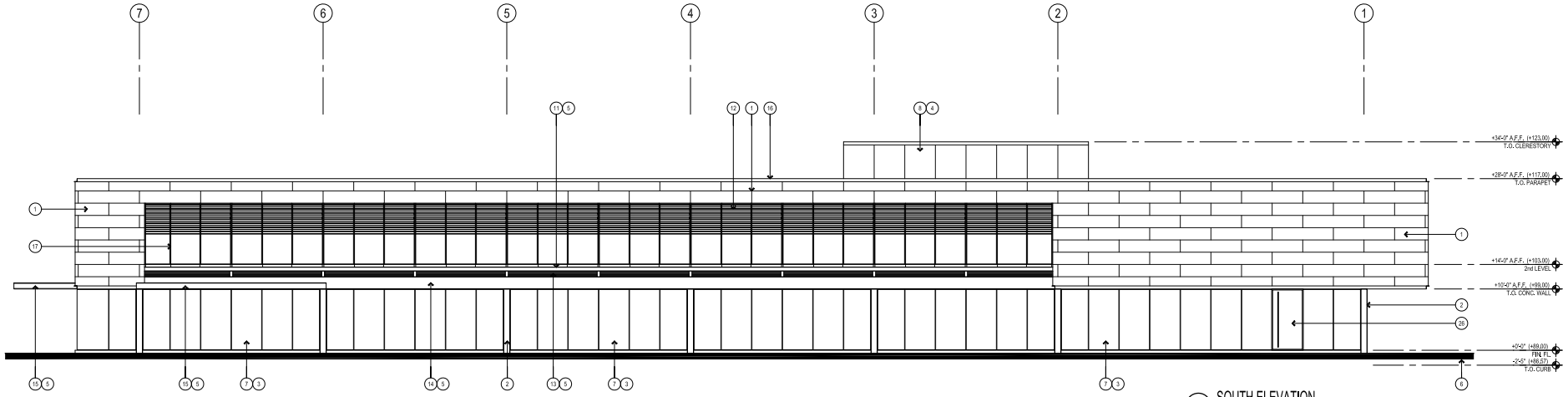
PW	CHECKED BY

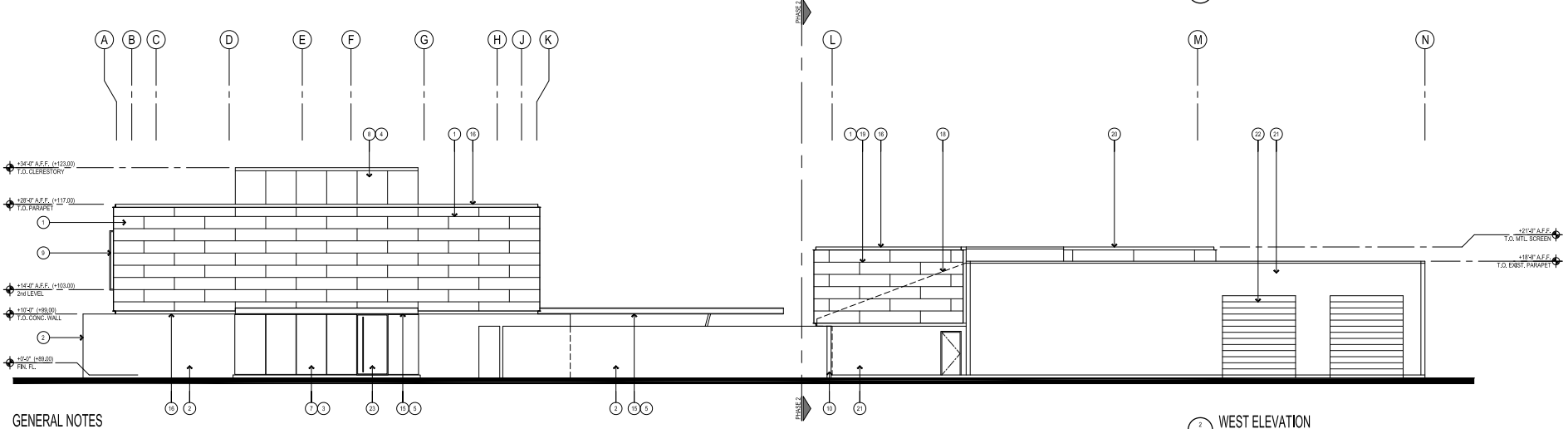
SHEET TITLE
NORTH & EAST EXTERIOR ELEVATIONS

A2.00

ATTACHMENT 15



1 A2.01 SOUTH ELEVATION
1/8" = 1'-0"



2 A2.01 WEST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES

1. PHASE 2WORK TO CONSIST OF FASCADE IMPROVEMENTS AND ASSOCIATED WORK TO EXISTING BUILDING ONLY. ALL OTHER CONSTRUCTION AND SITE IMPROVEMENTS TO BE PART OF INITIAL PHASE 1. REFERENCE PHASE 2 LINE ILLUSTRATED ON ELEVATIONS.

