

Staff Summary Report



Hearing Officer Hearing Date: April 17, 2007

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by the **TEMPE PREPARATORY ACADEMY (PL070129)** located at 3318 South Dorsey Lane for one (1) use permit.

DOCUMENT NAME: 20070417dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **TEMPE PREPARATORY ACADEMY (PL070129)** (Keith Paul/Looker & Cappello Architects Inc., applicant; Tempe Preparatory Academy Foundation, property owner) located at 3318 South Dorsey Lane in the R1-6, Single Family Residential District for:

ZUP07040 Use Permit to allow a charter school in the R1-6, Single Family Residential Zoning District.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Senior Planner (480-350-8359)

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

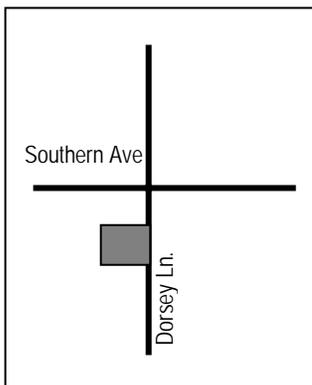
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LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-9

ADDITIONAL INFO: The Tempe Preparatory Academy is requesting a use permit to expand by modifying an existing, single-family house adjacent to the school's property into administrative and teacher's offices. The site is located at 3318 South Dorsey Lane in the R1-6, Single Family Residential District. To date, there has been no public input to this request.



ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason for Approval;
 3. Conditions of Approval; History & Facts
 4. Description; Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo(s)
 - C. Letter of Intent
 - D. Parking Requirements for school from BA000014.
 - E. Site plan
 - F. Existing Floor Plan
 - G. Proposed Floor Plan
 - H. Elevations
 - I. Staff Photograph(s)

COMMENTS:

The Tempe Preparatory Academy (an existing charter school – grades 7-12) is requesting a use permit to expand by modifying an existing, single-family residence into administrative and teacher's offices. The site is located at 3318 South Dorsey Lane in the R1-6, Single Family Residential District. The school is proposing to move its administrative and teachers offices to the adjacent single-family home thus, allowing for more classroom space on the existing campus. This proposal includes minor interior modifications to accommodate the offices. There are no plans to modify the exterior of the structure in that the school wishes to maintain its appearance as a single-family home.

The proposed offices have a parking requirement of fourteen (14) spaces. The school site has extra parking that can accommodate this additional requirement. The entire school, with the additional office space, requires a total 66 parking spaces. There are 98 parking spaces provided. The applicant shall submit a parking affidavit to address the parking requirements.

To date, staff has not received public input to this use permit request.

Use Permit

The Zoning and Development Code requires a use permit for a charter school in the R1-6, Single Family Residential District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - As the proposal is for charter school offices; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding the uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division. Please contact Roger Vermillion at (480) 350-8341 if you have any questions.
2. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
3. All entrances and exits from the building require security lighting; provide five (5) foot-candles of light at doors and two (2) f.c. within 15' radius. Lighting shall be reviewed and approved during Building Safety plan review, prior to permitting.
4. All gates on site and across the alley shall require security lighting; provide five (5) f.c. at doors and two (2) f.c. within 15' radius. Lighting shall be reviewed and approved during Building Safety plan review, prior to permitting.
5. The ADA parking space shall require two (2) f.c. of light through out the entire parking space. Lighting shall be reviewed and approved during building safety plan review, prior to permitting.
6. All lighting shall conform to Zoning and Development Code, Part 4, Chapter 8, Section 4-803. A photometric plan and fixture cut sheets shall be reviewed and approved during Building Safety plan review process.
7. Install one 24" box canopy tree to the west of the new ADA parking stall. New tree shall be located adjacent to parking stall to provide shade. Details shall be reviewed and approved during Building Safety plan review process.
8. Parking Affidavit shall be completed and original submitted to building safety during the plan review process. The parking affidavit will be reviewed and then recorded with Maricopa County Recorders Office.
9. Address numbers shall be added to front (east) elevation. The numbers shall be 8" tall and positioned in a high visibility location. The numbers shall have high contrast color with background materials.

