

Staff Summary Report

Development Review Commission Date: 05/22/07

Agenda Item Number: __3__

SUBJECT: Hold a public meeting for a Development Plan Review for MICRO-TRONICS LOT 55 located at 2922 South 52nd Street.

DOCUMENT NAME: DRCr_MicrotronicLot55_052207

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **MICRO-TRONICS LOT 55 (PL070081)** consists of a 17,300 s.f. manufacturing and office building with two levels of office and a single level machining area, on 1.08 net acres, in the General Industrial Zoning District. The request includes the following:

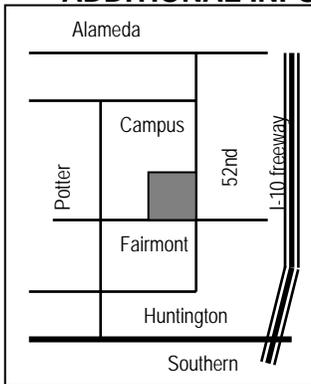
DPR07078 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A



RECOMMENDATION: Staff – Approval, subject to conditions 1 - 32.

ADDITIONAL INFO:



Gross/Net site area	1.08 acres (47,085 s.f.)
Building area	17,295 s.f. (14,395 s.f. 1 st , 2,900 s.f. 2 nd)
Lot Coverage	31 % (14,395 / 47,084), 100% max. cover allowed
Building Height	33 ft. (35 ft. maximum allowed)
Building setbacks	25.0 ft. front (52nd), 25.0 ft. street side (Fairmont), 58.04 ft. north side, 52.58 ft. rear (25', 25', 0', 0' minimum)
Landscape Coverage	26 % (12,330 / 47,085), 10 % min. cover allowed
Vehicle Parking	32 spaces (11,210/1,000 manuf.) + (6,085/300 ofc.) 39 provided (see condition), 40 max. allowed.
Bicycle Parking	5 spaces (4 min. per office + 11,210/10,000 manuf.) 6 spaces provided

The project is a manufacturing facility with support offices on a parcel that contains a temporary parking lot. The manufacturing portion is one tall ground level while the offices are stacked on the ground and mezzanine levels. The proposal heralds a business expansion for Micro-tronics, which operates existing facilities in the area.

A neighborhood meeting is not required with this application.

CONTENTS:

1. List of Attachments
2. Comments / Reasons for Approval
- 3-7. Conditions of Approval
8. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

- A. Location Map
- B. Aerial Photo
- C. Designer's Letter of Explanation (2 pages)
- D. Owner's Letter
- E. Site Plan & Project Data (A1.0)
- F. Preliminary Grading and Drainage Plan
- G. First Floor Plan (A2.0)
- H. Second floor Plan (A2.1)
- I. Building Elevations (A3.0)
- J. Building Section (A4.0)
- K. Conceptual Landscape Plan
- L. Color Presentation Elevations

COMMENTS:

Overview

The applicant is requesting approval of a Development Plan for a freestanding manufacturing facility on a currently vacant site. The project consists of a tall, open manufacturing space accompanied by support offices on the manufacturing level and in the mezzanine. Overall, the building includes 11,210 s.f. of manufacturing level and 6,085 s.f. of office on two levels on a site of 1.08 acres. This site is located in the Eaton Freeway Industrial Park north of Southern Avenue and west of Interstate 10.

Project Analysis

The vacant site is nestled in a pleasant, well landscaped garden office industrial area. The site is approximately a square with two frontages at the northwest corner of Fairmont and 52nd Street. There are vertical street curbs along the frontages and obsolete curb cuts for driveways near the northeast and southwest site corners. There are no sidewalks on the frontages or overhead utilities in the vicinity. In 2000, the site was cleared, top dressed with decomposed granite and curbed with pre-cast concrete tire stops for a temporary parking lot for Motorola. The cars are gone but the granite and pre-cast stops remain, along with a narrow asphalt pathway that connects Fairmont with the Micro-tronics property immediately to the north. There is no landscape on site; mature trees and shrubs at the north and west edges belong to adjacent sites.

The proposed site layout is as follows: vehicular access is from the northeast and southwest site corners. The L-shaped building consists of a rectangular east-west block for manufacturing that is conjoined with a northeast wing that houses the two level volume of the office. The roof and roof mounted equipment are concealed behind parapets. The building is sited to the minimum front and street side setbacks so parking, refuse and delivery functions are principally shielded from street view by the building. The height of the building form rises to the maximum allowed by the industrial district. A similar facility was proposed on this site in 1995 but was not executed.

The architecture is a pleasing composition of rectilinear shapes using painted concrete unit masonry with subtle warm grey-beige color and textural variations. Split face CMU is the principal field material in an Ash Gray color and is capped with a 4" solid plain CMU cap. The field is interrupted with split face masonry painted Bison Beige in shallow vertical, full height wall insets. The field is further subdivided with continuous, regularly spaced horizontal bands of fluted block, typically one (8" nominal) course high, that are painted Miner's Dust. A 4'-0" high fluted block water table, painted Miner's Dust, girds the base of the building. The gray color palette is punctuated with double layer dark bronze aluminum frame windows and solar bronze reflective glazing.

Conclusion

This proposal is consistent with the General Plan 2030 Projected Land Use and is a welcome addition to the industrial base of the city. Staff recommends approval of the request for the Development Plan.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.

DPR 007078

CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **May 22, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **February 18 and May 9, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Development Plan Review approval prior to issuance of building permits.
 - 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). Contact Water Resources (pete_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
 - The project site does not have an Archaeologically Sensitive designation. However, 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.
 - Police Department 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 to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Prior to Certificate of Occupancy, Owner shall contact the Crime Prevention Unit of the Police Department (derek_pittam@tempe.gov) to be included in the "Operation Notification" crime prevention program.
 - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
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- Tempe Standard “DS” details for refuse enclosures may be accessed through www.tempe.gov/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

2. Remove one parking space and expand adjacent landscape island near northwest building corner to keep required tree canopies out of way of fire lane. Refer to illustration on the Site Plan Review dated 5/9/07.
 3. Near the northeast building corner, shift bike parking west out of the 20'-0" wide parking setback.
 4. Maximize surface retention system prior to utilizing sub-surface retention structures. Consider use of surface retention on paving as an alternative to the retention concept indicated. Contact Engineering ([steve horstman@tempe.gov](mailto:steve_horstman@tempe.gov)) to discuss retention concept.
 5. Provide screen walls of fluted CMU facing street with 4" nominal solid caps.
 6. Correctly indicate T-320 driveways with level disabled pedestrian sidewalk bypass on the site plan. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the level accessible public sidewalk bypass to minimum 20'-0" on site and from curb to curb at the drive edges. If the back of the accessible sidewalk bypass is on the property, upgraded paving consisting of scored concrete as indicated is acceptable.
 7. Place exterior, freestanding reduced pressure and double check backflow assemblies for domestic and irrigation use 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 screen wall following the requirements of Standard Detail T-214.
 8. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the coloring of the building. Do not paint over instructional or warning decals on the equipment boxes.
 9. Shade canopies for parking areas:
 - a. Pull canopy one space away from adjacent landscape island where island is the minimum width, so the tree canopy has room to expand. Refer to illustration on the Site Plan Review mark-up dated 5/9/07.
 - b. Provide fascia that is at least as deep as the canopy structure.
 - c. Provide canopy clearance to allow disabled van parking on demand.
 - d. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.
 - e. Relate canopy in color to the building.
 - f. Detail canopy lighting as an integral part of the canopy.
 - g. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
- Existing utilities are underground; install utility extensions underground as well.
 - Verify if street light modification is required (alan_rady@tempe.gov).
 - Limit area of retention basins to maximum 67 percent of landscape frontage on Fairmont and 52nd Street frontages.
 - Clearly define fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by

Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (jim_walker@tempe.gov).

