

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/27/2015
Agenda Item: 3**

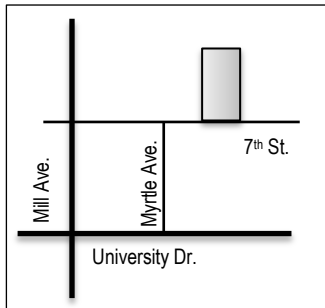
ACTION: Request for a Development Plan Review consisting of a 2,033 square-foot, second-story building addition for BLUFISH DESIGN STUDIO, located at 110 East 7th Street. The applicant is Architekton.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BLUFISH DESIGN STUDIO (PL140263) is an existing 3,502 square-foot, single-story office building. The applicant proposes a 2,033 square-foot, second-story building addition. The request includes the following:

DPR142830 Development Plan Review including site plan and building elevations



Property Owner	Blufish Design Studio
Applicant	Rachel Rasmussen, Architekton
Zoning District	CC TOD overlay (City Center, Transportation Overlay District - Corridor)
Net site area	7,526 s.f.
Total Building area	5,535 s.f.
Lot Coverage	47% (100% max. allowed)
Building Height	30' (50' max. allowed)
Building Setbacks	52.8' front, 0' sides, 1' rear (0', 0', 0', 0' min.)
Landscape area	12.5% (0% min. required)
Vehicle Parking	9 spaces: 7 on-site, 2 on street (9 min. required by variance)
Bicycle Parking	4 spaces (4 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner

COMMENTS:

This site is located on the north side of 7th Street between Myrtle and Forest Avenues. The property is located within the CC zoning district with a TOD overlay. The property has an existing single-story, 3,502 square-foot office building for Blufish Design Studio. The proposal includes a 2,033 square-foot, second-story building addition.

This request includes the following:

Development Plan Review approval, including site plan and building elevations for a 2,033 square-foot, two-story office building addition.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of this report, staff has not received any input from the public.

PRELIMINARY SITE PLAN REVIEW

- August 6, 2014: First Preliminary Site Plan Review for this request was completed. This submittal included sand finished walls with both a blue and gray color, aluminum reveals on the west and east elevations, and metal panels on the north and south elevations.
- December 3, 2014: A formal application was submitted and a second Site Plan Review was completed. This submittal included sand finished walls with two shades of gray and dark blue colored fiber cement panels on the north and south elevations. See attached for the original formal submitted elevations.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

This proposal will add a 2,033 square-foot, second-story addition onto the existing 3,502 square-foot office building. Vehicular access to the site is from both 7th Street and an alley along the north side of the property. The existing permeable parking court and landscaping on the south side of the building will remain. The existing parking on the north side of the building will also remain but will be covered by the new second floor. This parking will be reduced by one space to allow room for a stairway leading from the second floor.

Building Elevations

The expansion will occur in the center and north end of the building, increasing the parapet height from 16' to 30'. The second floor office space will have large north-facing windows to provide natural lighting into the entrance lobby below as well as the office beyond. On the north elevation, the addition will project over the existing parking spaces with a stairwell on the east. The building will be finished with sand finish EIFS. The face of the building in front of the stairwell will be perforated metal for ventilation and visual surveillance. The proposed building colors include two shades of gray (Web Gray and Network Gray), Glacier White powder coated perforated metal, and a blackened finished steel frame. Previous elevation submittals incorporated a blue color on the north and south elevations. In order to better blend with the adjacent buildings and context, a condition is included to introduce another color into the north and south elevations, similar to the original submittal.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the proposal utilizes the existing single-story building. The front wall plane of the second floor will be stepped back from the first, adding variety to the streetscape.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the second floor addition avoids windows on the east and west elevations (adjacent to a parking lot) and adds windows to the south and north. The design of the second story allows natural light to reach the first floor lobby. Existing parking lot landscaping will remain.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the design uses simple building materials that are appropriate to the surroundings. The existing stucco building will be resurfaced with a sand finish to match the second story EIFS. Perforated metal will screen the new stairway on the north elevation.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building and landscape elements are appropriately scaled.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the proposal steps the second floor back, reducing its presence on 7th Street and blending it with the adjacent buildings.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; building design is appropriate to the scale and context of the development. An additional color should be used to create a less industrial appearance and better blend with the colors of adjacent buildings.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the property is conveniently accessed from light rail and bus lines, and pedestrian access to the front entrance will remain*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; existing on-site circulation will remain.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; existing on-site landscaping will remain. Missing landscaping will be replaced to comply with code requirements.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All new wall-mounted lighting will comply with code requirements.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

DPR14283
CONDITIONS OF APPROVAL

General

1. Development shall be in substantial conformance with the site plan and building elevations dated January 5, 2015, except as modified by conditions. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Prior to certificate of occupancy, missing parking lot landscaping shall be replaced.

Site Plan

3. 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.
4. 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.

Floor Plans

5. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair tower into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
6. Parking:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

7. The materials and colors are approved as follows:
 - Existing stucco wall, new sand coat finish – Sherwin Williams – Web Gray SW7075
 - Existing entrance canopy – Sherwin Williams – Network Gray SW7073
 - New second-story EIFS, sand finish – Sherwin Williams – Network Gray SW7073
 - Anodized aluminum storefront system – Arcadian, Inc.
 - Solar Control Low-E Glass – PPG IdeaScapes – Solarban 60 Starphire glass
 - Stairwell screening 16 gauge perforated metal 48% open area – Accurate Perforating – powder coated Glacier White
 - Steel frame – blacked finish

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. Additions or modifications may be submitted for review during building plan check process.

8. Incorporate a blue or green band on the south and north elevation, as proposed in the original submittal.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.
11. Incorporate lighting, address signs, and 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 permitted.

Lighting

12. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
13. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

Signage

14. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- 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. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow 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.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). 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.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

February 27, 1985

Board of Adjustment approved A-85-2.23 for the following:

- Use Permit to establish a new non-residential use (proposed office use)
- Variance to reduce the required number of off-street parking spaces from 17 to 9
- Variance to reduce the required length of the onsite driveway, connecting required parking to a public street from 20' to 10'
- Variance to allow one compact size stall (required to provide 9 spaces)