HISTORY & FACTS:

- February 23, 2000 BA000014: Use Permit approved to allow a Charter School at 1251 East Southern Avenue.
- August 23, 2000 BA000219: Use Permit denied for Faith Church of Tempe to allow temporary modular buildings for additional office and Sunday school classes.
- September 27, 2000 BA000265: Reconsideration of use permit BA000219 denied by the Board of Adjustment.
- June 22, 2005 BA050055: Use Permit approved for Living Faith Anglican Church to allow a mobile mini for a one year period.

DESCRIPTION:

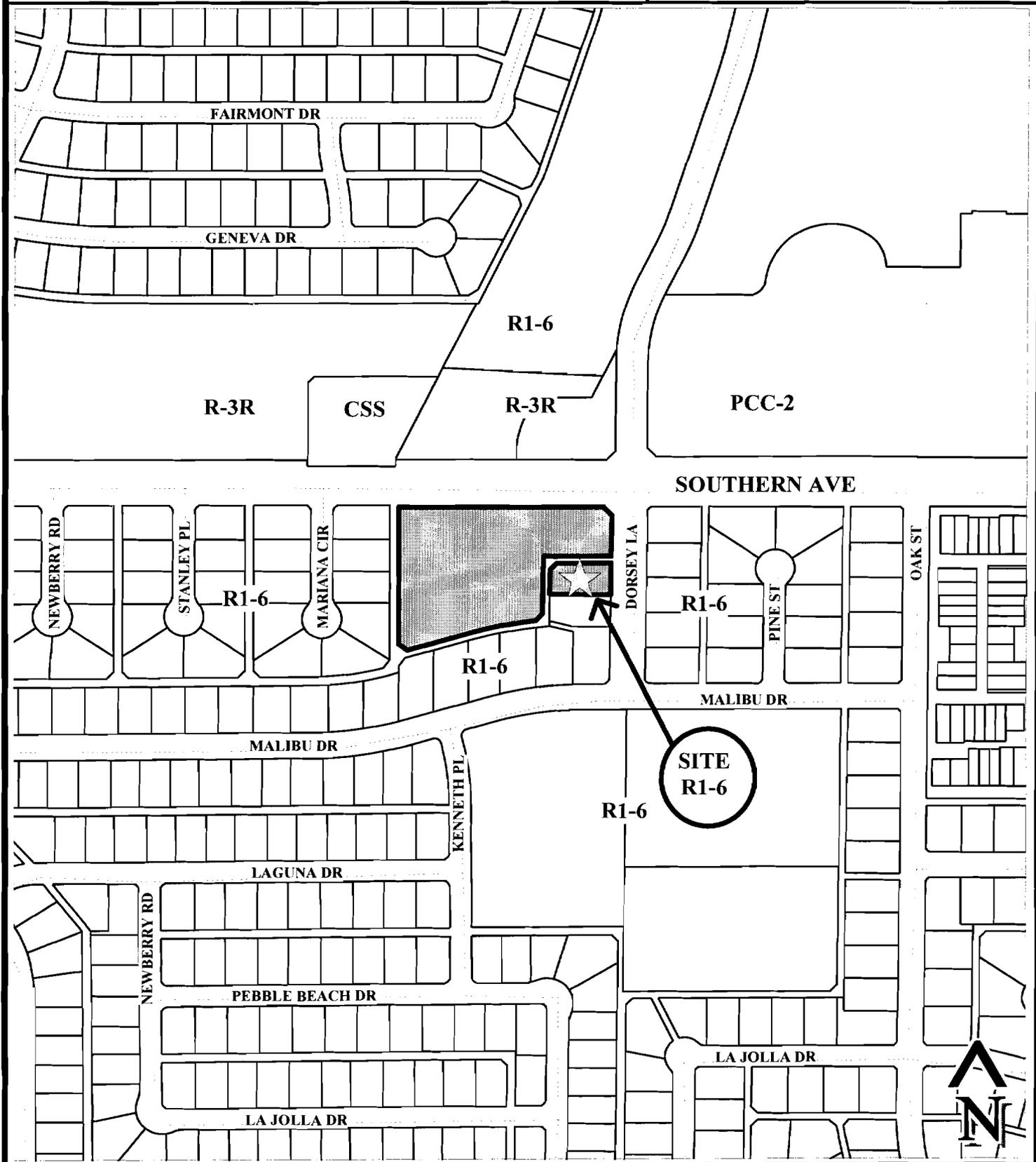
Owner – Tempe Preparatory Academy
Applicant – Keith Paul/Looker & Cappello Architects Inc.
Existing zoning – R1-6, Single Family Residential District
Lot Size – 10,315 s.f. / .23 acres
Existing Tempe Prep building area– 25,212 s.f.
Proposed school office area– 2,803 s.f.
Total parking required on school site– 52 spaces
Total parking provided on school site– 98 spaces
Parking required for proposed admin and teachers offices– 14 spaces (parked on school site by affidavit)
Total parking required (school and new offices) – 66 spaces