- Clearly indicate property lines and the dimensional relation of the building to the property lines.
 - Reconcile north building setback dimension on site plan with setbacks listed.
 - Reconcile gross site area between the architectural site and grading and drainage plans.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Refuse: Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Driveways and sidewalks:
 - Construct driveways and sidewalks in public right of way in conformance with Standard Detail T-320.
 - Provide 6'-0" wide sidewalk on both street frontages and provide directional disabled pedestrian access ramps at northwest corner of Fairmont/52nd St intersection.
- 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.
 - Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Floor Plans

10. Public Restroom Security:

- a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
- b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

11. Exit Security: at each hollow metal exit door on the north and west elevations, facing the parking area, provide a six inch square vision panel. Provide panel of laminated glass or high strength plastic. Center panel in door at 63" above finish floor.

Building Elevations

12. Recessed S.E.S. in north elevation is acceptable. Design S.E.S. cabinet and opening so there is no space above or to the sides of the cabinet at the head or jambs of the opening.

13. Provide minimum 8" square portals at each leg of the two "L" shape columns. Stack the portals three high in each column leg (six per column) to inhibit use of columns as hiding places adjacent to the building entrances. Refer to mark-up in the 5/9/07 Site Plan Review for an illustration of the portals.

14. Recess glazing frames in masonry so interior surface of the frame is flush with the interior wall surface. Detail masonry sills so they are watertight.

15. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. During construction, planning inspection staff

will field verify colors and materials.

16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed position and design these to enhance the architecture of the building.
18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
19. Surface mount conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure building height from 52nd Street top of curb in center front of property. Maximum allowable parapet height is 35'-0" above the curb. An increase in height to up to 38'-6" is permissible subject to a separate planning entitlement process (use permit) to allow up to a ten percent height increase.

Lighting

20. Illuminate roll-up and pedestrian entrances continuously from dusk to dawn.
21. The paved surface for 20'-0" in front of the roll-up door is a loading area; illuminate to minimum 4.0 foot-candles.
- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan."

Landscape

22. The City does not have a standard planting detail. Provide one standard planting detail for trees and a separate detail for shrubs and groundcovers. Stipulate timed release fertilization for planting either in the details or in the specifications.
23. Remove project data other than landscape areas from landscape plan.
24. Irrigation notes:
 - a. A separate dedicated landscape water meter is recommended (not required) to separately measure landscape water and avoid a sewer charge on water used for landscape.
 - 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 inside the building. Otherwise, if in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed unless the controller is in an exterior location. In this case conceal the conduit inside the controller pedestal (if freestanding) or inside the wall (if controller is wall mounted).
 - f. Repair existing irrigation systems on properties to north and west of this site where these systems are disturbed by this construction.
25. Protect and do not disturb existing plant material, particularly trees, which are adjacent to this site. Locate existing trees which are adjacent to the west and north edges of the site, indicate the extent of their canopy and identify by species on the landscape plan. Replace damaged plant material with agreement of adjacent property owner as part of this work.

26. Provide a tree at the required landscape island in the northeast site corner.
27. Provide at least one tree in the wide landscape island that contains the transformer where the tree is in line with the parking row, not behind the island as indicated. Adjust the location of the transformer in the island accordingly. Coordinate tree placement with transformer location adjustment so the transformer is uniformly indicated on the landscape, irrigation, architectural, utility and electrical site plans.
28. At the east double length landscape island near the roll-up door, provide two trees rather than one.
29. At the west double length landscape island near the roll-up door, position the trees so the canopies, as they mature, do not intrude into the 20' wide, 14' high fire lane.
30. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris and excess rock from planting areas prior to landscape installation.
 - Follow requirements of ZDC Sec. 4-701 through 4-804 and the guidelines listed in the ZDC under Appendices B and C "2' and 3' Plant List." As part of this requirement, locate Mexican Bird of Paradise away from building entrances and paving areas
 - Correctly indicate clear vision triangles at both driveways on the landscape and architectural site plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from Transportation (john_brusky@tempe.gov) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

31. Provide 0'-6" high vinyl die cut address number on glazed transom above main entrance.
32. Provide one 0'-12" high address sign on each side of the masonry base of the monument sign (if any). Provide six 0'-12" high address signs, including two each on the east, north and west elevations. Locate signs just below the parapet at uniform height on building. Refer to the Site Plan Review mark-up, dated 05-09-07, for an illustration of the address sign positions on the elevations. Do not address the south elevation since the site is not addressed on Fairmont Drive. Conform to the following for address signs described in this condition:
 - a. Direct illuminate the address signs.
 - b. Provide street number only, not the street name.
 - c. Compose of individual mount, metal reverse pan channel characters.
 - d. Adjust locations so sign is unobstructed by trees, vines, etc.
 - e. Do not affix another number or a letter that might be mistaken for the address number.
- Follow illumination and background contrast requirements of ZDC Sec. 4-903 (A).
- Obtain sign permit for any building mount or monument identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Follow ZDC Part 4 Chapter 9 with the design of the signs.

HISTORY & FACTS:

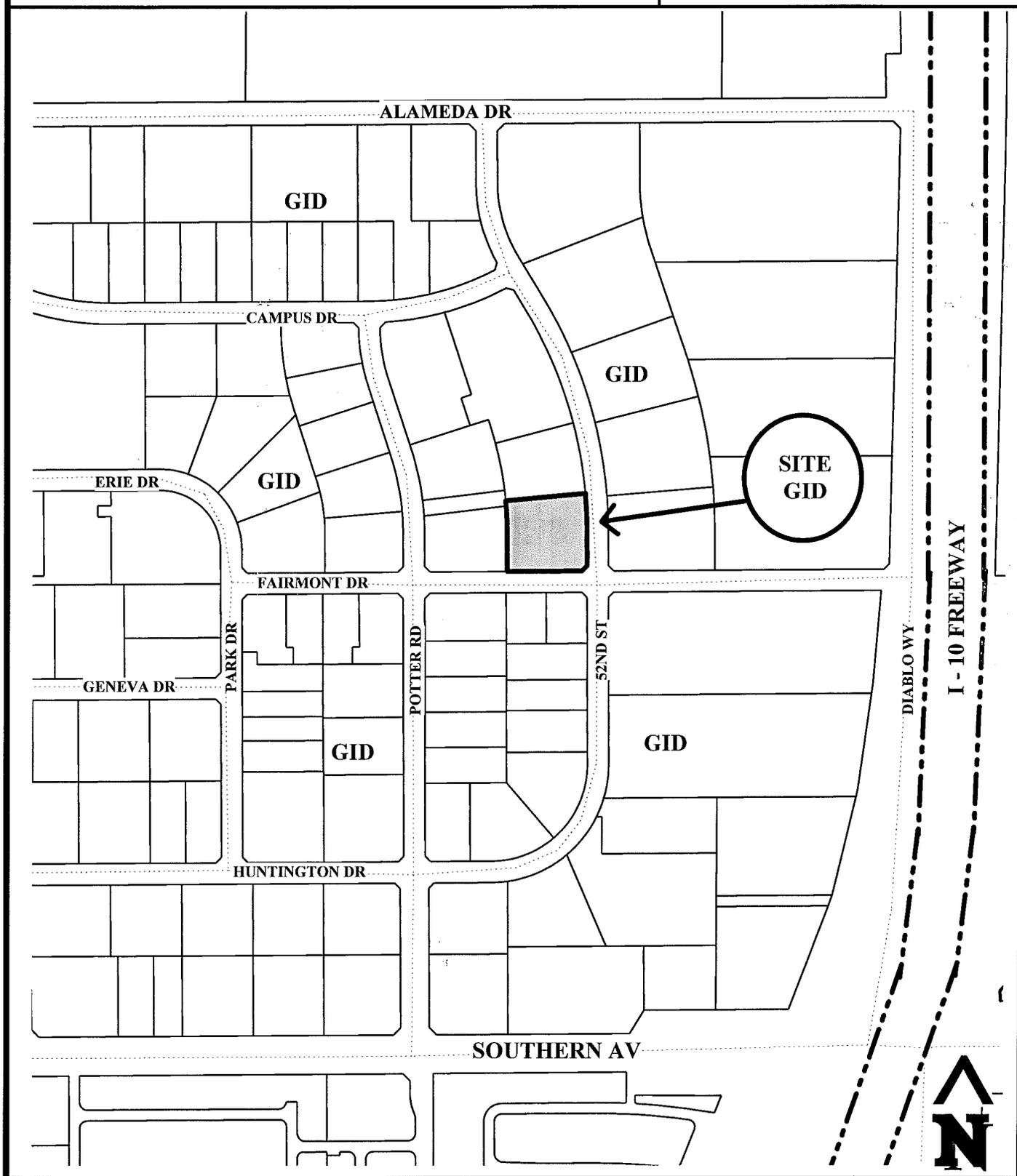
- October 8, 1973 The Planning and Zoning Commission approved a Preliminary Subdivision Map and Zoning change for Eaton Freeway Industrial Park.
- November 8, 1973 City Council approved a zoning change for Eaton Freeway Industrial Park from R1-6 and I-1 to I-1, I-2 and PCC-1.
- January 24, 1974 City Council approved the Final Subdivision Map for Eaton Freeway Industrial Park at the northeast corner of 48th Street and Southern Avenue.
- August 16, 1995 The Design Review Board approved the request for building elevations, site plan and landscape plan for The Five-M Building located at 2922 South 52nd Street in the I-2, General Industrial District.
Note: This proposal was not executed.
- November 21, 2000 The Hearing Officer approved request for the following by Motorola located at 2900 S. Diablo Way in the I-2, General Industrial District for a temporary parking lot located at 2922 S. 52nd Street.
- a. Variance to allow temporary parking on a vacant non-adjacent lot located at 2922 S. 52nd Street.
 - b. Variance to waive all required Ordinance 808 requirements except for paving or dust proofing for the vacant lot.
- Note: These variances were approved for a period of two years and expired on 11/21/2002. These variances do not transfer to the current proposal.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