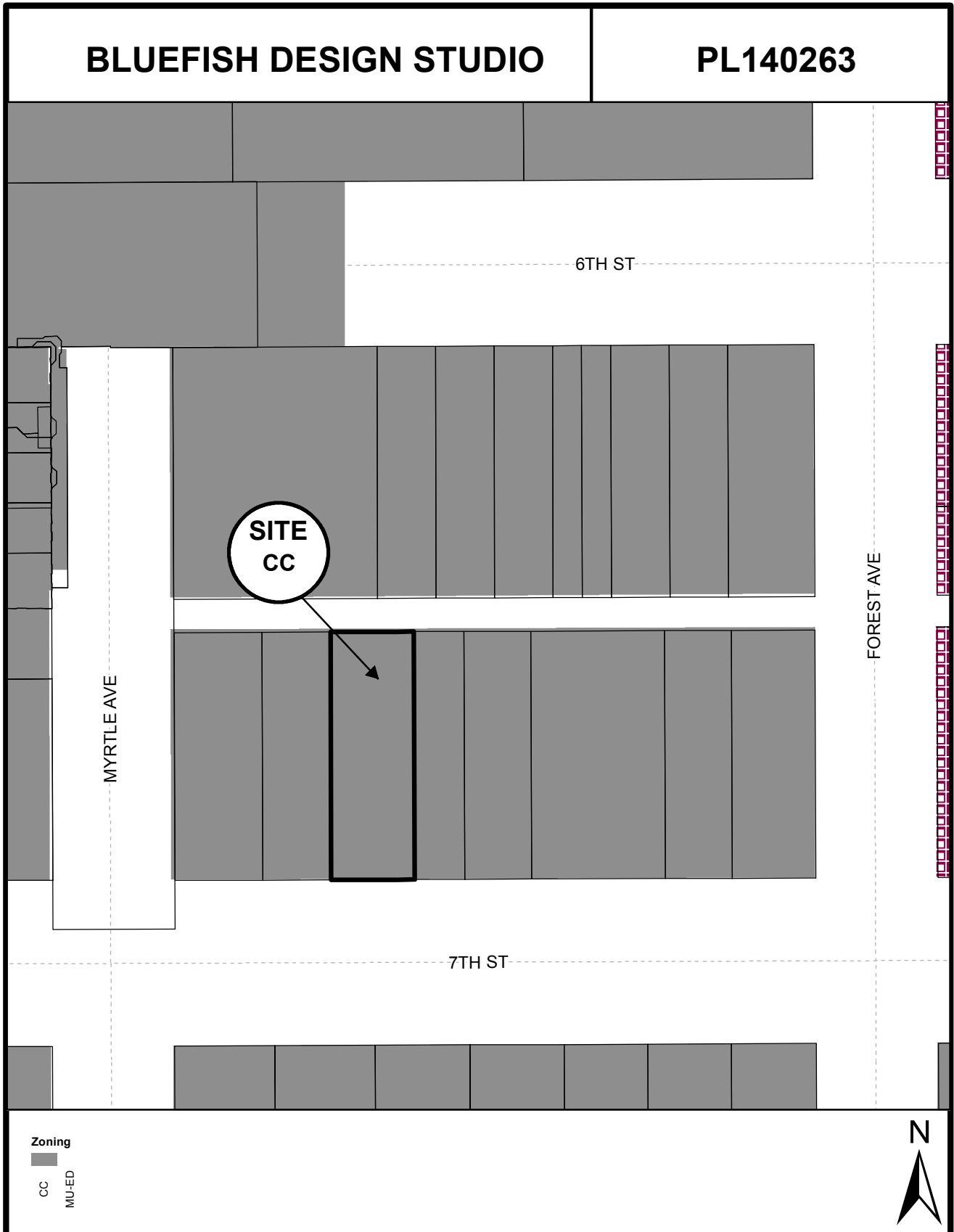
ZONING AND DEVELOPMENT CODE REFERENCE:



DEVELOPMENT PROJECT FILE
for
BLUFISH DESIGN STUDIO
(PL140263)

ATTACHMENTS:

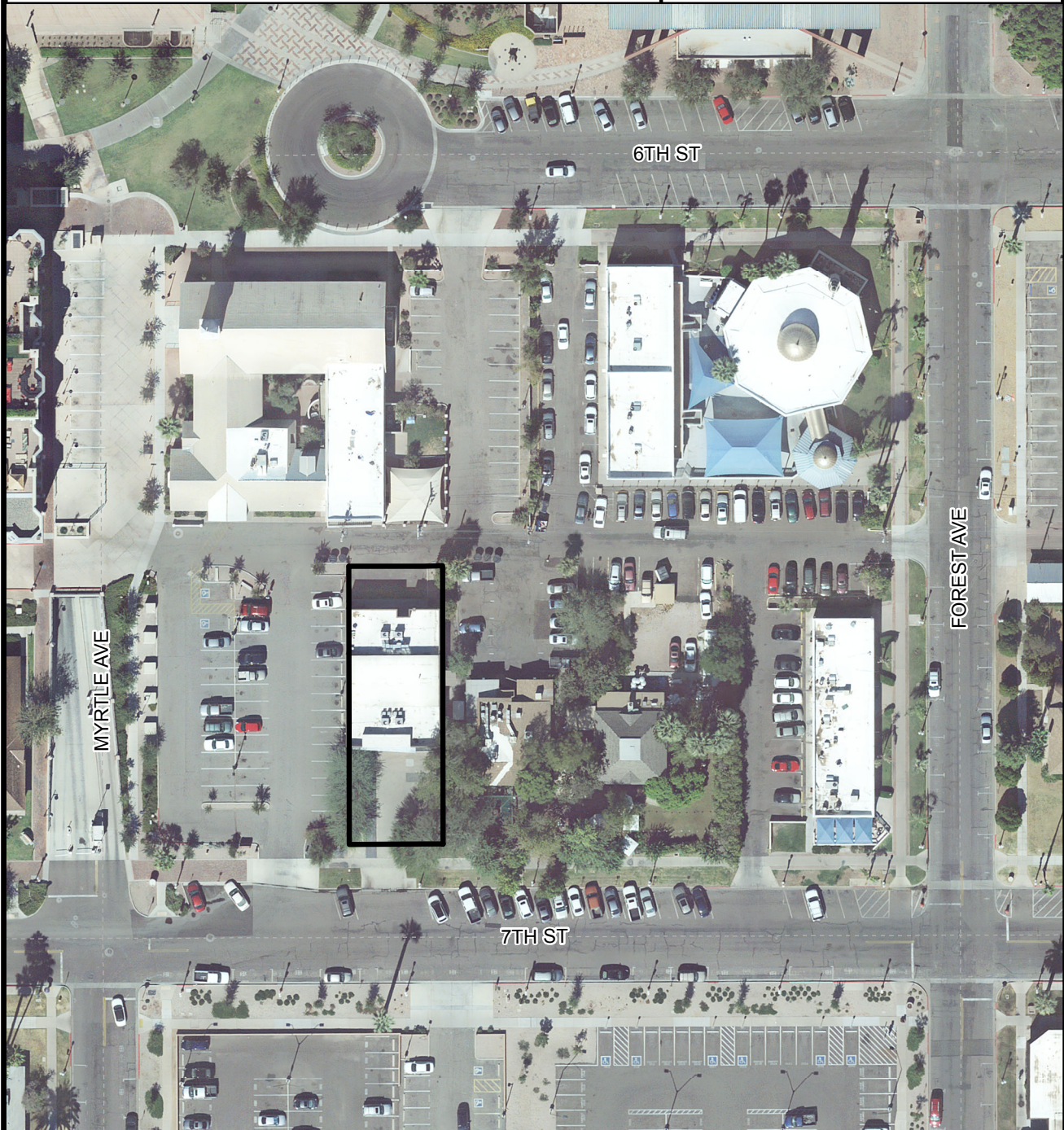
1. Location Map
2. Aerial
3. Letter of Explanation
4. Photos
5. Cover Sheet
6. Project Data Sheet
7. Site Plan
8. Floor Plans
9. Black and White Building Elevations
10. Colored Building Elevations
11. Building Sections
12. December 3, 2014 Colored Building Elevations



Location Map

BLUEFISH DESIGN STUDIO

PL140263



Aerial Map

December 1, 2014
City of Tempe
P.O. Box 5002
Tempe, AZ 85280

RE: Blufish Design Studio 110 E. 7th Street (SPR14108)

To Whom It May Concern,

The Blufish Design Studio addition project aims to expand their existing office space with an 1800sf second level addition. The new square-footage will provide additional open-office area allowing their business to continue to grow and thrive in Downtown Tempe.