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Section 3-102 - Permitted Uses in Residential Districts
Part 6, Section 6-308 - Use Permit

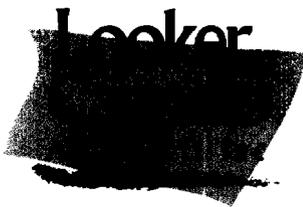
TEMPE PREPARATORY ACADEMY

PL070129





TEMPE PREPARATORY ACADEMY (PL070129)



2070 E. Southern Avenue • Tempe • AZ 85282 • Voice (480) 730-1776 • FAX (480) 968-6571

March 20, 2007

LETTER OF EXPLANATION

**A USE PERMIT APPLICATION
for TEMPE PREPARATORY ACADEMY
for Change of Occupancy from
Occupancy Group R-3 Residential Classification to
Occupancy Group E Educational Classification
of an Existing Residence at
3318 South Dorsey Lane
Tempe, Arizona 85282**

Tempe Preparatory Academy has been developing plans for addition of classroom space at the Tempe Preparatory Academy, 1251 East Southern Avenue in Tempe, APN #133-54 399C, currently zoned R1-6.

During the development process the existing 2,803 gross square foot residence adjacent to and across an existing alley from the Tempe Preparatory Academy became available. The property at 3318 South Dorsey Lane, APN #133-54-589, 10,313 SF +/- = 0.2367 Acres +/-, is currently zoned R1-6, and the residence is classified as an R-3 occupancy.

The Tempe Preparatory Academy has negotiated a purchase of the property and is scheduled to close on March 31, 2007. The current Owners have stipulated their support of this application in advance of the actual closing. Please reference the attached purchase agreement.

The Tempe Preparatory Academy would like to relocate up to 30 existing teacher work spaces into the existing residence freeing up space for the much needed classroom upgrades. The projected maximum occupancy at any given time is 10 teachers. Teachers will not spend a full day at their work stations as they are engaged in classroom activities the majority of their time on campus. Actual presence at individual workstations is projected to be 30 minutes to 1 hour 30 minutes per day.

March 20, 2007

A USE PERMIT APPLICATION for TEMPE PREPARATORY ACADEMY

for Change of Occupancy from

Occupancy Group R-3 Residential Classification to

Occupancy Group E Educational Classification

Existing Residence at 3318 South Dorsey Lane

Tempe, Arizona 85282

Page2

A typical teacher works space consists of a maximum 60" long by 30-36" deep work table or desk and a chair. This plan will not encompass any major interior layout changes in the existing residence. Mechanical and Electrical systems and services will be upgraded to comply with the requirements of the new occupancy classification.

There is a swimming pool in the back yard which will be drained, maintained, and covered with a deck.