MICRO-TRONICS LOT 55

PL070081



Location Map



MICRO-TRONICS LOT 55 (PL070081)

Micro-Tronics

Lot 55

Micro-Tronics Lot 55 is a planned 17,300 s.f. **Machining Facility with Support Office** in Tempe, Arizona. The facility is located on the northwest corner of 52nd Street and Fairmont Drive in the Eaton Freeway Industrial Park, within three miles of Downtown Tempe and Arizona State University, within three miles of Sky Harbor Airport, within one mile of a regional Mall, and is situated within Tempe's employment corridor.

The facility is a two-story masonry building with 2 story offices and a single story machining area, an outdoor employee patio area and ample covered parking. Placement of the building is at the corner with the outdoor patio and overhead door oriented to the interior.

The site's design efficiently uses the site. The main entry provides access to the north office element and a secondary entry provides convenience access to the machining area. Building placement facilitates excellent site circulation with drives located away from the intersection.

The architectural design details, earth tone colors, masonry textures and varied parapets offer a variety of design elements. The fenestration elements provide a balanced elevation, natural surveillance/ visibility of outdoor pedestrian area and evenly distributed natural lighting within the building.

The building has recessed soffits at the reception area that provides a shaded entry and assists in providing a more energy efficient structure. Additional recessed soffit areas and shade provided by tree placement help mitigate heat gain.

The building and landscape elements have proper scale with the site and its surroundings. Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk. The building has a textured base and top, as identified by ground floor elements and varied parapet heights. The building facades have architectural detail and contain windows at the ground level.

The desert landscaping, outdoor seating area and planters create an outdoor environment to be enjoyed by all.

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Placement of windows creates rhythm and proportionality that contributes to attractive public spaces. All on-site utilities are placed underground. Clear and well lighted walkways will connect building entrances to one another and to adjacent sidewalks. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA). Bicycle parking is provided in addition to pedestrian circulation to the public right-of-way.

Signage is not part of this submittal or review.

It is our intent that this project will be complimentary to Tempe's continued success.



APR 12 2007



MICRO-TRONICS, INC.
2905 SOUTH POTTER DRIVE
TEMPE, ARIZONA 85282
(602) 437-8995 FAX (602) 431-9480

April 2, 2007

Bill Clay Design Studio, LLC
14350 N. Frank Lloyd Wright Blvd.
Suite 12
Scottsdale, AZ 85260

Re: Micro-Tronics – Fairmont

Micro-Tronics, Inc. was founded in 1968 and has become one of the finest advanced high technology precision machine shops in the Southwest. We specialize in the manufacture of close-tolerance parts for the aerospace and electronics industries. We are especially involved in missile defense production to aid the United States in the war in Iraq.

Our operations include conventional EDM, computerized Wire EDM, CNC EDM, Laser Jet, Water Jet, rubber molding and production machining.

In the past few years, we have had record growth in our employee base, fixed asset acquisitions and sales.

This unprecedented growth has made it mandatory to expand our facilities with two new buildings to our campus in Tempe.

Sincerely,

Edith M. Remaklus
Controller/Owner

APR 12 2007



MICRO-TRONICS LOT 55
 2922 SOUTH 52ND STREET
 TEMPE, ARIZONA 85282



ISSUED FOR: 04/23/07
 DESIGN REVIEW: _____
 DRAWN BY: J.C.
 CHECKED BY: J.C.S.

SITE PLAN
 PROJECT NUMBER: 07011
A1.0

PROJECT DATA

EXISTING BUILDING CODES IN EFFECT (CITY OF TEMPE):
 2003 INTERNATIONAL BUILDING CODE W/CITY AMENDMENTS
 2003 INTERNATIONAL MECHANICAL CODE W/CITY AMENDMENTS
 1996 NATIONAL ELECTRIC CODE W/CITY AMENDMENTS
 ARIZONA STATE PLUMBING CODE
 2003 INTERNATIONAL FIRE CODE W/CITY AMENDMENTS
 1999 NFPA 13

PROJECT:
 MICRO-TRONICS FAIRMONT
 AN OFFICE AND MANUFACTURING FACILITY

PROJECT ADDRESS:
 2922 SOUTH 52ND STREET
 TEMPE, AZ 85282

ACCESSOR PARCEL NUMBER:
 123-28-058

GROSS SITE AREA:
 47,085 S.F. (1.08 ACRES)

NET SITE AREA:
 47,085 S.F. (1.08 ACRES)

ZONING DISTRICT:
 GID

GENERAL PLAN 2030 ZONING:
 INDUSTRIAL

CONSTRUCTION TYPE:
 V-B SPRINKLERED - NON SEPARATED USES

BUILDING AREA:
 1ST FLOOR: 14,395 S.F.
 2ND FLOOR: 2,900 S.F.
 TOTAL: 17,295 S.F.

OCCUPANCIES:
 B OFFICE, F-1 MANUFACTURING, S-1 STORAGE

BUILDING ALLOWABLE AREA INCREASE:
 BASE (F-1): 8,500 S.F. - 2 STORY (SPRINKLERS)
 SPRINKLERS (200%): 8,500 x 2 = 17,000 S.F.
 + 8,500 S.F.
 = 25,500 S.F.

TOTAL ALLOWABLE AREA:
 BUILDING AREA (GROSS): 25,500 S.F.
 FOOTPRINT: 17,295 S.F.

BUILDING ALLOWABLE HEIGHT:
 35' MAX. ROOF HEIGHT PLUS 5' PARAPET (ZONING)
 27'-4" (HIGHEST POINT OF ROOF LINE)
 33'-0" (HIGHEST POINT OF PARAPET)

SITE COVERAGE:
 30.57 %

ON-SITE LANDSCAPE REQUIRED:
 10 % OF NET SITE AREA = 4,708.5 S.F.