The design strategy for the building is to stay in harmony with the existing structure. The expansion will result in a slightly higher parapet level and will grow to the north of the site allowing the current landscape and entry court to remain intact. The second floor office space has a large north-facing window providing adequate daylight into the building and maintaining the day-lit double-height lobby that currently exists. All other openings will remain.

The increased height provides integrated mechanical parapet screens to 100% shield any view of the roof-top units. In addition, new roof drains will be integrated into the structure on the north to drain the high roof. No scuppers will be visible from the north.

Due to the additional square-footage, the building will be adapted to comply with fire safety regulations and a new sprinkler system will be installed throughout the building.

The existing permeable parking court will remain as exists and parking will continue to comply with variance A-85-2.23. Dead/dying trees have been replaced and planted by the Owner.

The main intent of the design is to incorporate a sensitive addition to the existing building while maintaining the current and successful relationship to both 7th street and House of Tricks patio. Ultimately, the new addition will provide a slight update to the architecture and help build towards the City of Tempe's City Center density goals.

Sincerely,



John F. Kane, FAIA, LEED AP
Principal



Front Entry



Front Entry



Interior Lobby



Back Entry and Parking



Back Entry and Parking

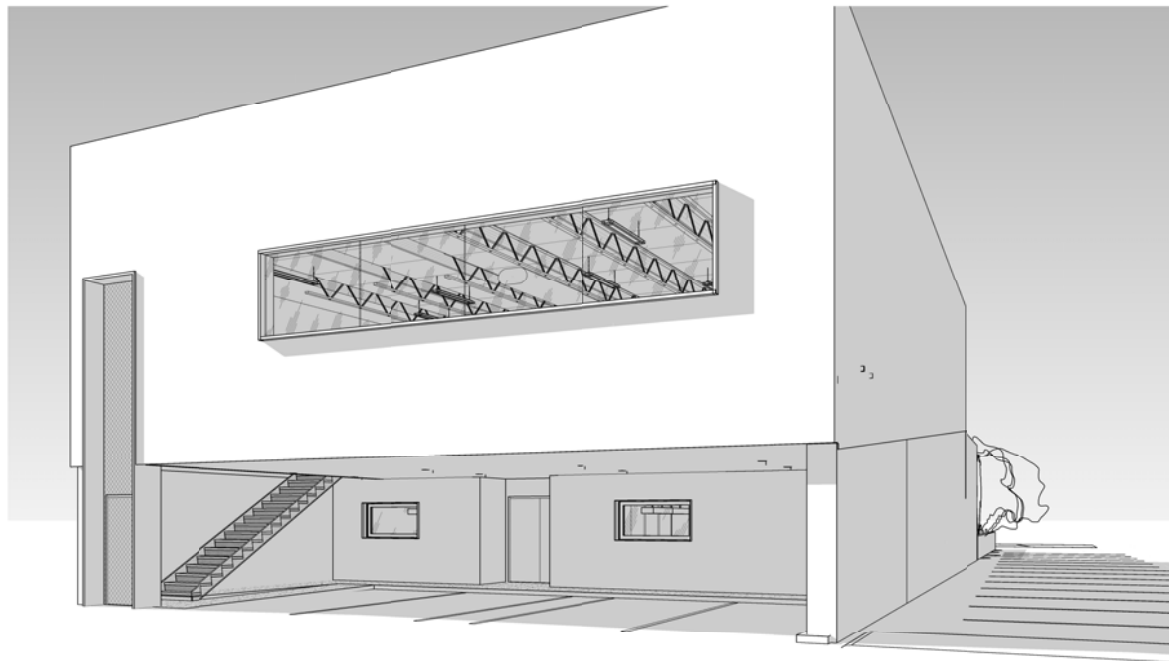


Interior Clerestory Windows

BLUFISH Addition
110 E 7th Street, Tempe, AZ 85281

ARCHITEKTON

Blufish Design Studio Addition



Architect

ARCHITEKTON
464 S. Farmer Avenue, Suite 101
Tempe, Arizona 85281
P 480.894.4637
F 480.894.4638
W architecton.com

Mechanical, Plumbing, and Electrical Engineers

Applied Engineering
2800 S. Rural Road
Tempe, Arizona 85282
P 480.968.3070

Structural Engineer

BDA engineers
7047 E. Greenway Pkwy, Suite 250
Scottsdale, Arizona 85284
P 480.398.7729

Contractor

Bistany PLC
4200 N. Central Ave
Phoenix, Arizona 85012
P 602.625.8397

Owner

Matt Hasher
110 E. 7th Street
Tempe, Arizona 85281
P 480.517.1900
E matt@blufish.com

ARCHITEKTON

464 S Farmer Ave., Suite 101
Tempe AZ, 85281
T 480.894.4637
F 480.894.4638
www.architekton.com

Not for Construction



11/9/2016 3:16:52 PM - Plot Date

Blufish Design Studio Addition

SPR-14108
Blufish Design Studio
110 E 7th St, Tempe, AZ 85281

No. Description Date

01/05/2014
DRC SUBMITTAL

Cover Sheet
GI-000

ABBREVIATIONS

A @ AC AC UNIT AB ABBVR ACC ACCU ACI ACOS INSL ACOS INSL ACST ACT ADA ADDL ADEM ADH AFF AGGR AHJ ALT ALUM ANOD ANPC ARCH AWT

B BB B/B B/B BATTEN BOARD B/BM B/BM BLDG BLKG BM BOT BRZ BSMT BTWN BUR BW

C CAB CB CCTV CEM CERT CFCI CFCO CH CHBD CHEM CI CP CJ CLG CLO CLR CLM CMU CNTR COL CONC CONN CONSTR CONT CONTR COORD CORR CPT CSK CSWK CT CTR CTRL CUH CUST CW

D CONTR COORD CORR CPT CSK CSWK CT CTR CTRL CUH CUST CW

E EAST EA EACH EF E/FS EL ELEC ELEM ELV ENAM ENCL ENGR ENVRM EOS EQ EPDM EPS EQ EQUIV ETR EV EWC EWH EXHAUST EXIST EXP EXT