NOTES

1. METAL PANEL SYSTEM - ZINC WITH PRE-WEATHERED FINISH
2. CAST-IN-PLACE CONCRETE WALL
3. GLAZING - LOW 'E' CLEAR
4. GLAZING - OPAQUE WHITE
5. EXPOSED STEEL - NATURAL FINISH WITH CLEAR SEALER
6. FINISH GRADE
7. FRAMELESS - BUTTGLAZED INSULATED GLAZING
8. CLERESTORY 'LANTERN'
9. RECESSED VERTICAL FIN, FIXED
10. EXISTING SITE WALL - TO REMAIN
11. CONT. STL. CHANNEL
12. RETRACTABLE EXTERIOR VENETIAN BLIND SYSTEM
13. STL. LOUVER @ FLOOR CAVITY
14. CONT. STL. BEAM
15. CANTILEVERED STL. CANOPY
16. CONT. MTL. ANGLE
17. FIXED GUIDE WIRE FOR BLIND SYSTEM
18. LINE OF EXISTING BUILDING BEYOND
19. METAL PANEL SCREEN
20. METAL PANEL SCREEN - BEYOND
21. EXISTING BUILDING - STUCCO FINISH TO REMAIN
22. EXISTING OVERHEAD DOOR - PAINT FINISH TO REMAIN
23. GLASS ENTRY DOOR

WEDDLEGILMORE architects

REGISTERED ARCHITECT
CERTIFICATE NO.
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PHILIP A. WEDDLE
ARIZONA, U.S.A.
EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
03 JUNE 2008

OKLAND CONSTRUCTION OFFICES
1700 North McClintock Drive . Tempe, Arizona 85281

REVISIONS

03 JUNE 2008	PLOT DATE
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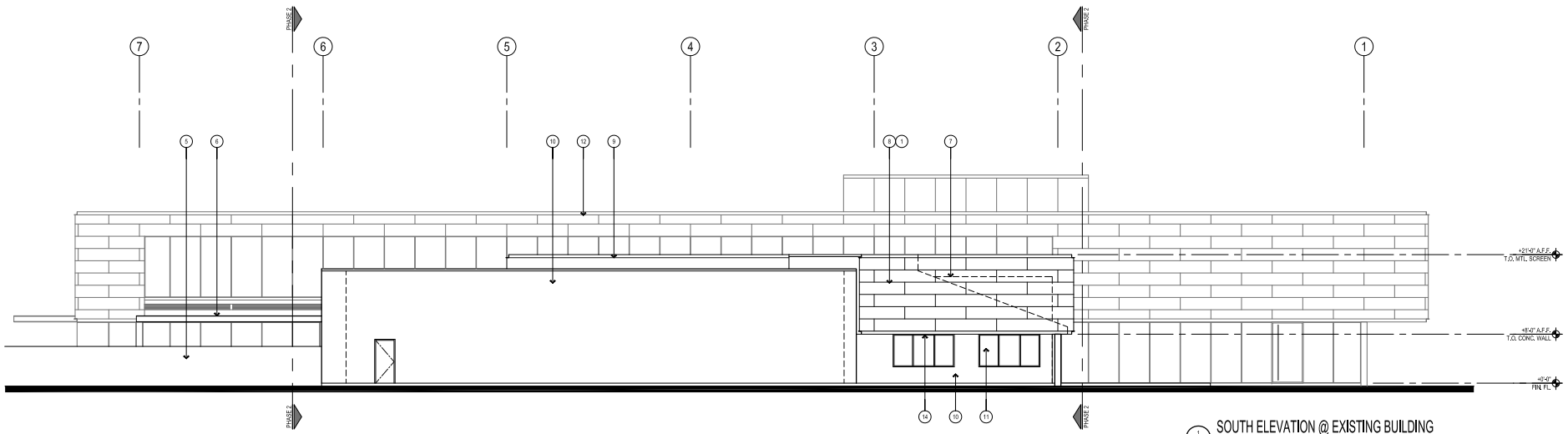
JD	DRAWN BY
PW	CHECKED BY

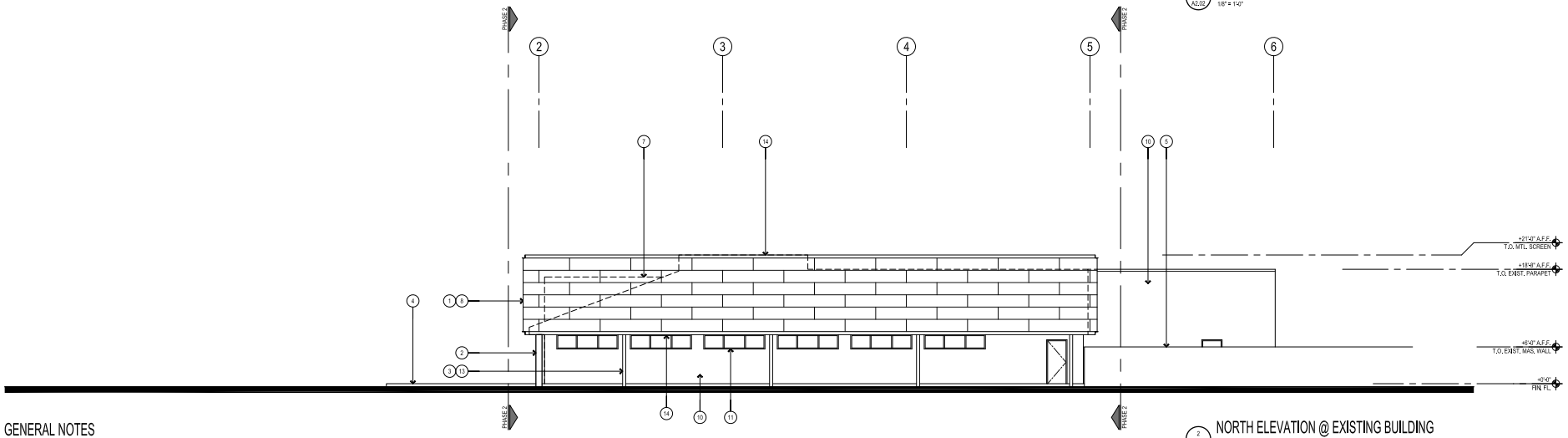
SHEET TITLE
SOUTH & WEST EXTERIOR ELEVATIONS

A2.01

ATTACHMENT 16



1 A2.02 SOUTH ELEVATION @ EXISTING BUILDING
1/8" = 1'-0"



2 A2.02 NORTH ELEVATION @ EXISTING BUILDING
1/8" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES

1. PHASE 2WORK TO CONSIST OF FASCADE IMPROVEMENTS AND ASSOCIATED WORK TO EXISTING BUILDING ONLY. ALL OTHER CONSTRUCTION AND SITE IMPROVEMENTS TO BE PART OF INITIAL PHASE 1. REFERENCE PHASE 2 LINE ILLUSTRATED ON ELEVATIONS.