ON-SITE LANDSCAPE PROVIDED:
 12,330 S.F. (26.1 %)

PARKING REQUIRED:
 PER CITY OF TEMPE DEVELOPMENT SECTION 4, TABLE 4-603E
 11 SPACES (1-300)
 10 SPACES (1-300)
 11 SPACES (1-1000)

TOTAL REQUIRED: 32 SPACES

PARKING PROVIDED:
 40 SPACES

ACCESSIBLE PARKING REQUIRED:
 2 (1 SPACE PER 25 REQUIRED)

BICYCLE PARKING:
 PER CITY OF TEMPE DEVELOPMENT SECTION 4, TABLE 4-603E "BICYCLE COMMUTE AREA"
 4 (OFFICE - 1 PER 8,000 S.F. - 4 MIN)
 2 (MANUFACTURING - 1 PER 10,000 S.F.)

REQUIRED: 6
 TOTAL REQUIRED: 6
 PROVIDED: 6

PROJECT DESCRIPTION

NEW 2 STORY OFFICE & PRODUCTION MACHINING FACILITY ON PREVIOUSLY UNDERDEVELOPED LOT.

OWNER

MICRO-TRONICS, INC.
 2905 S. POTTER DR.
 TEMPE, AZ 85282
 PHONE: (602) 437-8895
 FAX: (602) 437-9480

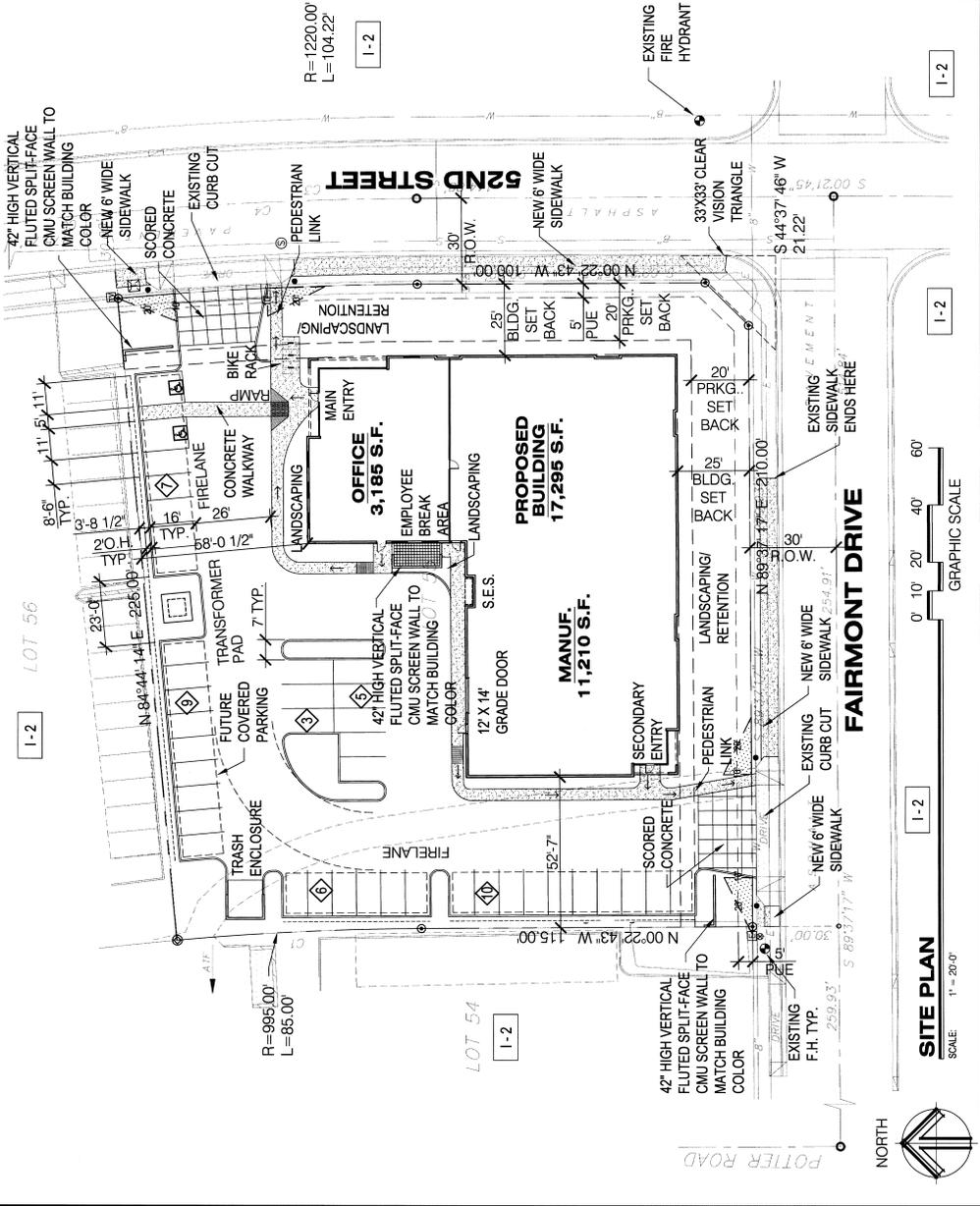
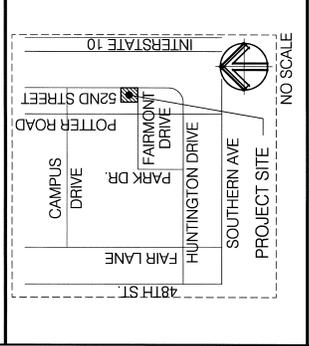
BOB MARUSIAK

CONTRACTOR

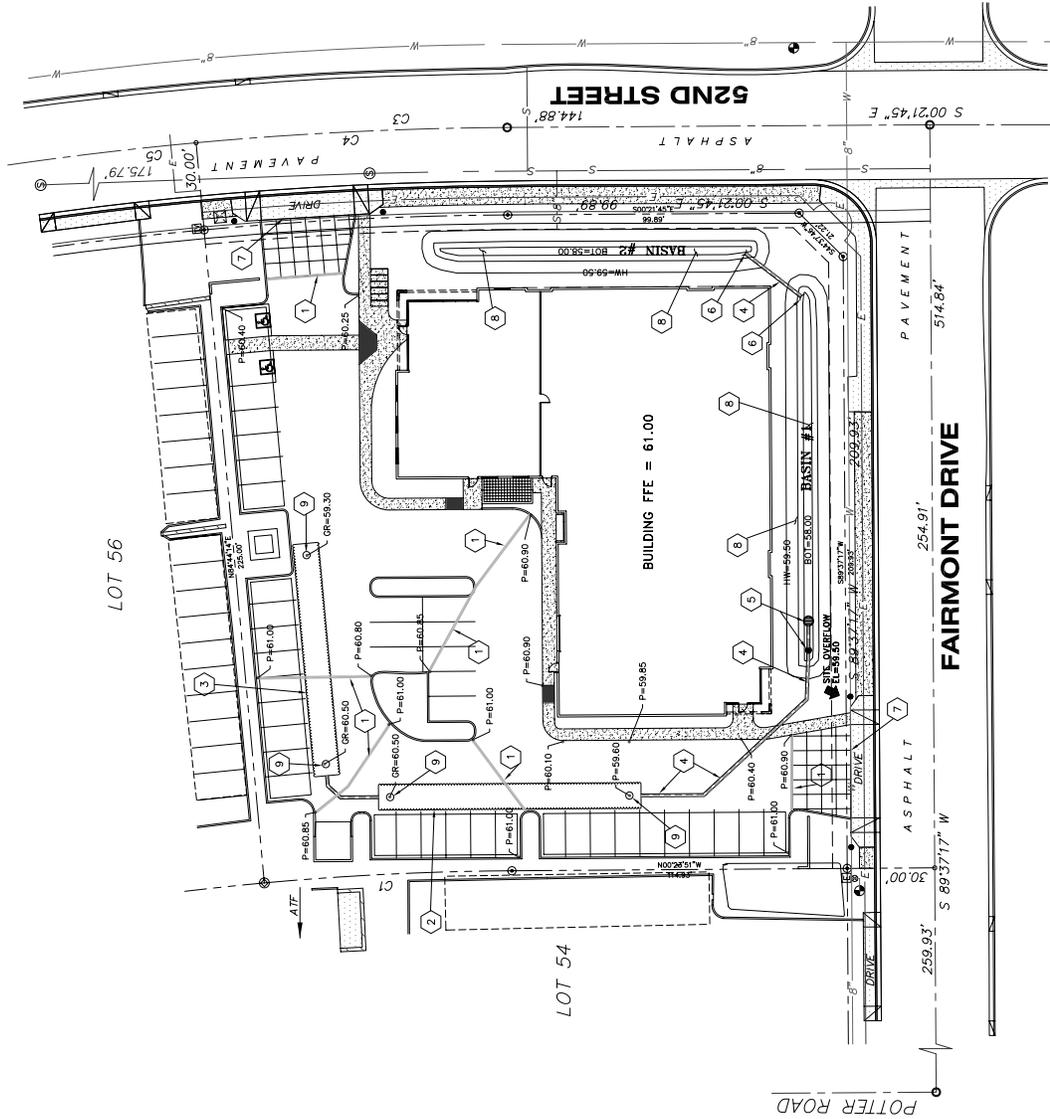
REMAR CONSTRUCTION
 19848 N. CAVE CREEK RD., SUITE 3
 PHOENIX, AZ 85024
 PHONE: (602) 482-2717
 FAX: (602) 482-2716