F FACE-TO-FACE FAD FA FAAP FARM FCU FD FECE FIN FIXTURE FLOR FLUR FLD FNDN FO FRUS FRP FRTW FT FTG FURN FW FWC

G GAGE GAL GALLON GALV GALVANIZED GALV STL GAB GRAB BAR GC GENERAL CONTRACTOR GEN GENERAL GENERATOR GFCI GROUND FAULT CIRCUIT INTERRUPTER GFRG GLASS FIBER REINFORCED CONCRETE GFRG GLASS FIBER REINFORCED GYPSUM GL GLASS, GROUND LEVEL GL BLK GLAZED LAMINATED BEAM GLZ GLAZED WALL TILE GYM GYMSIUM GYP BD GYPSUM BOARD GYP PLAS

H HOSE BIBB H/C HANDICAP, HOLLOW CORE HCP HANDICAPPED HD HEAVY DUTY HARDWARE HOW HARDWOOD HRI HOLLOW METAL HO HOLD OPEN HORZ HORIZONTAL HRU HOLLOW STRUCTURAL SECTION HSS HOLLOW STRUCTURAL SECTION HTWC HEATING VENTILATING AND AIR CONDITIONING HW HOT WATER HYD HYDRANT

I ID INSIDE DIAMETER IN INCHES INCHES INCHES INCL INCLUDE INFO INFORMATION INSL INSULATION INT INTERIOR INTERM INTERMEDIATE JAN JANITOR JAN CLO JANITOR CLOSET JNT JOINT JR JUNIOR JST JOIST K KD KNOCK DOWN KP 1000 POUNDS KIT KITCHEN KO KNOCK OUT KPL KICK PLATE L LAB LITER, ANGLE LAB LABORATORY LAM LAMINATED LAV LAVATORY LABEL LABEL LBS POUND LD LOAD ENAMEL LINEAR FEET LH LAHENT HOLE, LEFT HAND LIB LIBRARY LIN LINEAR LKR LOCKER LKR RM LOCKER ROOM LL LINE LOAD LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LT LINOLEUM TILE, LIGHT LIGHTING M MACH MATONLINE MCHM MACHINE ROOM MAHOG MAHOJANY MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MKR MKR BOARD MC MECHANICAL CONTRACTOR MDF MEDIUM DENSITY FIBERBOARD MED MEDIUM DENSITY OVERLAY ME MECH MECH MECHANICAL MECH RM MECHANICAL ROOM MFR MANUFACTURER MIN MINIMUM MISCELLANEOUS ML MILUMETER MO MASONRY OPENING MOD BIT MOUNTED MTD MOUNTED NTL METAL MATERIAL MULL MULLION

N NORTH NA NOT APPLICABLE NOT IN CONTRACT NO # NUMBER NOM NOMINAL NORMAL NTS NOT TO SCALE

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PROJ PROJECT PROP PROPERTY PFS POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH POST TENSORED PTD PAPER TOWER DISPENSER PARTITION PARTITION PVC POLYVINYL CHLORIDE (PLASTIC) PWR POWER Q QUARRY TILE QTR QUARTER QTY QUANTITY R RISER, RADIUS, HEAT RESISTANCE RA RETURN AIR RAD RADIATOR RB RUBBER BASE, RESILIENT BASE RC ROOFING CONTRACTOR RCP REFLECTED CEILING PLAN RD ROOF DRAIN RE RECESSED REC RM RECREATION ROOM REF REFRIGERATOR REG REGISTER, REGULATION REINFORCE REQUIRED RESIL RESILIENT REVISION RFL ROOFING REQUEST FOR INFORMATION RFI REQUEST FOR INFORMATION RFP RIGHT HAND, ROOF HATCH ROOM RM ROUGH OPENING ROW RIGHT OF WAY RUBBER TILE FLOOR RTU ROOF TOP UNIT RV ROOF VENT RW RESCUE WINDOW RWB RUBBER WALL BASE S SOUTH SAB SOUND ATTENUATION BATTS SAN SANITARY SC SOLID CORE, SHADING COEFFICIENT SCHED SCHEDULE SD SOAF DISPENSER SECT SECTION SF SQUARE FOOT, SAFETY FACTOR SGT STRUCTURAL GLAZED TILE SHR SHOWER SHT SHEET SIM SIMILAR SND SANITARY MARKIN DISPENSER SOGS SLAB ON GRADE SPC SUSPENDED PLASTER CEILING SPEC SPECIFICATION(S) SPCR SQUARE MILLUMETER SQT SQUARE STD STAINLESS STEEL STC SOUND TRANSMISSION CLASS STANDARD STD STORAGE STRUC STRUCTURAL UBTUITE UNDERBUTT SUB SUBFLOOR SUB FL SUB FL SUSPENDED SUSP/CLG SUSPENDED CEILING SV SAFETY VALVE, SHEET VINYL SWBD SWITCHBOARD SY SQUARE YARD SYM SYMBOL SYS SYSTEM T TREAD T & B TOP AND BOTTOM T & G TONGUE AND GROOVE TB THROUGH BOLT, TOWEL BAR TECH TECHNICAL, TECHNOLOGY TEL TELEPHONE TEMP TEMPERATURE TERR TERRAZZO THERM THERMAL THICKNESS THRU THROUGH TK BK TACK BOARD TMRD TEMPERED TMRD GL TEMPERED GLASS TOM TOP OF CONCRETE TOP TOP OF MASONRY, TOP OF FLOOR, TOP OF FRAME TOP TOP OF MASONRY TOPO TOPOGRAPHY TOPO TOP OF STEEL TOLERATED DISPENSER TVP TELEVISION TYP TYPICAL U HEAT TRANSFER COEFFICIENT UNDERIC UNDERGROUND UGND UNIT HEATER UNDR UNDRYERS/LABORATORIES UNF UNFINISHED UNLN UNLESS NOTED OTHERWISE UTL UTILITY UV UNIT VENTILATOR