- **The operation of a Teacher Building on this site will not cause significant vehicular or pedestrian traffic in adjacent areas. As there will not be additional occupancy load imposed upon the academy facilities as part of this application and subsequent realignment, no additional parking spaces will be provided, and it anticipated that the teachers will continue parking in existing school parking facilities.**
- **The operation of a Teacher Building on this site will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat, or glare, etc.) exceeding that of ambient conditions. No additional trash load will be created and it is desired and anticipated that existing trash handling facilities on the existing academy site will be utilized by the teaching staff from this proposed location.**
- **The operation of a Teacher Building on this site will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives, and policies of the City of Tempe. The exterior of the existing structure is not proposed to change except as required for maintenance of the building. No landscape upgrade is anticipated as part of this application.**
- **The operation of a Teacher Building on this site will be compatible with existing surrounding structures. The exterior of the existing structure is not proposed to change except as required for maintenance of the building. No landscape upgrade is anticipated as part of this application.**
- **The operation of a Teacher Building on this site will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public. The proposed Teacher Building will be in operation only during regular school hours and as required beyond those hours on a very limited basis.**

March 20, 2007
A USE PERMIT APPLICATION for TEMPE PREPARATORY ACADEMY
for Change of Occupancy from
Occupancy Group R-3 Residential Classification to
Occupancy Group E Educational Classification
Existing Residence at 3318 South Dorsey Lane
Tempe, Arizona 85282
Page 3

Minor work to provide an ADA compliant toilet facility is planned within the existing residence as part of the change of use to an educational classification. There will also need to be an ADA compliant accessible path of travel developed to cross the alley from the proposed teacher work spaces to the existing academy classroom facilities and return. This accessible route will be developed as required and approved by the city of Tempe Engineering Department. It will consist of two new gated openings in existing concrete unit masonry site walls at the existing academy and at the proposed teachers building. At a minimum the accessible route will be paved and meet all gate related, site grading, and pavement marking requirements for accessibility.

The academy has no plans for conducting classroom and instructional activities within the proposed teacher's building. It is anticipated as a matter of policy that there will not be student habitation of the teachers building with the occasional exception for individual student counseling not to exceed six (6) students at any one time.

The intent of this application is to change the existing occupancy classification of R-3 to a new occupancy classification of Educational E Occupancy.

Please find the attached documents in support of this application.

Looker & Cappello Architects, Inc.
Keith Paul, Project Architect
(480) 730 1776 X 105
Keith@Lookerarch.com

MICHAEL WILSON KELLY - ARCHITECT

Olde Towne Square 160 South Ash Avenue Suite 202, Tempe, Arizona 85281 (602) 829-7667 Fax 858 6863

(480) 968-6571

19 January 2000

Board of Adjustment
City of Tempe
P. O. BOX 5002
Tempe, Arizona 85280

Re: **Tempe Preparatory Academy** - Parking Requirements
1251 E. Southern Avenue, Tempe, Arizona 85282

Dear Mr. Chairman & Members of the Board of Adjustment

On behalf of my client, **Dr. Daniel Scoggin**, we wish to clarify our determination of actual parking requirements and explain the basis for our calculations.

Tempe Preparatory Academy is a non-tuition charter school limited to grades 7-12. Currently, there are 200 students and 120 Faculty and Staff. The proposed new site with additions would allow a maximum of 280 students with 25 Faculty and Staff. Approximately 33% (92) of the students would be of legal age to drive their own vehicles to school, of which approximately 15-20% (14-19) would actually drive. Currently, only 4 students drive to school. So as a cross-check to required Zoning Ordinance parking, our position is that a maximum 19 students and 25 Faculty / Staff would occupy the parking lot at any one give time, a maximum of 44 spaces.

Further, we are providing 24 new bicycle parking spaces, and dedicating an easement at the corner of Southern Avenue & Dorsey Lane for a future electric transit bus stop. Most students are dropped off and picked up by their parents, often in carpools. The geographically central location of this school increases the likelihood that students will be able to bike and walk to school. This will be a closed campus, therefore students who drive will not be allowed to drive off campus during lunch hour. Special event parking for graduation ceremonies, etc., will be held at the Grace Community Church Auditorium across the street.