NOTES

1. METAL PANEL SYSTEM - ZINC WITH PRE-WEATHERED FINISH
2. CAST-IN-PLACE CONCRETE WALL
3. EXPOSED STEEL - NATURAL FINISH WITH CLEAR SEALER
4. FINISH GRADE
5. EXISTING SITE WALL - TO REMAIN
6. CANTILEVERED STL. CANOPY - BEYOND
7. LINE OF EXISTING BUILDING BEYOND
8. METAL PANEL SCREEN
9. METAL PANEL SCREEN - BEYOND
10. EXISTING BUILDING - STUCCO FINISH TO REMAIN
11. EXISTING GLAZING UNIT - TO REMAIN
12. NEW BUILDING BEYOND
13. STL. COLUMN - SCREEN SUPPORT
14. CONT. MTL. ANGLE

WEDDLEGILMORE architects

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EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
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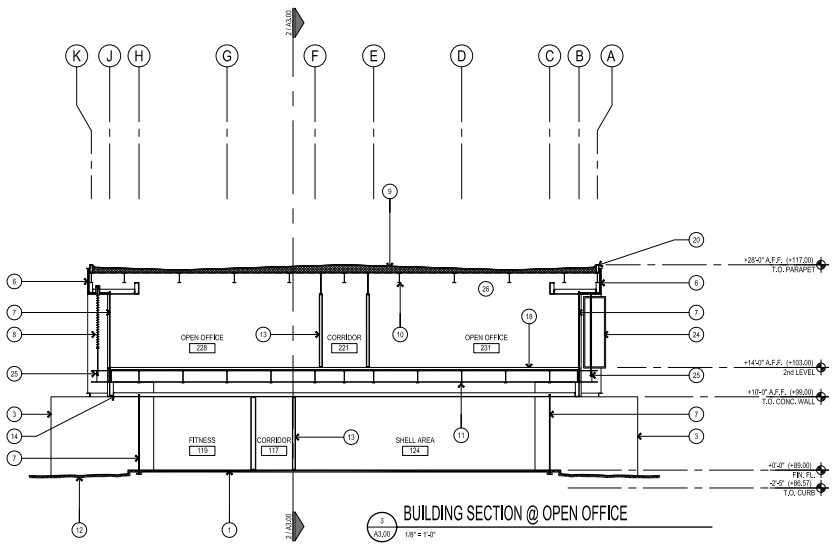
PW	CHECKED BY