JERRY REMAKLUS
 jerry@cherrylic.com

SITE / VICINITY MAP



PRELIMINARY GRADING AND DRAINAGE for MICRO-TRONICS LOT 55 TEMPE, ARIZONA



KEYNOTES

- 1 GRADE BREAK / ASPHALT RIDGE
- 2 8" DIA C.M.P. UNDERGROUND RETENTION TANK, 30' IN LENGTH.
- 3 8" DIA C.M.P. UNDERGROUND RETENTION TANK, 80' IN LENGTH.
- 4 12" HDPE DRAIN PIPE
- 5 MAXWELL PLUS, 2-CHAMBER DRYWELL
- 6 HOPE FLARED END SECTION
- 7 MATCH PAVEMENT TO EXISTING DRIVEWAY GRADE
- 8 RETENTION BASIN, 4:1 SIDE SLOPE, 18" MAX DEPTH, 5' MIN FROM BUILDING AND 10' MIN FROM PROPERTY LINE.
- 9 UNDERGROUND TANK ACCESS POINT AND INLET.

LEGEND

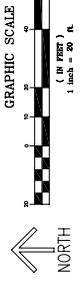
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- UTILITY POLE
- FD BENCHMARK
- ELEVATION
- FIRE HYDRANT
- SAN, SEWER M.H.
- LIGHT POLE
- WATER VALVE
- STORM DRAIN
- PROPERTY CORNER

LEGAL DESCRIPTION

LOT 55 OF "TATON FREEMAN INDUSTRIAL PARK", AS SHOWN AND RECORDED IN BOOK 171, PAGE 31, MARICOPA COUNTY, ARIZONA.

RETENTION CALCULATIONS

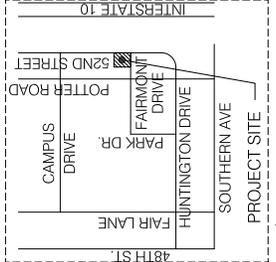
RAINFALL	2.4 INCHES
RUNOFF COEFF	0.95
GROSS AREA	61,398 S.F.
TOTAL VOLUME REQ'D	11,665 C.F.
VOLUME PROVIDED	1,759 C.F.
BASIN #1	8,545 C.F.
BASIN #2	11,774 C.F.
TOTAL VOLUME PROVIDED	11,774 C.F.



CHECKED BY: NTC
 DRAWN BY: NTC
 PROJECT #: 07044
 DATE: 09/30/07
 SCALE: 1"=20'
 PRELIMINARY
 GRADING AND DRAINAGE

MICRO-TRONICS LOT 55
 TEMPE, ARIZONA

COTTRELL ENGINEERING GROUP, INC.
 2001 N. 34th ST #206
 PHOENIX, AZ 85004
 PHONE: (602) 437-8995
 FAX: (602) 431-3480
 FHL: (602) 507-5281
 ATTN: BOB LANGRISH



VICINITY MAP
 NOT TO SCALE

OWNER
 MICRO-TRONICS, INC.
 2006 S. POTTER DR.
 PHOENIX, AZ 85004
 PHONE: (602) 437-8995
 FAX: (602) 431-3480
 ATTN: BOB LANGRISH

CONTRACTOR
 REMAR CONSTRUCTION
 14338 N. FRANK LLOYD WRIGHT BLVD., SUITE 5
 PHOENIX, AZ 85024
 PHONE: (602) 492-2717
 FAX: (602) 492-2714
 ATTN: JERRY REMAKLUS

ARCHITECT
 BILL CLAY DESIGN STUDIO
 14338 N. FRANK LLOYD WRIGHT BLVD., SUITE 5
 PHOENIX, AZ 85024
 PHONE: (602) 492-2717
 FAX: (602) 492-2714
 ATTN: BILL CLAY



1450 N. FRANKLIN RD. HOUSTON, TX 77060
 SUITE 5 SCOTTSDALE, ARIZONA 85251
 PHONE: 480-477-7808
 WWW.BILCALAHDESIGNSTUDIO.COM
 1000 W. WASHINGTON AVENUE, SUITE 100
 PHOENIX, ARIZONA 85007