DIA or Ø DIAMETER DIFF DIFFERENTIAL DIM DIMENSION DIR DIRECTION DIR DISPENSER DIST DISTANCE DIV DIVIDE, DIVISION DL DEAD LOAD DMFP DAMPPROOFING DAMPR DAMPER DOWN DN DO DITTO DOC DOCUMENT DOZN DOZEN DR DOOR DS DOWNSPOUT DESIGN DSGN DESIGN DT DRAIN TILE DSHW DSH WASHER DWG DRAWING E EAST EA EACH EF ELECTRICAL CONTRACTOR E/FS EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEM ELEMENTARY ELV ELEV ENAM ENAMEL ENCL ENCLOSURE ENGR ENGINEER ENVRM ENVIRONMENT EOS EDGE OF SLAB EQ ELECTRIC PANEL EPDM ETHYLENE PROPYLENE DIENE MONOMER EPS EXPANDED POLYSTYRENE BOARD EQ EQUIP EQUIPMENT EQUIV EQUIVALENT ETR ETR ETR EV EACH WAY EWC ELECTRIC WATER COOLER EWH ELECTRIC WATER HEATER EXHAUST EXIST EXISTING EXP EXPAND, EXPANSION EXT EXTERIOR F FACE-TO-FACE FAD FA FA ALARM ANNUNCIATOR PANEL FARM FIRE ALARM CONTROL PANEL FCU FAN COIL UNIT FD FLOOR DRAIN FECE FIRE EXTINGUISHER FECE FIRE EXTINGUISHER CABINET FIN FINISH FIXTURE FLOR FLOOR FLUR FLOURESCENT FLUR FLOOR FNDN FOUNDATION FO FINISHED OPENING FRUS FIRE RESISTIVE JOINT SYSTEM FRP FIBERGLASS REINFORCED PLASTIC FRTW FIRE RETARDANT TREATED WOOD FT FOOT, FEET FTG FOOTING FURN FURNITURE FW FIRE WALL FWC FABRIC WALL COVERING G GAGE GAL GALLON GALV GALVANIZED GALV STL GALVANIZED STEEL GAB GRAB BAR GC GENERAL CONTRACTOR GEN GENERAL GENERATOR GFCI GROUND FAULT CIRCUIT INTERRUPTER GFRG GLASS FIBER REINFORCED CONCRETE GFRG GLASS FIBER REINFORCED GYPSUM GL GLASS, GROUND LEVEL GL BLK GLAZED LAMINATED BEAM GLZ GLAZED WALL TILE GYM GYMSIUM GYP BD GYPSUM BOARD GYP PLAS GYPSUM PLASTER H HOSE BIBB H/C HANDICAP, HOLLOW CORE HCP HANDICAPPED HD HEAVY DUTY HARDWARE HOW HARDWOOD HRI HOLLOW METAL HO HOLD OPEN HORZ HORIZONTAL HRU HOLLOW STRUCTURAL SECTION HSS HOLLOW STRUCTURAL SECTION HTWC HEATING VENTILATING AND AIR CONDITIONING HW HOT WATER HYD HYDRANT

JAN JANITOR JAN CLO JANITOR CLOSET JNT JOINT JR JUNIOR JST JOIST K KD KNOCK DOWN KP 1000 POUNDS KIT KITCHEN KO KNOCK OUT KPL KICK PLATE L LAB LITER, ANGLE LAB LABORATORY LAM LAMINATED LAV LAVATORY LABEL LABEL LBS POUND LD LOAD ENAMEL LINEAR FEET LH LAHENT HOLE, LEFT HAND LIB LIBRARY LIN LINEAR LKR LOCKER LKR RM LOCKER ROOM LL LINE LOAD LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LT LINOLEUM TILE, LIGHT LIGHTING M MACH MATONLINE MCHM MACHINE ROOM MAHOG MAHOJANY MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MKR MKR BOARD MC MECHANICAL CONTRACTOR MDF MEDIUM DENSITY FIBERBOARD MED MEDIUM DENSITY OVERLAY ME MECH MECH MECHANICAL MECH RM MECHANICAL ROOM MFR MANUFACTURER MIN MINIMUM MISCELLANEOUS ML MILUMETER MO MASONRY OPENING MOD BIT MOUNTED MTD MOUNTED NTL METAL MATERIAL MULL MULLION

N NORTH NA NOT APPLICABLE NOT IN CONTRACT NO # NUMBER NOM NOMINAL NORMAL NTS NOT TO SCALE

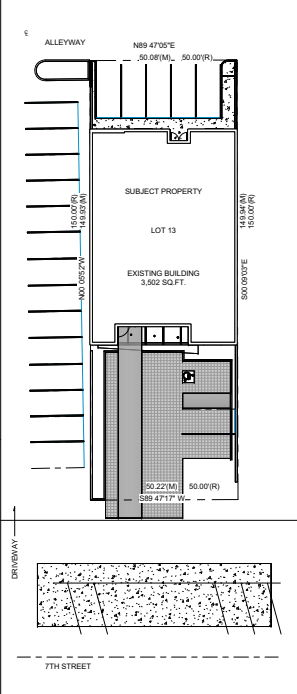
O OVERALL OUT TO OUT ON CENTER OUTSIDE DIAMETER OWNER FURNISHED OWNER INSTALLED OWNER FURNISHED CONTRACTOR OFF OFFICE OVERHANG OVERHEAD HAND OPPOSITE HAND OPNG OPPOSITE OPT OPTIMAL

P PUBLIC ADDRESS PAR PARALLEL PART PARTIAL PATTN PATTERN PAT PERM PERMITER PL PLATE PROPERTY LINE PL GL PLATE GLASS PLAM PLASTIC LAMINATE PLAS PLASTER, PLASTIC PLUM PLUMBING PLYWOOD PLYWOOD PNL PANEL POL POLISHED POLY POLYETHYLENE (PLASTIC) PORC PORTABLE PORTABLE POS POSITIVE PRECAST PRECAST PREFAB PREFABRICATED PREFR PREFRISHED PRELM PRELIMINARY PRKG PARKING

PROJ PROJECT PROP PROPERTY PFS POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH POST TENSORED PTD PAPER TOWER DISPENSER PARTITION PARTITION PVC POLYVINYL CHLORIDE (PLASTIC) PWR POWER Q QUARRY TILE QTR QUARTER QTY QUANTITY R RISER, RADIUS, HEAT RESISTANCE RA RETURN AIR RAD RADIATOR RB RUBBER BASE, RESILIENT BASE RC ROOFING CONTRACTOR RCP REFLECTED CEILING PLAN RD ROOF DRAIN RE RECESSED REC RM RECREATION ROOM REF REFRIGERATOR REG REGISTER, REGULATION REINFORCE REQUIRED RESIL RESILIENT REVISION RFL ROOFING REQUEST FOR INFORMATION RFI REQUEST FOR INFORMATION RFP RIGHT HAND, ROOF HATCH ROOM RM ROUGH OPENING ROW RIGHT OF WAY RUBBER TILE FLOOR RTU ROOF TOP UNIT RV ROOF VENT RW RESCUE WINDOW RWB RUBBER WALL BASE S SOUTH SAB SOUND ATTENUATION BATTS SAN SANITARY SC SOLID CORE, SHADING COEFFICIENT SCHED SCHEDULE SD SOAF DISPENSER SECT SECTION SF SQUARE FOOT, SAFETY FACTOR SGT STRUCTURAL GLAZED TILE SHR SHOWER SHT SHEET SIM SIMILAR SND SANITARY MARKIN DISPENSER SOGS SLAB ON GRADE SPC SUSPENDED PLASTER CEILING SPEC SPECIFICATION(S) SPCR SQUARE MILLUMETER SQT SQUARE STD STAINLESS STEEL STC SOUND TRANSMISSION CLASS STANDARD STD STORAGE STRUC STRUCTURAL UBTUITE UNDERBUTT SUB SUBFLOOR SUB FL SUB FL SUSPENDED SUSP/CLG SUSPENDED CEILING SV SAFETY VALVE, SHEET VINYL SWBD SWITCHBOARD SY SQUARE YARD SYM SYMBOL SYS SYSTEM T TREAD T & B TOP AND BOTTOM T & G TONGUE AND GROOVE TB THROUGH BOLT, TOWEL BAR TECH TECHNICAL, TECHNOLOGY TEL TELEPHONE TEMP TEMPERATURE TERR TERRAZZO THERM THERMAL THICKNESS THRU THROUGH TK BK TACK BOARD TMRD TEMPERED TMRD GL TEMPERED GLASS TOM TOP OF CONCRETE TOP TOP OF MASONRY, TOP OF FLOOR, TOP OF FRAME TOP TOP OF MASONRY TOPO TOPOGRAPHY TOPO TOP OF STEEL TOLERATED DISPENSER TVP TELEVISION TYP TYPICAL U HEAT TRANSFER COEFFICIENT UNDERIC UNDERGROUND UGND UNIT HEATER UNDR UNDRYERS/LABORATORIES UNF UNFINISHED UNLN UNLESS NOTED OTHERWISE UTL UTILITY UV UNIT VENTILATOR