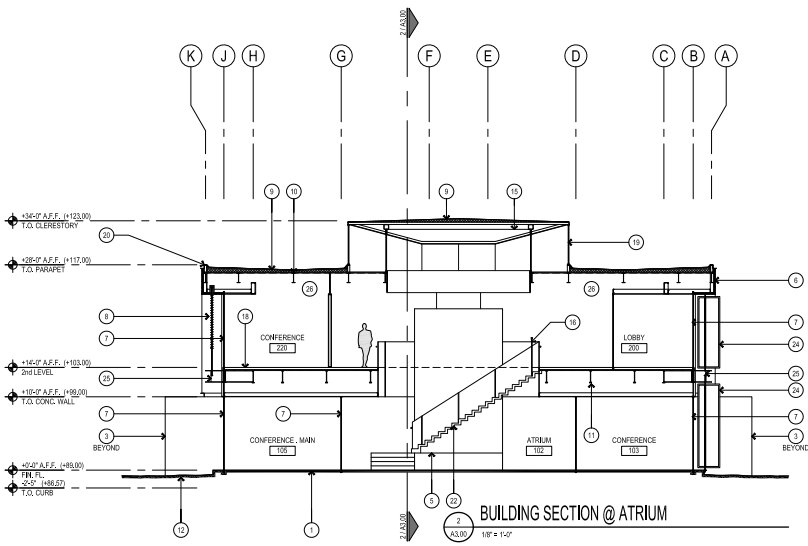
SHEET TITLE
EXTERIOR ELEVATIONS @ EXISTING BUILDING

A2.02

ATTACHMENT 17

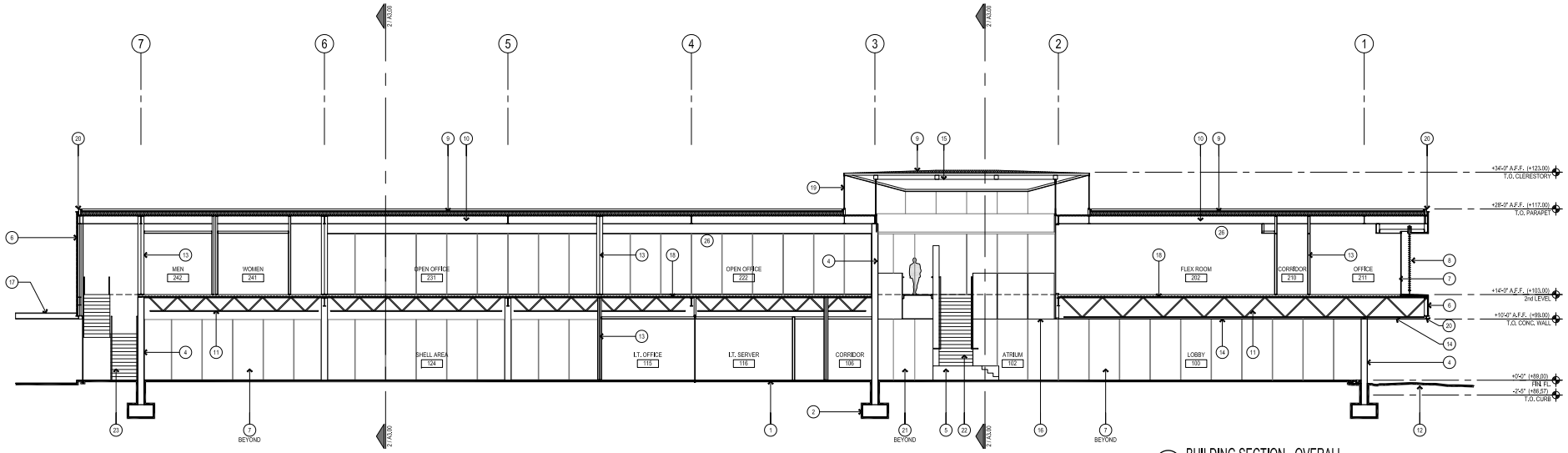


3 A3.00 BUILDING SECTION @ OPEN OFFICE
1/8" = 1'-0"



2 A3.00 BUILDING SECTION @ ATRIUM
1/8" = 1'-0"

1 CONC. SLAB ON GRADE
2 CONC. FOOTING
3 CAST-IN-PLACE CONC. SITE WALL
4 CAST-IN-PLACE CONC. WALL
5 CONC. LANDING @ STAIRS
6 FLAT SEAM MTL. WALL PANEL SYSTEM OVER MOISTURE BARRIER OVER SUBSTRATE
7 INSULATED BUTT-GLAZED PANELS SET IN RECESSED CONT. STL. CHANNEL @ HEAD & SILL
8 RETRACTABLE EXTERIOR VENETIAN BLIND SYSTEM - MOTORIZED
9 BUILT-UP MEMBRANE ROOFING OVER MTL. DECKING
10 STL. WIDE FLANGE ROOF BEAM
11 STL. OPEN WEB FLOOR JOIST
12 FINISH GRADE
13 GYP. BOARD PARTITION
14 GYP. BOARD SOFFIT
15 STRUCTURAL STEEL FRAME
16 STL. PANEL GUARDRAIL
17 CANTILEVERED STL. CANOPY
18 CONC. OVER MTL. DECKING
19 LAMINATED GLASS WALL @ CLERESTORY - DOUBLE SYSTEM
20 MTL. ANGLE @ ROOF PARAPET
21 ELEVATOR SHAFT
22 CUSTOM CONC. STAIR
23 MTL. STAIR @ WEST ENTRY
24 VERTICAL FIN - FIXED
25 CONT. STL. CHANNEL
26 OPEN TO STRUCTURE ABOVE



1 A3.00 BUILDING SECTION - OVERALL
1/8" = 1'-0"
0' 4' 8' 16'

WEDDLEGILMORE architects
REGISTERED ARCHITECT
28539
PHILIP A. WEDDLE
ARIZONA, U.S.A.
EXPIRES: 12/31/09

DEVELOPMENT PLAN REVIEW
03 JUNE 2008

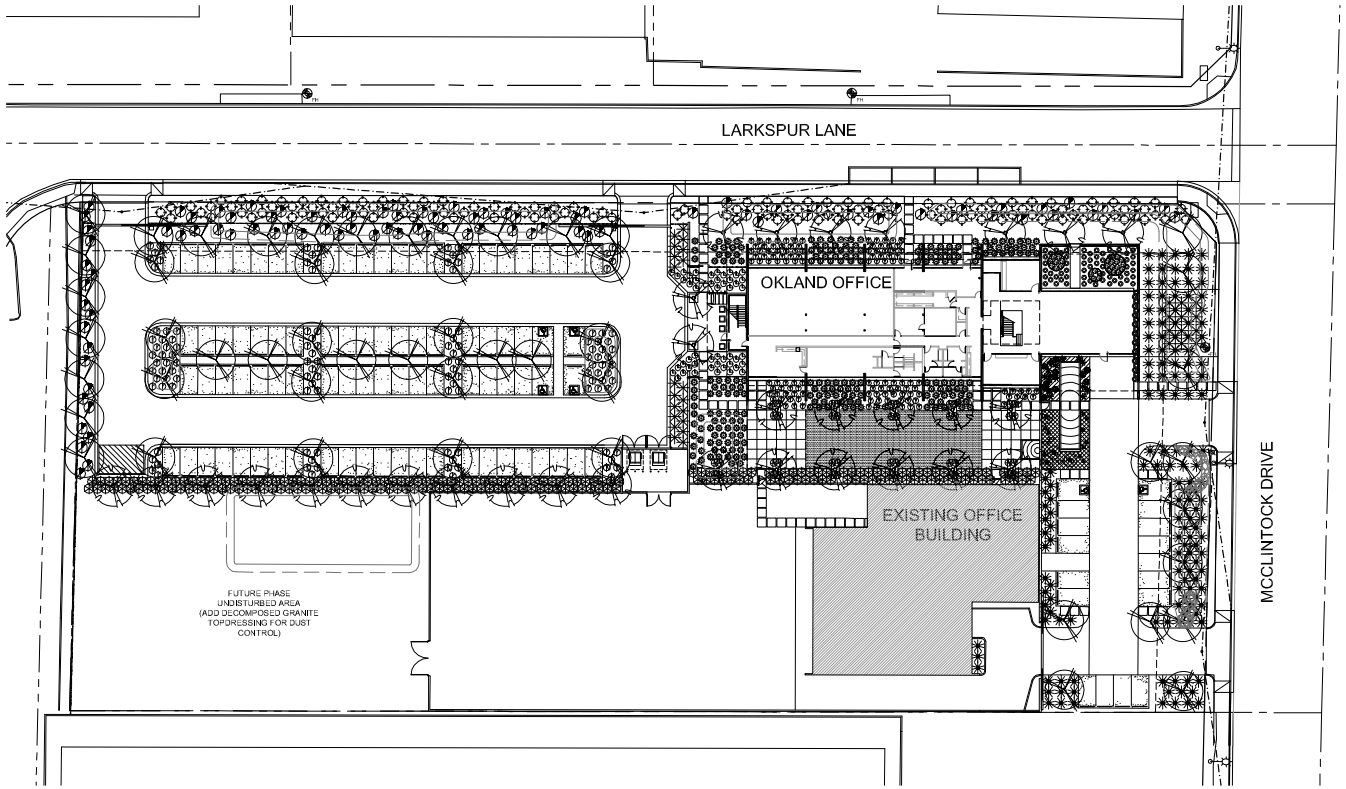
OKLAND CONSTRUCTION OFFICES
1700 North McClintock Drive . Tempe, Arizona 85281