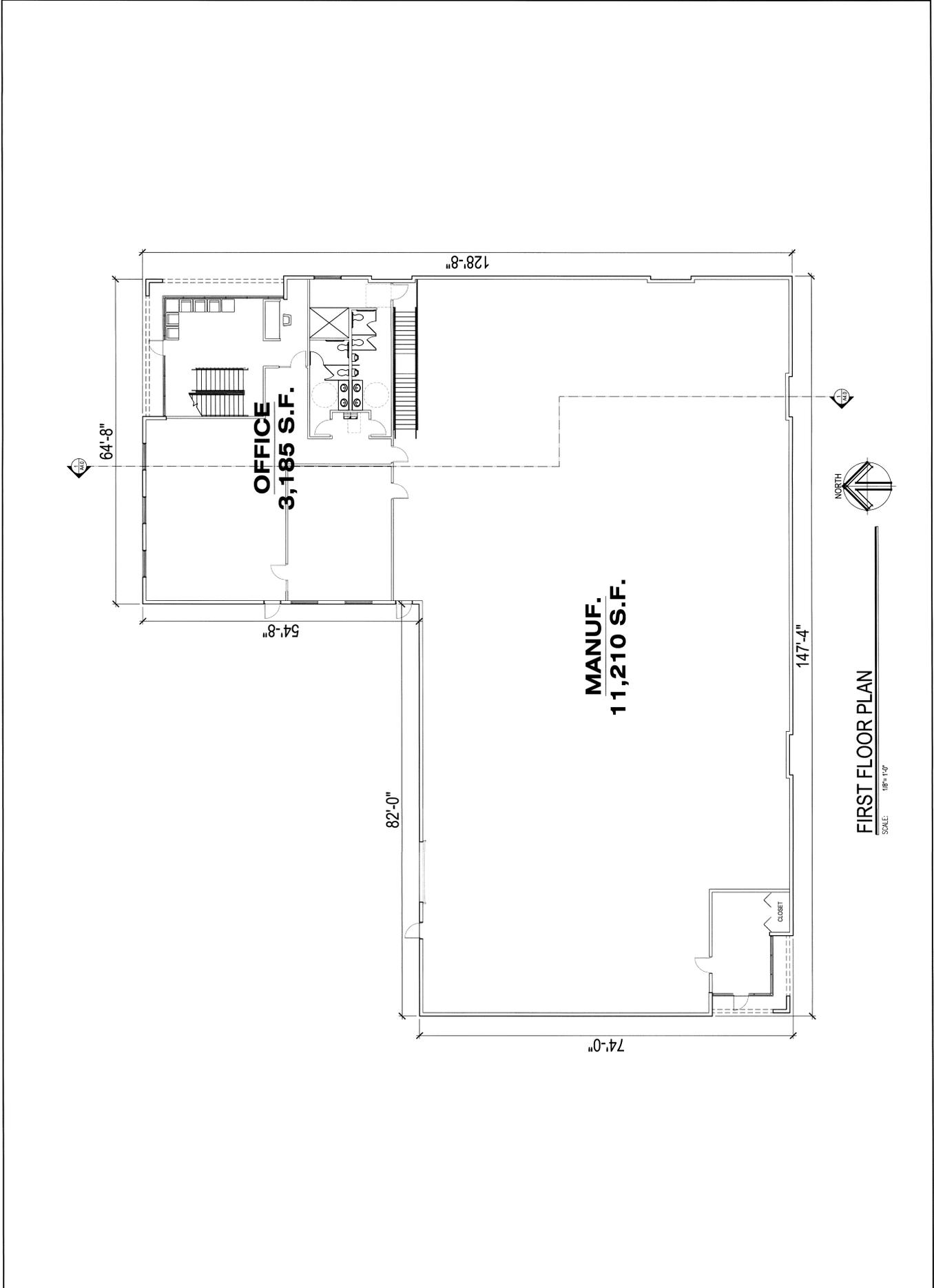


MICRO-TRONICS LOT 55
 2922 SOUTH 52ND STREET
 TEMPE, ARIZONA 85282



ISSUED FOR: CHERRY DEVELOPMENT
 CITY SUBMITTAL: XXXXXX
 DRAWN BY: VC
 CHECKED BY: BCOB

FIRST FLOOR PLAN
A2.0
 PROJECT NUMBER: 0011

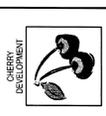




1438 N. FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, ARIZONA 85250
PHONE: 480-477-6208
WWW.BILCASHDESIGNSTUDIO.COM
FIRM REGISTRATION NUMBER: 1204