Ordinance parking requirements are as follows:

Building A:	High School Classrooms	4410 s.f. / 200 =	22.05	22.05 spaces
Building B:	Jr. High Classrooms	2796 s.f. / 300 =	9.32	9.32
Building C:	Assembly	4,101 s.f.	None Required	
Building D:	Administration	1262 s.f.		
	(50% H.S.)	631 s.f. / 200 =	3.15	
	(50% Jr. High)	631 s.f. / 300 =	2.10	5.25
Building E:	Multi-Purpose Classroom	2,485 s.f.		
	(50% H.S.)	1243 s.f. / 200 =	6.22	
	(50% Jr. High)	1243 s.f. / 300 =	4.14	10.36
Building F:	Gymnasium	7,344 s.f.	None Required	
Building G:	Classroom / Admin.	1833 s.f.		
	(50% H.S.)	917 s.f. / 200 =	4.59	
	(50% Jr. High)	917 s.f. / 300 =	3.06	7.65
Total Parking Required:				55.00 spaces
Total Parking Provided:				61.00 spaces
Bicycle Parking Required:		25,212 g.s.f. / 1,500 =		17 bike spaces
Bicycle Parking Provided:				24 bike spaces

Therefore we feel that by providing 61 parking spaces, there will be more than enough to satisfy the actual needs of the day-to-day student population, faculty, and staff. Thank you for your kind attention to this matter.

Respectfully Submitted,


Michael Wilson Kelly,
Architect

Looker & Cappello ARCHITECTS INC.

1000 N. GARDEN AVENUE
SUITE 100, PHOENIX, ARIZONA 85028
PH: 602-254-1100
FAX: 602-254-1101

PROJECT NO. 133-54-399C
DATE: 04-08-08

**TEACHER WORK BUILDING FOR:
PREPARATORY ACADEMY**

6818 SOUTH DORSEY LANE
TEMPE, ARIZONA 85282

ELEVATIONS

1. EXISTING	2. NEW
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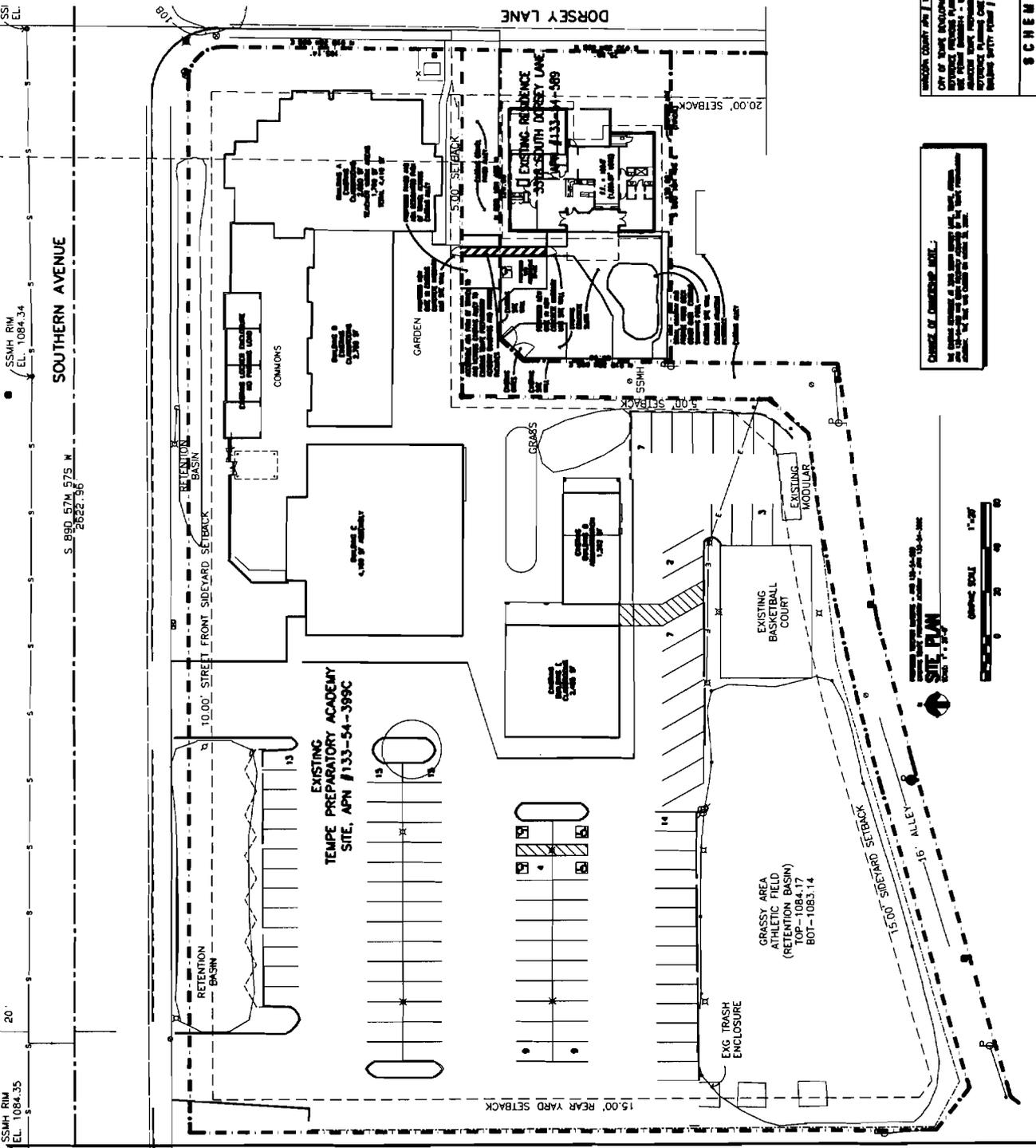
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PROJECT SCOPE:
DESIGN AND CONSTRUCTION OF A 10,000 SQ. FT. TEACHER WORK BUILDING FOR THE PREPARATORY ACADEMY, 6818 SOUTH DORSEY LANE, TEMPE, ARIZONA. THE PROJECT INCLUDES THE DESIGN AND CONSTRUCTION OF THE BUILDING, SITEWORK, AND LANDSCAPE ARCHITECTURE.