REVISIONS
03 JUNE 2008 PLOT DATE
WG0704 PROJECT #
JD DRAWN BY
PW CHECKED BY

SHEET TITLE
BUILDING SECTIONS

A3.00

ATTACHMENT 18



PLANT LEGEND

SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL HT & W	QTY.
	TREES			
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX MULTI	2.0" CAL. 10'H X 8'W	31
	PROSOPIS JULIFLORA NATIVE MESQUITE	36" BOX MULTI	2.0" CAL. 10'H X 8'W	51
	ACCENTS/SHRUBS			
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		11
	ALOE FEROX TREE ALOE	5 GAL		4
	ALOE STRIATA SMOOTH ALOE	5 GAL		6
	CEREUS HILDMANNIANUS CEREUS	15 GAL.		4
	DASYLIRION LONGISSIMUM GREEN DESERT SPOON	5 GAL		128
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL		7
	EUPHORBIA SPP. EUPHORBIA	15 GAL		27
	EUPHORBIA TIRUCALLI PENCIL TREE	15 GAL		3
	FOUQUIERIA SPLENDENS OCOTILLO	10' MIN.		32
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL		201
	HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL		211
	LARREA TRIDENTATA CREOSOTE	5 GAL		95
	LEUCOPHYLLUM LAVEGATUM CHIHUAHUAN SAGE	5 GAL		122
	MUHLENBERGIA CAPILLARIS 'REGAL MIST™'	5 GAL		121
	NOLINA MICROCARPA BEAR GRASS	5 GAL		121
	OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	5 GAL		3
	PACHYCEREUS P. ABORIGINUM CARDON	5'-7'-9' SPEAR		1 EA.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL		44
	SANSEVERIA SPP. SANSEVERIA	1 GAL		81
	SPECIALTY PLANTING			
	CACTI/SUCCULENT MASSING			
	ALOE MASSING			
	TURF			
	MID-IRON SOD	SOD		2,580 SQ.FT.

TOPDRESS / DUST CONTROL

3/4" MINUS 'PADRE BROWN' DECOMPOSED GRANITE - 2" MIN. DEPTH IN ALL PLANTING AREAS U.N.O.

3" - 12" BROKEN BLACK SHALE FRAGMENTS - 2" MIN. DEPTH AT CACTI PLANTING ADJACENT TO MAIN ENTRY.

3"-8" 'PADRE BROWN' GRANITE COBBLE - 3" MINIMUM DEPTH IN PARKING LOT PLANTERS.

INERT MATERIALS

3/8" THICK STEEL EDGE

36" W. X 36" HT STEEL POT - TOPDRESS WITH SHALE FRAGMENTS

8-12' DIAM. X 12-24" HT. STEEL PLANTER - TOPDRESS WITH SHALE FRAGMENTS

LANDSCAPE DATA

GROSS LOT AREA: 150,868 SF. (3.463 ACRES)
NET LOT AREA: 150, 668 SF. (3.459 ACRES)

TOTAL LANDSCAPABLE AREA: 29,413 SF.
(DOES NOT INCLUDE R.O.W. L/S)

LANDSCAPE PROVIDED:
20% OF NET LOT AREA COVERAGE
10% OF GROSS LOT AREA COVERAGE
100% OF LANDSCAPABLE AREA COVERAGE

LANDSCAPE WITHIN THE R.O.W. : 2,471 SF

WATER INTENSIVE LANDSCAPE
20% OF L/S AREA IN EXCESS OF 10,000 SF.

AREA ALLOWED: 4,376 SF.
AREA PROVIDED: 2,580 SF.

LANDSCAPE NOTES

ALL LANDSCAPE MATERIAL WILL BE WATERED BY AN UNDERGROUND, AUTOMATIC HARD-PIPE IRRIGATION SYSTEM.

CONTRACTOR TO VERIFY ALL PLANTING/INERT MATERIAL QUANTITIES.

ALL NON-PAVED PROJECT AREA TO RECEIVE 2" DEPTH MINIMUM TOPDRESS - REFER TO LEGEND FOR AREAS AND MATERIAL.

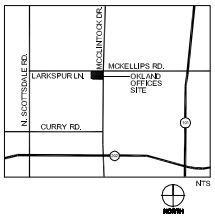
ALL TREES SHALL MEET MINIMUM CALIPER SIZES OF AHA STANDARDS.