V VOLT VAR VARIAS, VARIATION VB VINYL BASE VCB VINYL COMPOSITE TILE VCT VENT VENTILATION VENT VERTICAL VEST VESTIBULE VFI VERIFY IN FIELD VIF VOLATILE ORGANIC COMPOUND VOLUME VR VAPOR RETARDER VUH VERTICAL UNIT HEATER VWC VERTICAL WALL COVERING W WATT, WEST W WITH W/O WITHOUT W/W WALL TO WALL WB WOOD BASE WC WALL COVERING, WATER CLOSET WD WOOD WO WINDOW WDF WIDE FLANGE WF WATER HEATER, WALL HUNG WM WIRE MESH WP WATER PROOFING, WEATHERPROOF WR WATER REPELLENT, WEATHER RESISTANT WSCOT WINGSOT WGT WEIGHT WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH X BY X BY Y YD

LOCATION MAP



PLUMBING FIXTURE SCHEDULE

Occupancy Group	Load	Water Closes	Male	Female	Male	Female	Tubs or Showers	Drinking Fountains
Business	54	1	1	1	1	1	0	0

PROJECT DATA

CIVIC ADDRESS: 110 E. 7TH STREET TEMPE, AZ 85281

ZONING DISTRICT: CC (CITY CENTER) with TOD Corridor Area Overlay

SITE AREA: 7,526 S.F.

BUILDING FOOTPRINT: 3,502 S.F.

BUILDING HEIGHT: 100'-0"

MAX. PERMITTED: 100'-0"

PROPOSED: 30'-0"

PARKING SUMMARY:

REQUIRED: OFFICE 5535SF @ 1:300= 18.45 18.45 - 25% = 13.8 REQ. TOD Overlay: Incl. 2 Frontage Spaces Ref. Case No. A-85-2.23 for existing parking variances to reduce required spaces to 9 REQ.

PROVIDED: 8 PARKING SPACES PVD. 1 ADA VAN PARKING SPACE PVD 4 BICYCLE SPACES PVD.

AREA SUMMARY:

EXISTING AREA: 3502 SF
NEW AREA: 2033 SF
TOTAL AREA: 5535 SF

PROJECT INFORMATION

PROJECT ADDRESS: 110 E. 7TH STREET TEMPE, AZ 85281

APN: 132-27-083

MCR#: 226

JURISDICTION: CITY OF TEMPE

PROJECT DESCRIPTION

ADDITION - 2ND LEVEL

PROPERTY OWNER

MATT HASHER
BLUFISH DESIGN STUDIO
110 E. 7TH STREET
TEMPE, AZ 85281

CONTACT: MATT HASHER
480.517.1800
MATT@BLUFISH.COM

SHEET INDEX

Sheet Number Sheet Name

DRC SUBMITTAL
GI-000 Cover Sheet
GI-001 Project Summary
GI-002 Architectural Notes and Symbols
GI-102 Code Summary, Fire Exting, and Separation

DRC SUBMITTAL
AS-101 Site Plan

DRC SUBMITTAL
AD-101 Demolition Drawings

DRC SUBMITTAL
AE-101 Floor Plans
AE-201 Exterior Elevations
AE-202 Colored Exterior Elevations
AE-301 Building Sections

Table 5-611A - Transportation Overlay District Development Standards in Commercial Districts

Standard (Standards apply to entire District, unless otherwise specified.)	CC (TOD)	CSS (TOD)	PCC-1 (TOD)	PCC-2 (TOD)	Use Permit allows the following deviation from standards:
Maximum Residential Density (dwellings/acre) in Station Areas - Use Permit required for residential uses	NS	25 (U)	20 (U)	30 (U)	NA
Building Height Maximum (feet): * Corridor	50 ft	35 ft	35 ft	50 ft	20% increase
Station Areas without residential	75 ft	35 ft	40 ft	45 ft	20% increase
Station Areas with residential building story(s) above commercial Building height step-back required adjacent to SFR Districts. [See Section 4-404]	Yes	Yes	Yes	Yes	NA
Max. Lot Coverage (% of net lot area)	NS	75%	75%	80%	20% increase
Minimum Landscape Area (% of net lot area)	NS	25%	25%	20%	10% decrease
Ground Floor Use Standards Apply in Station Areas	Yes	Yes	Yes	Yes	NA

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Blufish Design Studio Addition