PROPOSED PROJECT DATA:
PROJECT NO. 133-54-399C
DATE: 04-08-08
SHEET NO. A-1.1

TEACHER BUILDING FINISHING REQUIREMENTS:
CONCRETE FLOOR: 4" POLISHED CONCRETE
WALLS: 5/8" GYP BOARD
CEILING: 5/8" GYP BOARD
DOORS: 1 1/2" MIN. THICK
WINDOWS: 1 1/2" MIN. THICK
ROOF: 2" POLYSTYRENE INSULATION ON TOP OF 4" CONCRETE SLAB
MECHANICAL: 15' CLEARANCE TO MECHANICAL EQUIPMENT
ELECTRICAL: 15' CLEARANCE TO ELECTRICAL EQUIPMENT
PLUMBING: 15' CLEARANCE TO PLUMBING EQUIPMENT
FIRE: 15' CLEARANCE TO FIRE EQUIPMENT
ACoustics: 15' CLEARANCE TO ACoustics EQUIPMENT

EXISTING SCHOOL DATA:
SCHOOL NAME: TEMPE PREPARATORY ACADEMY
ADDRESS: 6818 SOUTH DORSEY LANE, TEMPE, ARIZONA 85282
APN: 133-54-399C
OWNER: TEMPE UNIFIED SCHOOL DISTRICT
DESIGNED BY: LOOKER & CAPPELLO ARCHITECTS INC.
DATE: 04-08-08



CHANGE OF JURISDICTION NOTE:
THIS PROJECT IS UNDER THE JURISDICTION OF THE CITY OF TEMPE, ARIZONA. ANY CHANGES TO THIS PROJECT MUST BE APPROVED BY THE CITY OF TEMPE.



DATE: 04-08-08

SCALE: 1"=30'

PROJECT NO.: 133-54-399C

SHEET NO.: A-1.1

DATE: 04-08-08

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PROJECT NO.: 133-54-399C

SHEET NO.: A-1.1

DATE: 04-08-08

SCALE: 1"=30'

PROJECT NO.: 133-54-399C

SHEET NO.: A-1.1

DATE: 04-08-08

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DATE: 04-08-08

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PROJECT NO.