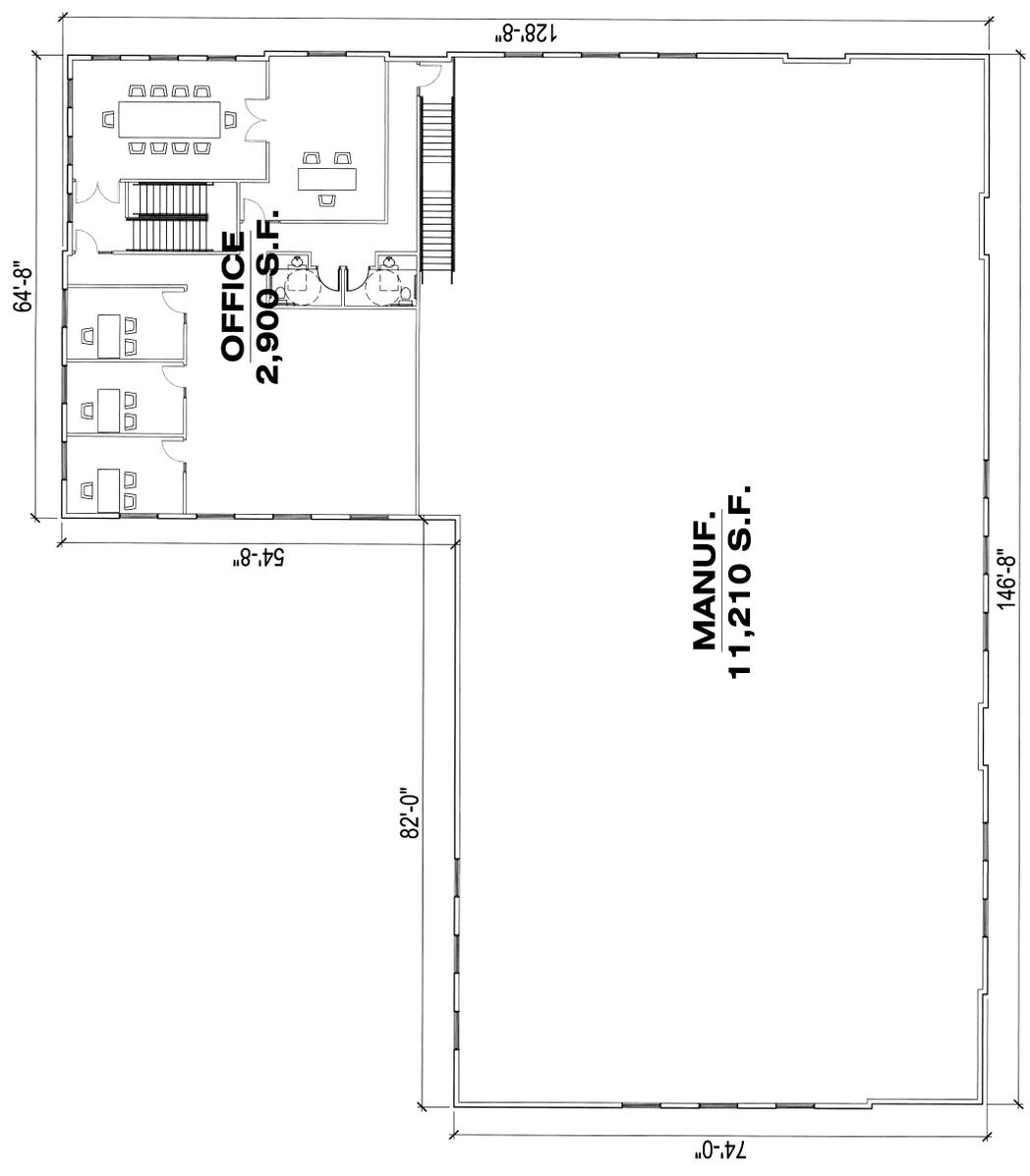


MICRO-TRONICS LOT 55
2922 SOUTH 52ND STREET
TEMPE, ARIZONA 85282

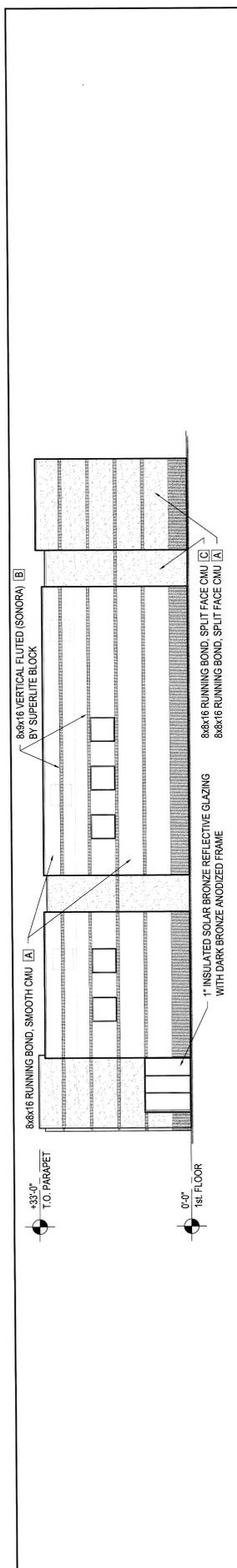


ISSUED FOR: XXXXXX
CITY SUBMITTAL: XXXXXX
DRAWN BY: JAC
CHECKED BY: BCCS

SECOND FLOOR PLAN
A2.1
PROJECT NUMBER: 07011

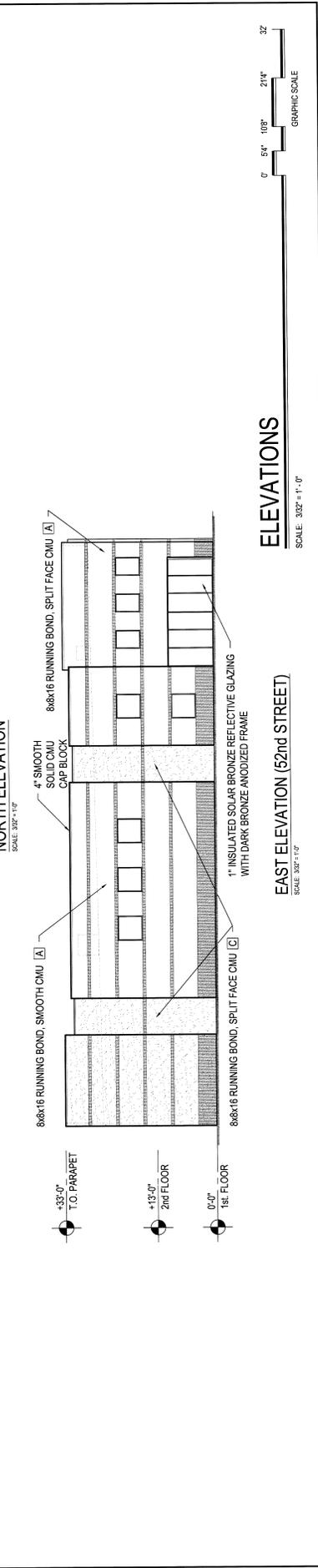
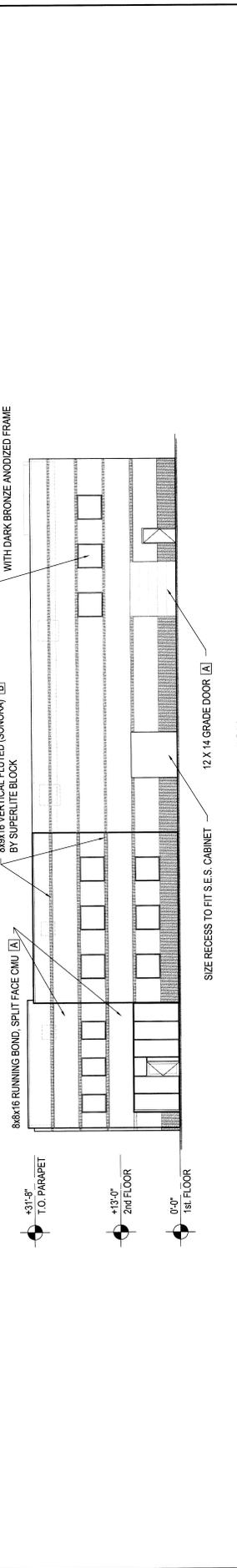


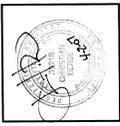
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



COLOR SCHEDULE

A	ASH GRAY (SEC 75 - DUIN EDWARDS OR EQUAL)
B	MINERS SOOT (SEC 78 - DUIN EDWARDS OR EQUAL)
C	BROWN BEIGE (SEC 70 - DUIN EDWARDS OR EQUAL)





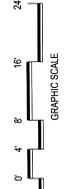
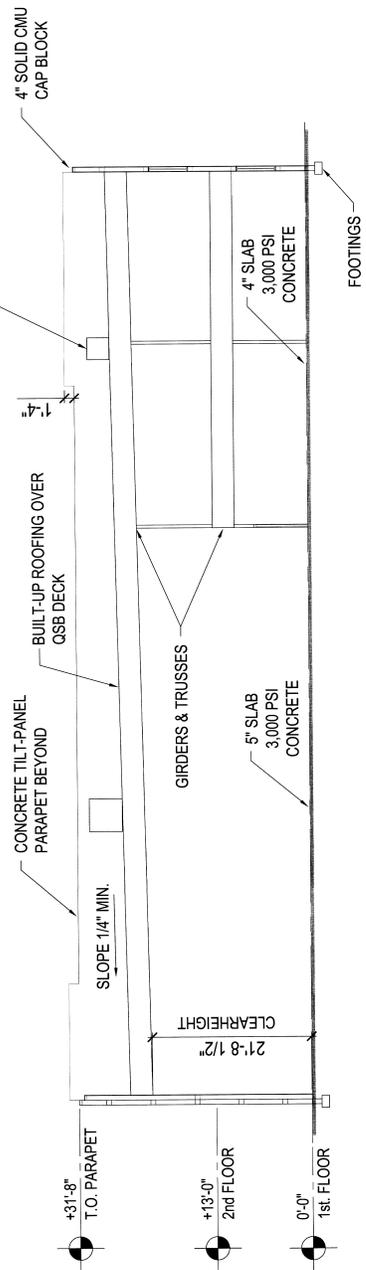
ISSUED FOR:	04/20/21
DESIGN REVIEW:	
DRAWN BY:	VC
CHECKED BY:	BOCB

BUILDING SECTION

A4.0

PROJECT NUMBER: 07011

NOTE: ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW WITH PARAPET AND SHALL NOT EXTEND ABOVE HORIZ. PLANE OF LOWEST PARAPET



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

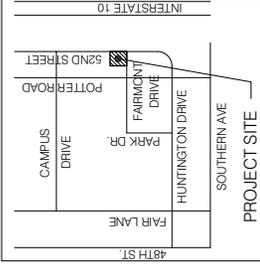
OWNER / DEVELOPER:
MICRO-TRONICS, INC.
 2905 S. POTTER DRIVE
 TEMPE, ARIZONA 85282
 602.437.8995p

ARCHITECT:
BILL CLAY DESIGN STUDIO
 14358 N FRANK LLOYD WRIGHT BLVD.
 SCOTTSDALE, ARIZONA 85260
 480.477.6788p

LANDSCAPE ARCHITECT:
ELEMENTS WEST
 LANDSCAPE ARCHITECTURE, INC.
 1215 E. MISSOURI AVE, SUITE C-100
 PHOENIX, ARIZONA 85014
 602.264.3443 p
 602.264.3773 f

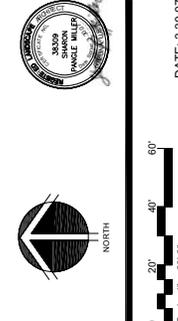
PLANT PALETTE:

GENUS/SPECIES:	COMMON NAME:	SIZE:	QTY:
TREES:			
<i>Cercidillum praecox</i>	Palo Verde	1 1/2" caliper min	9
<i>Dalea greggii</i>	Sesuvio Tree	1 1/2" caliper min	6
<i>Acacia salicina</i>	Willow Acacia	1 1/2" caliper min	4
<i>Ceanothus leucanthus</i>	Mexican Blit of Paradise	15 gal.	8
SHRUBS:			
<i>Bougainvillea</i>	Bougainvillea	5 gal. stacked	4
<i>Begonia Rex</i>	Begonia Rex	5 gal.	23
<i>Calliandra callicarpa</i>	Bright Star	5 gal.	13
<i>Sonchus oleraceus</i>	Urchin	5 gal.	13
<i>Valeriana Bush</i>	Valeriana Bush	5 gal.	17
<i>Green Cloud Texas Sage</i>	'Green Cloud' Texas Sage	5 gal.	17
<i>Garden Ruellia</i>	Garden Ruellia	5 gal.	22
<i>Buena Vista Glory</i>	Buena Vista Glory	1 gal.	19
ACCENTS:			
<i>Desert Spoon</i>	Desert Spoon	5 gal.	6
<i>Rick Yucca</i>	Rick Yucca	5 gal.	60
<i>No Common Name</i>	No Common Name	5 gal.	37
GROUNDCOVER:			
<i>Gopher Plant</i>	Gopher Plant	1 gal.	63
<i>Thompson Cynops Bush</i>	Thompson Cynops Bush	1 gal.	67
<i>Purple Trailing Lantana</i>	Purple Trailing Lantana	1 gal.	15
<i>New Gold Lantana</i>	New Gold Lantana	1 gal.	58
<i>Yellow Dot</i>	Yellow Dot	1 gal.	25
DECOMPOSED GRANITE:			
<i>1/2" minus gold granite</i>	1/2" minus gold granite		