SIGHT DISTANCE TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SITE TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.

SEE CIVIL DRAWINGS FOR RETENTION AREAS, SLOPES AND BASIN DEPTHS.

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

VICINITY MAP



WEDDLEGILMORE architects

BLACK ROCK STUDIO
21 WEST THIRD STREET
NO. 12 TEMPE ARIZONA 85281
T: 480 967 8088 F: 480 967 8087

REGISTERED LANDSCAPE ARCHITECT
22393
CHRISTOPHER PHILIP BLACK
EXPIRES: 3/31/11

DEVELOPMENT PLAN REVIEW
03 JUNE 2008

OKLAND CONSTRUCTION OFFICES
1700 North McClintock Drive . Tempe, Arizona 85281

REVISIONS

03 JUNE 2008	PLOT DATE
WG0704-FAB010	PROJECT #
RR/RJ	DRAWN BY
CPB	CHECKED BY

SHEET TITLE

DRC
OVERALL
LANDSCAPE PLAN
L-100

SHEET 1 OF 1

PLANT LEGEND

SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL HT & W	QTY.
	TREES			
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX MULTI	2.0" CAL. 10'H X 8'W	31
	PROSOPIS JULIFLORA NATIVE MESQUITE	36" BOX MULTI	2.0" CAL. 10'H X 8'W	51
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	DASYLIRION LONGISSIMUM GREEN DESERT SPOON	5 GAL		128
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL		7
	EUPHORBIA SPP. EUPHORBIA	15 GAL		27
	EUPHORBIA TIRUCALLI PENCIL TREE	15 GAL		3
	FOUQUIERIA SPLENDENS OCOTILLO	10' MIN.		32
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL		201
	HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL		211
	LARREA TRIDENTATA CREOSOTE	5 GAL		95
	LEUCOPHYLLUM LAVEGATUM CHIHUAHUAN SAGE	5 GAL		122
	MUHLENBERGIA CAPILLARIS 'REGAL MIST™	5 GAL		121
	NOLINA MICROCARPA BEAR GRASS	5 GAL		121
	OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	5 GAL		3
	PACHYCEREUS P. ABORIGINUM CARDON	5'-7-'9' SPEAR		1 EA.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL		44
	SANSEVERIA SPP. SANSEVERIA	1 GAL		81
	SPECIALTY PLANTING			
	CACTI/SUCCULENT MASSING			
	ALOE MASSING			
	TURF			
	MID-IRON SOD	SOD		2,580 SQ.FT.

TOPDRESS / DUST CONTROL

3/4" MINUS'PADRE BROWN' DECOMPOSED GRANITE - 2" MIN. DEPTH IN ALL PLANTING AREAS U.N.O.

3" - 12" BROKEN BLACK SHALE FRAGMENTS - 2" MIN. DEPTH AT CACTII PLANTING ADJACENT TO MAIN ENTRY.

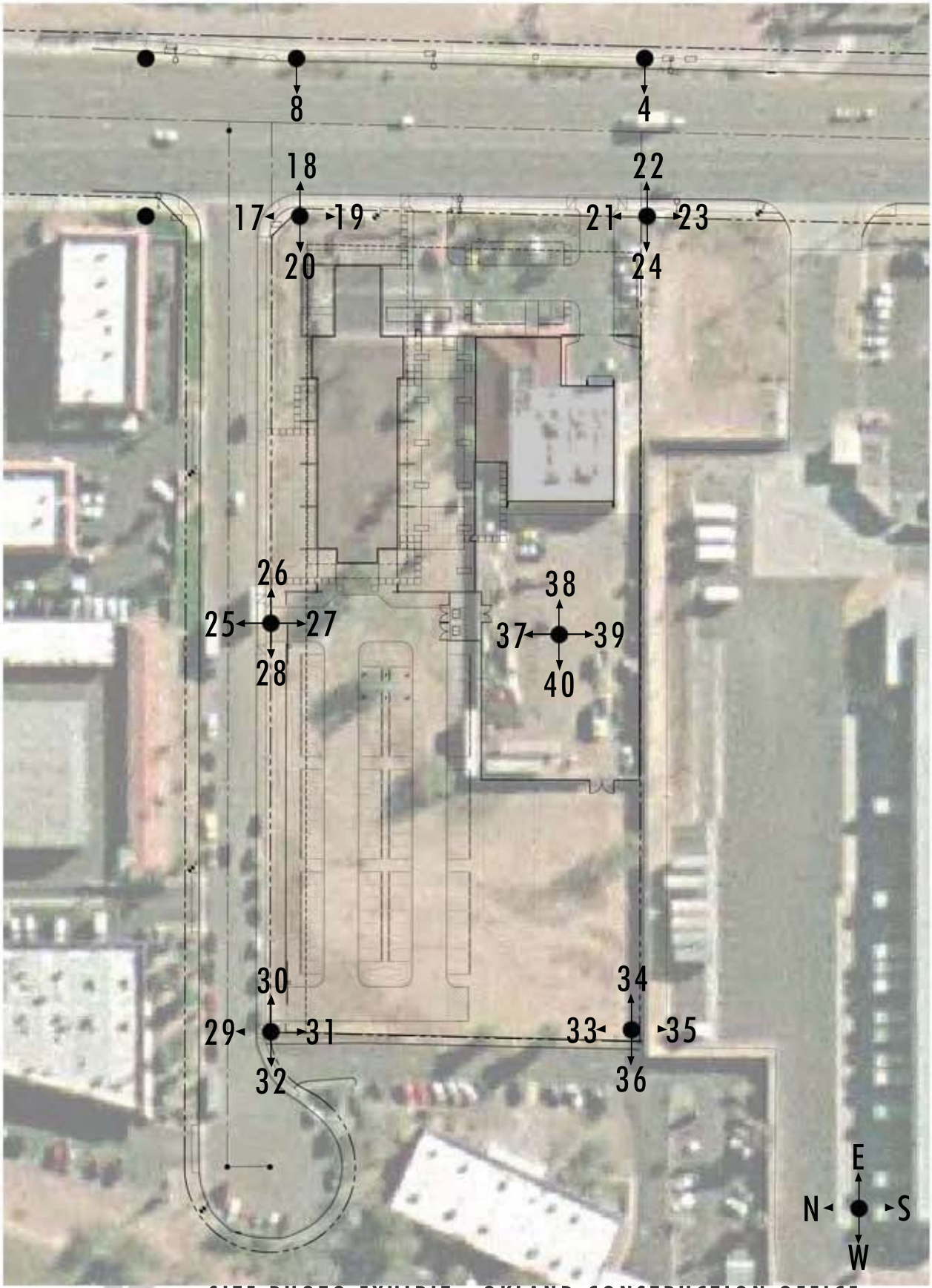
3"-8" 'PADRE BROWN' GRANITE COBBLE - 3" MINIMUM DEPTH IN PARKING LOT PLANTERS.