Looker & Cappello Architects Inc.
 1000 N. UNIVERSITY AVE.
 SUITE 100, PHOENIX, ARIZONA 85022
 PH: 602-955-1170
 FAX: 602-955-1170
 WWW: www.lookerandcappello.com

TEMPER PREPARATORY ACADEMY
 TEACHER WORK BUILDING FOR:
 8838 SOUTH DORSEY LANE
 TEMPE, ARIZONA 85282

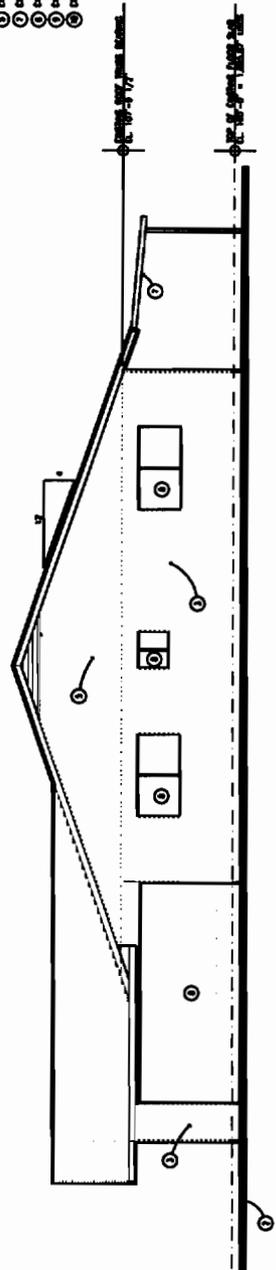
ELEVATIONS

1	EXISTING NORTH ELEVATION
2	EXISTING EAST ELEVATION

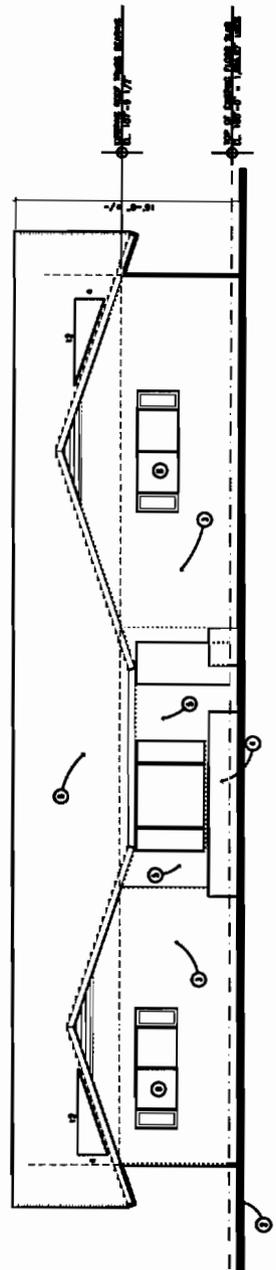
PROJECT SHEET

PROJECT NO. **A-5.1**
 SHEET NO. **1**
 DATE **11/10/10**

- EXISTING RESURFACE GENERAL AND KEY NOTES:**
1. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED AND REFINISHED TO MATCH EXISTING DRIVEWAY.
 2. EXISTING DRIVEWAY TO BE REPAIRED AND REFINISHED TO MATCH EXISTING DRIVEWAY.
 3. EXISTING DRIVEWAY TO BE REPAIRED AND REFINISHED TO MATCH EXISTING DRIVEWAY.
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 10. EXISTING DRIVEWAY TO BE REPAIRED AND REFINISHED TO MATCH EXISTING DRIVEWAY.



1 EXISTING NORTH ELEVATION



2 EXISTING EAST ELEVATION

DESIGNED BY: **LOOKER & CAPPELLO ARCHITECTS INC.**
 CITY OF TEMPE ENGINEERING SERVICES
 1000 N. UNIVERSITY AVE., SUITE 100, PHOENIX, ARIZONA 85022
 ARCHITECT: **LOOKER & CAPPELLO ARCHITECTS INC.**
 1000 N. UNIVERSITY AVE., SUITE 100, PHOENIX, ARIZONA 85022
 ENGINEER: **LOOKER & CAPPELLO ARCHITECTS INC.**
 1000 N. UNIVERSITY AVE., SUITE 100, PHOENIX, ARIZONA 85022

SCHEMATIC DESIGN



TEMPE PREPARATORY ACADEMY

3318 S. DORSEY LANE

PL070129

FRONT OF HOUSE: VIEW TO WEST