SFR-14108 11/20/15 3:17:02 PM - Plot Date

SFR-14108 Blufish Design Studio 110 E 7th St, Tempe, AZ 85281

No. Description | Date

11/05/2014 DRC SUBMITTAL

Project Summary

GI-001

464 S Farmer Ave., Suite 101 Tempe, AZ 85281
T 480.894.4837
F 480.894.4838
www.architekton.com

21395 JOHN F. KANE ARCHITECTURAL

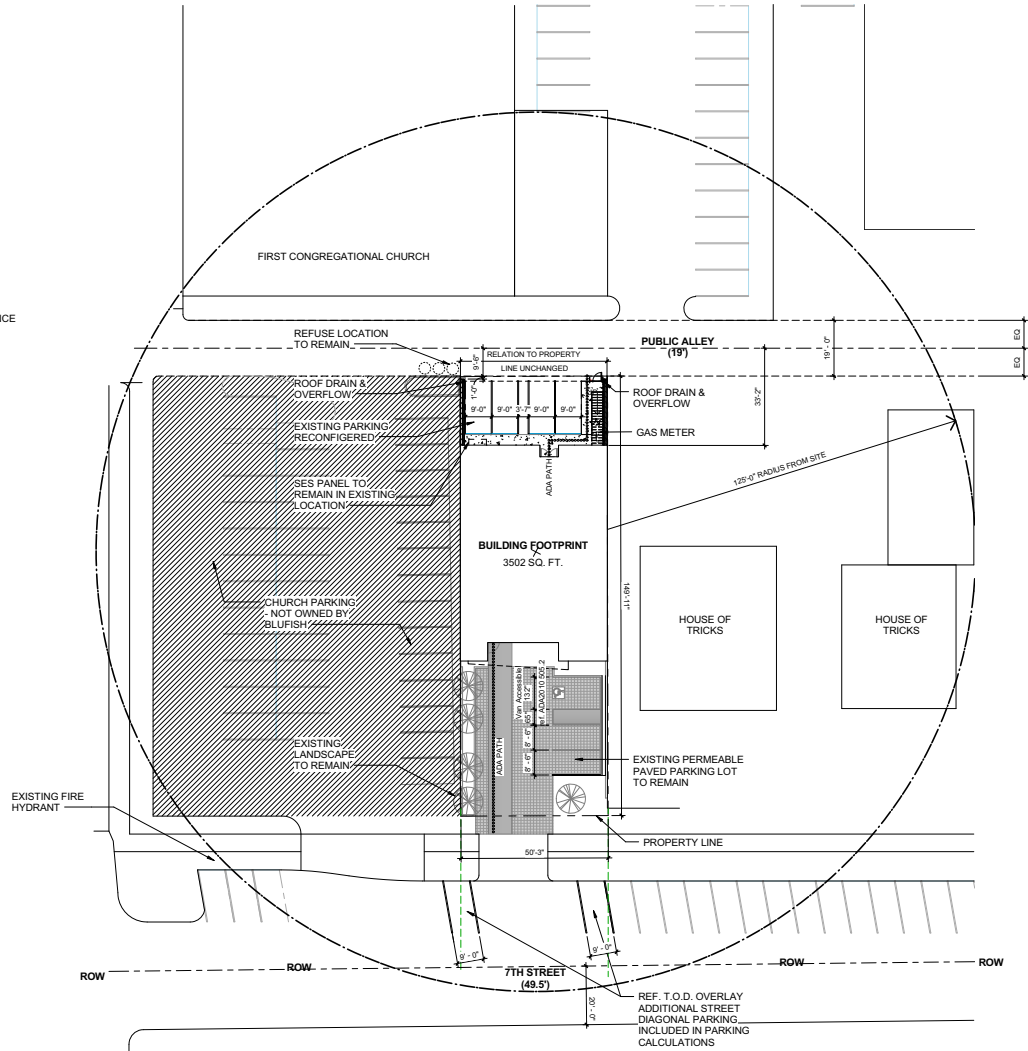
EXPRES 63015



VICINITY MAP

PARKING CALCULATIONS

- REQUIRED → REF. CASE #A-81-10.19 FOR VARIANCE
- PROVIDED → PARKING 7 STANDARD
1 ADA
- ADDITIONAL → 4 BICYCLE
1 SHARED ON 7TH ST.



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F 480.994.4038
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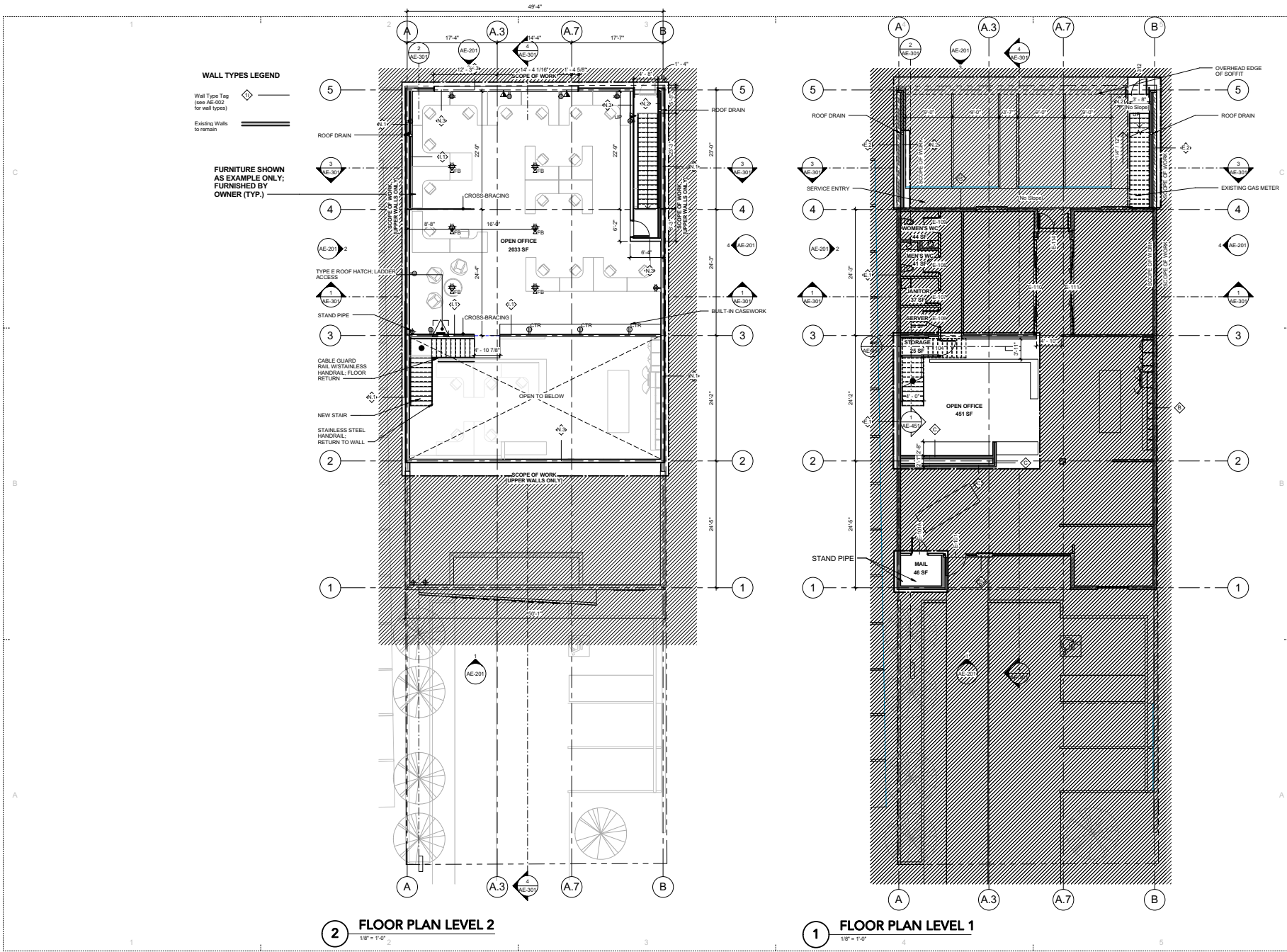
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Blufish Design Studio Addition