INERT MATERIALS

3/8" THICK STEEL EDGE

36" W. X 36" HT STEEL POT - TOPDRESS WITH SHALE FRAGMENTS

8-12' DIAM. X 12-24" HT. STEEL PLANTER - TOPDRESS WITH SHALE FRAGMENTS

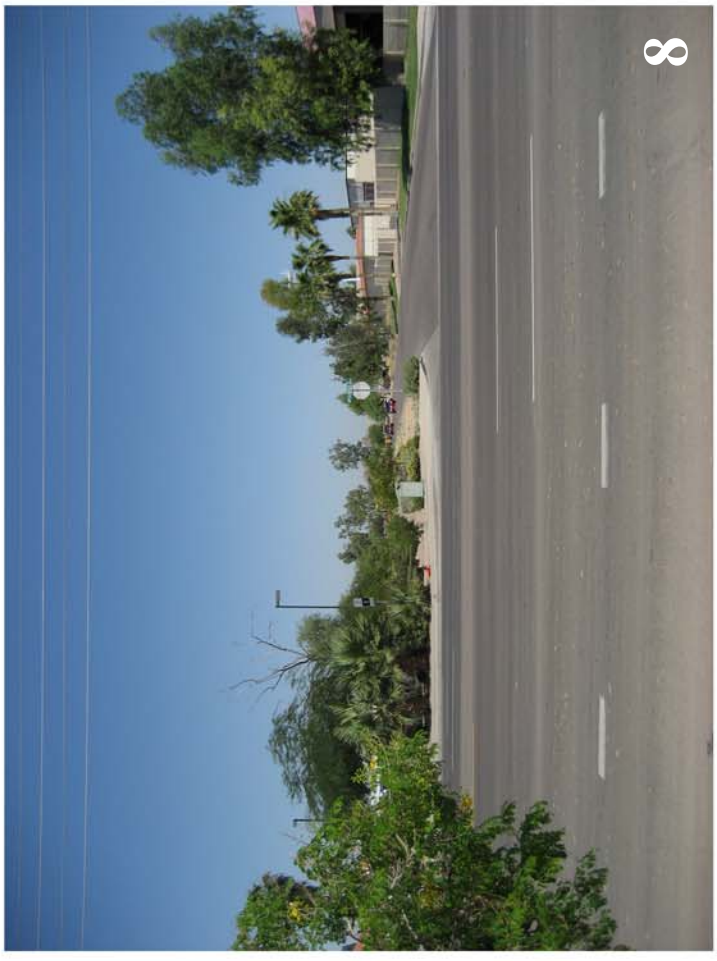


SITE PHOTO EXHIBIT . OKLAND CONSTRUCTION OFFICE

10 . june . 08

WEDDLEGILMORE architects


4


8

ATTACHMENT 22

17


18

20

19

ATTACHMENT 23

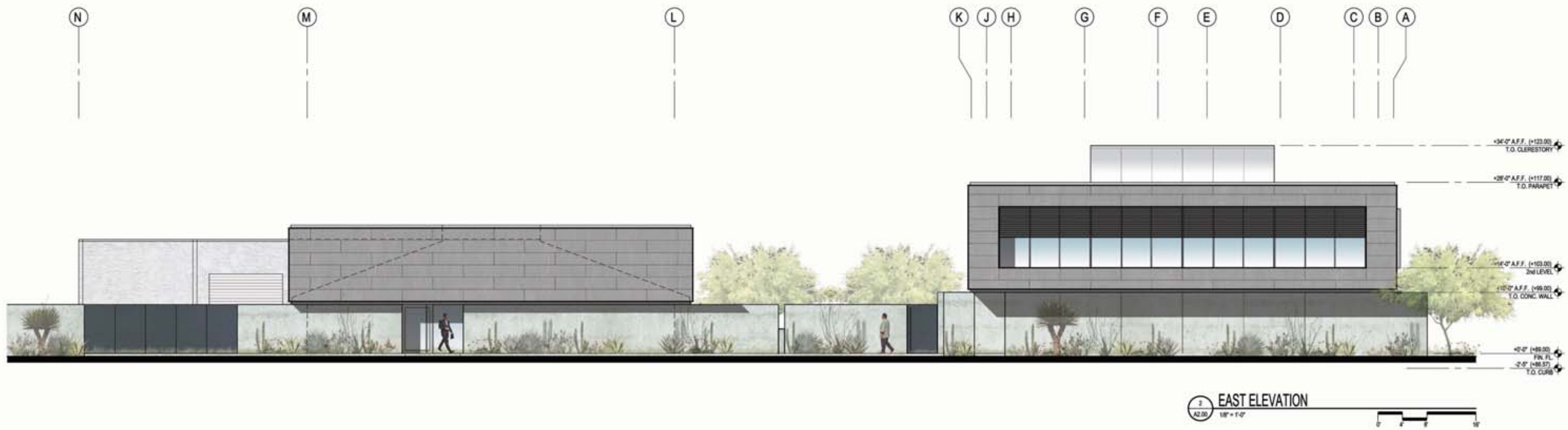
ATTACHMENT 24

ATTACHMENT 25

ATTACHMENT 26

ATTACHMENT 27

1 A2.00 NORTH ELEVATION
1/8" = 1'-0"



2 A2.00 EAST ELEVATION
1/8" = 1'-0"

WEDDLEGILMORE architects

BLACK ROCK STUDIO

REGISTERED ARCHITECT
CERTIFICATE NO.
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ARIZONA, U.S.A.