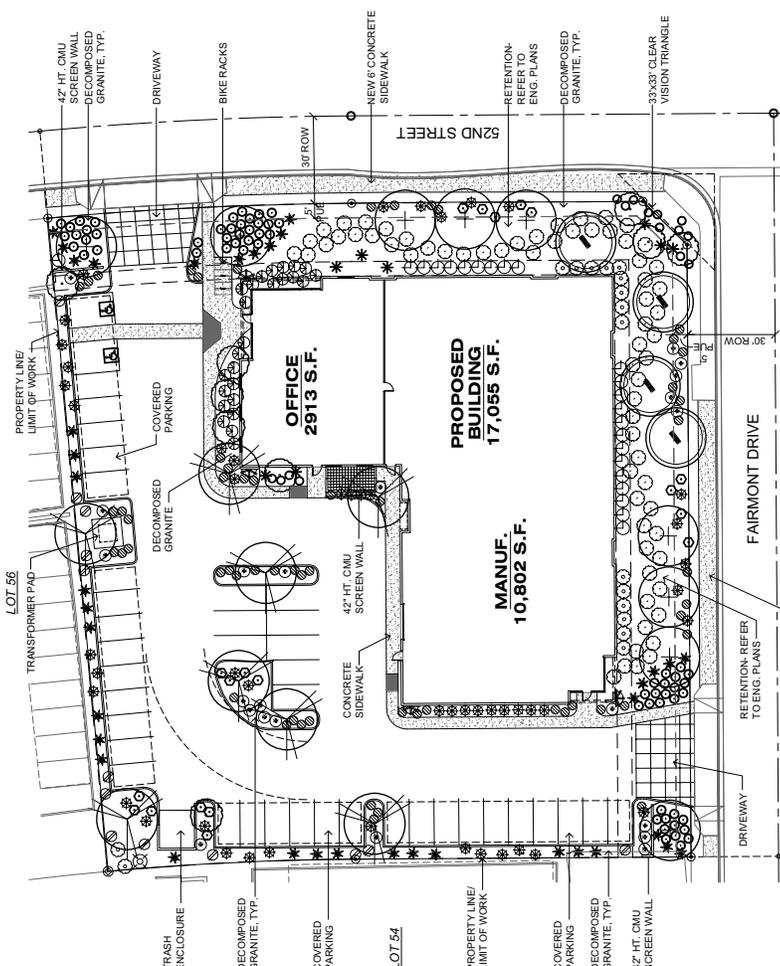


VICINITY MAP
 N.T.S.

PROJECT ADDRESS:
 2922 S. 52ND ST.
 TEMPE, ARIZONA 85282



DATE: 3.30.07



PROJECT LANDSCAPE DATA

PROJECT:	MICRO-TRONICS FAIRMONT AN OFFICE AND MANUFACTURING FACILITY
PROJECT ADDRESS:	2922 SOUTH 52ND STREET TEMPE, AZ 85282
ACCESSOR PARCEL NUMBER:	123-28-058
GROSS SITE AREA:	47,085 S.F. (1.08 ACRES)
NET SITE AREA:	47,085 S.F. (1.08 ACRES)
ZONING DISTRICT:	G1D
GENERAL PLAN ZONING:	INDUSTRIAL
SITE COVERAGE:	30.02 %
ON-SITE LANDSCAPE REQUIRED:	10 % OF NET SITE AREA = 4,708.5 S.F.
ON-SITE LANDSCAPE PROVIDED:	12,330 S.F. (26.1 %)

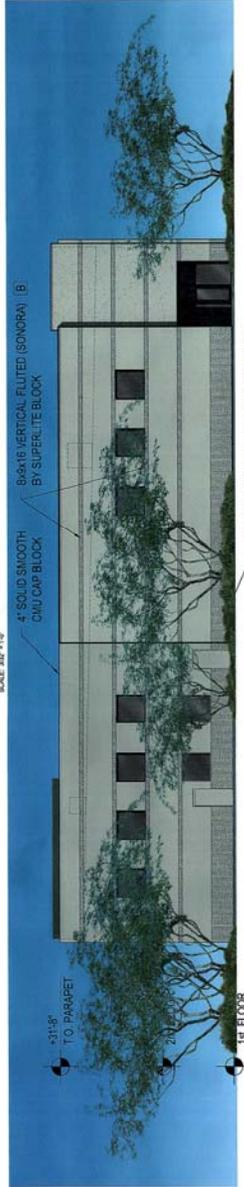
MICRO-TRONICS LOT 55
CONCEPTUAL LANDSCAPE PLAN

west
 landscape architecture
 1215 E. MISSOURI AVENUE, SUITE C-100 | PHOENIX, ARIZONA 85014
 602.264.3443 p
 602.264.3773 f



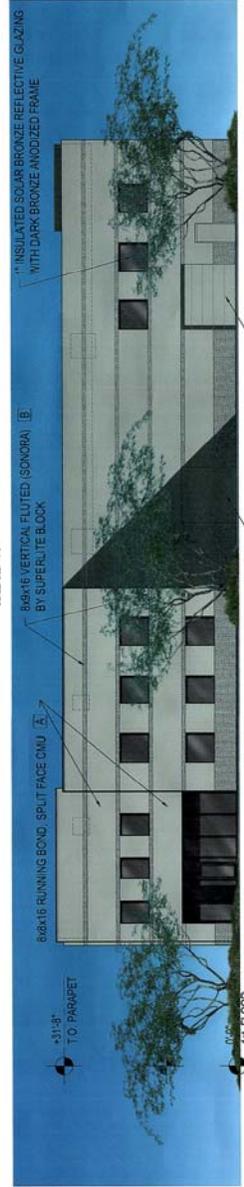
SOUTH ELEVATION (FAIRMONT DRIVE)
 SCALE: 3/32" = 1'-0"

+33'-0" TO PARAPET
 8x8x16 RUNNING BOND, SMOOTH CMU [A]
 1" INSULATED SOLAR BRONZE REFLECTIVE GLAZING WITH DARK BRONZE ANODIZED FRAME
 8x8x16 RUNNING BOND, SPLIT FACE CMU [C]
 8x8x16 RUNNING BOND, SPLIT FACE CMU [A]



WEST ELEVATION
 SCALE: 3/32" = 1'-0"

+31'-3" TO PARAPET
 4" SOLID SMOOTH CMU CAP BLOCK
 8x8x16 VERTICAL FLUTED (SONORA) BY SUPERLITE BLOCK
 8x8x16 VERTICAL FLUTED (SONORA) BY SUPERLITE BLOCK
 12 X 14 GRADE DOOR [A]



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

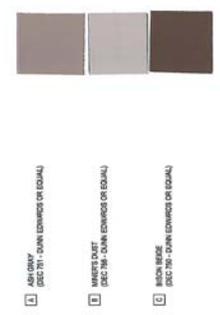
+33'-0" TO PARAPET
 8x8x16 RUNNING BOND, SPLIT FACE CMU [A]
 4" SMOOTH SOLID CMU CWP BLOCK
 8x8x16 RUNNING BOND, SPLIT FACE CMU [A]
 1" INSULATED SOLAR BRONZE REFLECTIVE GLAZING WITH DARK BRONZE ANODIZED FRAME



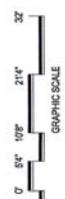
EAST ELEVATION (52nd STREET)
 SCALE: 3/32" = 1'-0"

+31'-3" TO PARAPET
 8x8x16 RUNNING BOND, SPLIT FACE CMU [C]
 8x8x16 RUNNING BOND, SPLIT FACE CMU [A]

COLOR SCHEDULE



- A 40% BRN* (DEC 71) - DUANE EXHIBITS OF EQUANA
- B MARBLE DUST (DEC 78) - DUANE EXHIBITS OF EQUANA
- C BROWN BEIGE (DEC 79) - DUANE EXHIBITS OF EQUANA



ELEVATIONS
 SCALE: 3/32" = 1'-0"

EAST ELEVATION (52nd STREET)
 SCALE: 3/32" = 1'-0"