DEVELOPMENT PLAN REVIEW
03 JUNE 2008

OKLAND CONSTRUCTION OFFICES
1700 North McClintock Drive . Tempe, Arizona 85281

REVISIONS

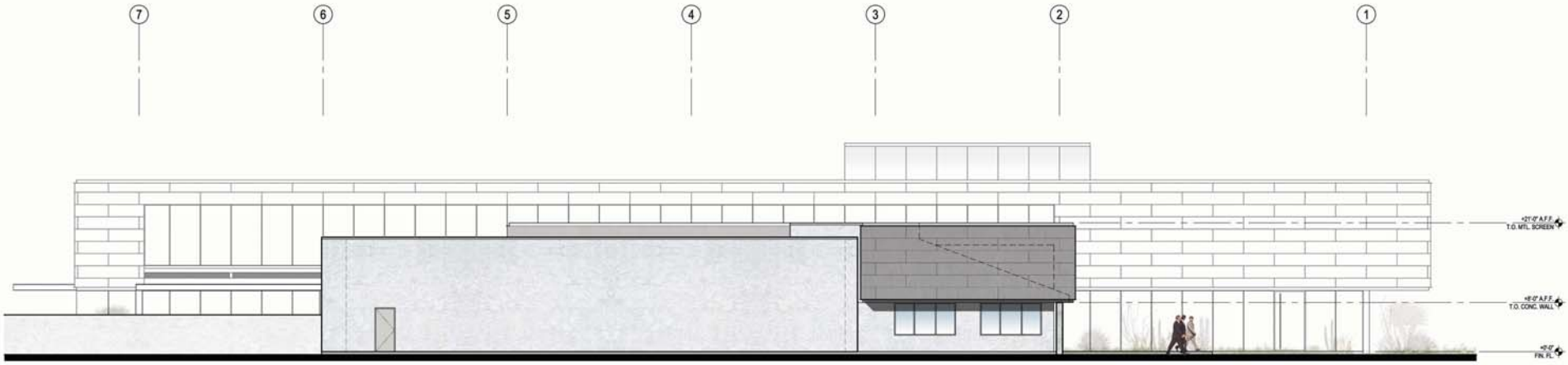
03 JUNE 2008	PLOT DATE
WG0704	PROJECT #
JD	DRAWN BY
PW	CHECKED BY

SHEET TITLE
NORTH & EAST EXTERIOR ELEVATIONS

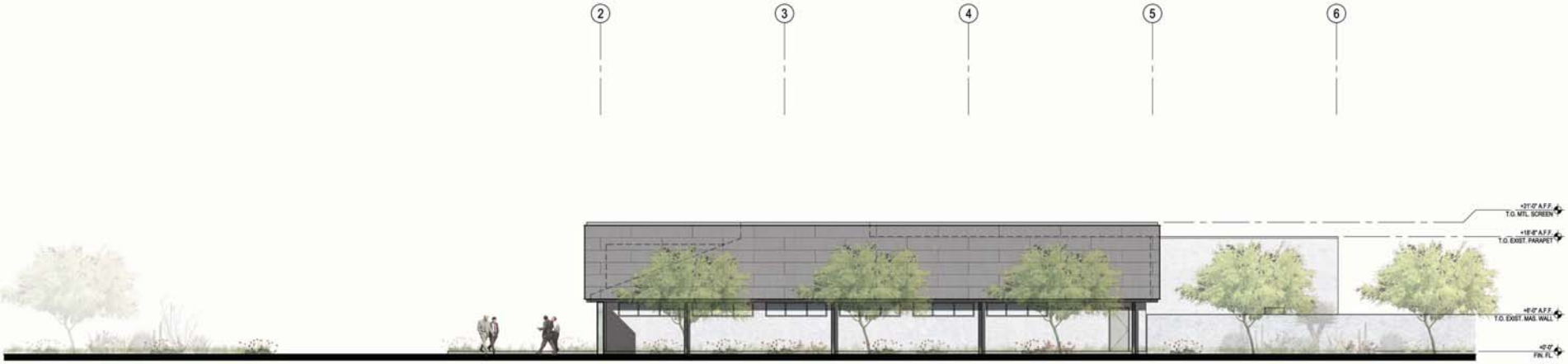
A2.00

ATTACHMENT 28

ATTACHMENT 29



1 A2.02 SOUTH ELEVATION @ EXISTING BUILDING
1/8" = 1'-0"



2 A2.02 NORTH ELEVATION @ EXISTING BUILDING
1/8" = 1'-0"

0' 4' 8' 16'

ATTACHMENT 30

WEDDLEGILMORE
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EXTERIOR ELEVATIONS
@ EXISTING BUILDING

A2.02