SPR-14108
Blufish Design Studio
110 E 7th St, Tempe, AZ 85281

No.	Description	Date
01/05/2014	DRC SUBMITTAL	

Site Plan
AS-101



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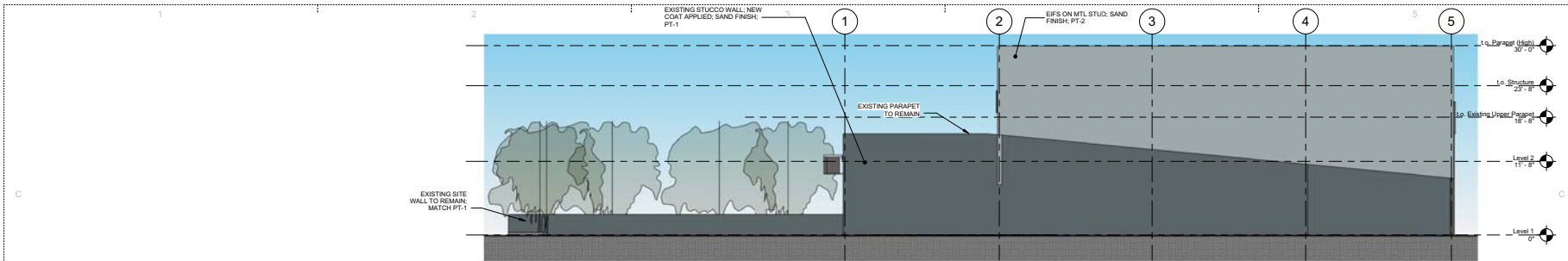
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Blufish Design Studio
110 E 7th St, Tempe, AZ 85281

No.	Description	Date
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	DRC SUBMITTAL	

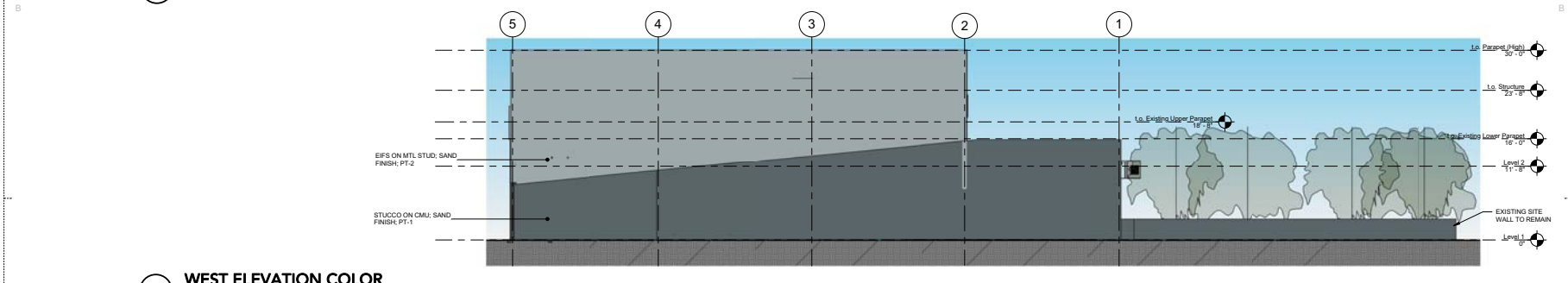
Floor Plans
AE-101



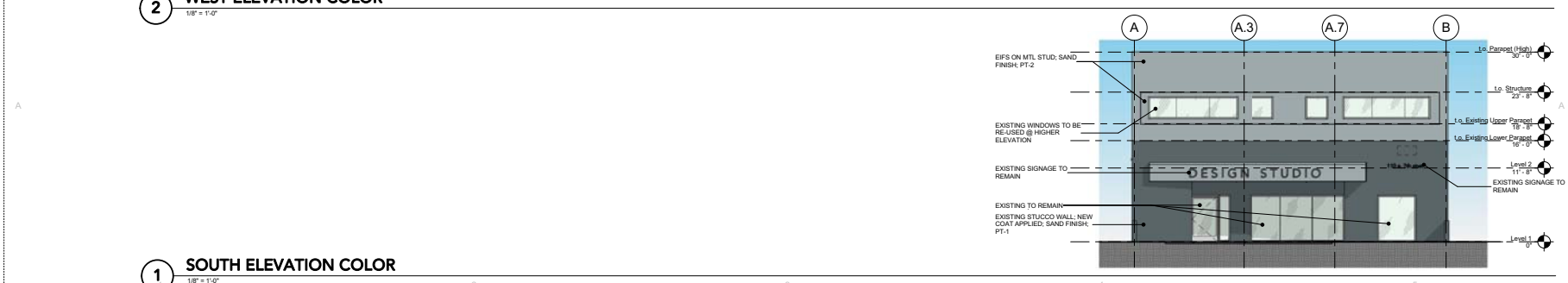
4 EAST ELEVATION COLOR
1/8" = 1'-0"



3 NORTH ELEVATION COLOR
1/8" = 1'-0"



2 WEST ELEVATION COLOR
1/8" = 1'-0"



1 SOUTH ELEVATION COLOR
1/8" = 1'-0"

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11/9/2016 5:32:49 PM - Plot Date

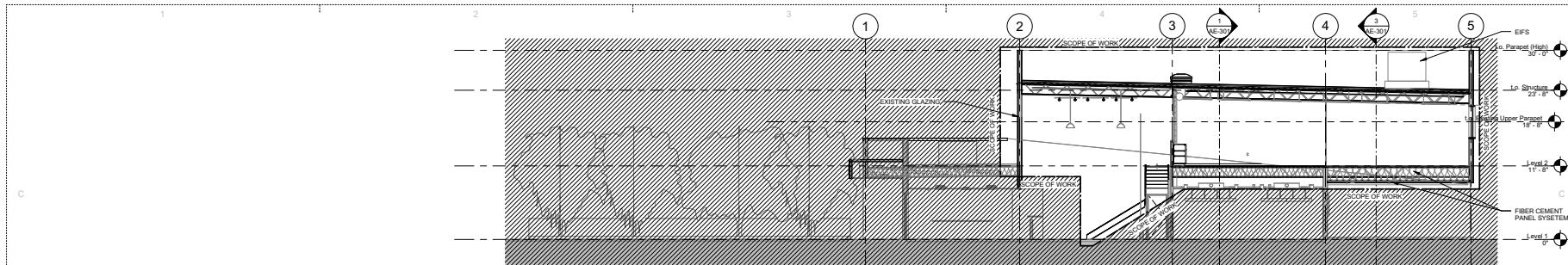
Blufish Design Studio Addition
SPR-14108
Blufish Design Studio
110 E 7th St, Tempe, AZ 85281

No. Description Date

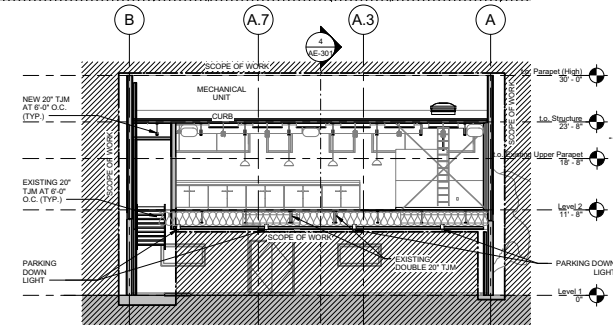
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DRC SUBMITTAL

Colored Exterior Elevations

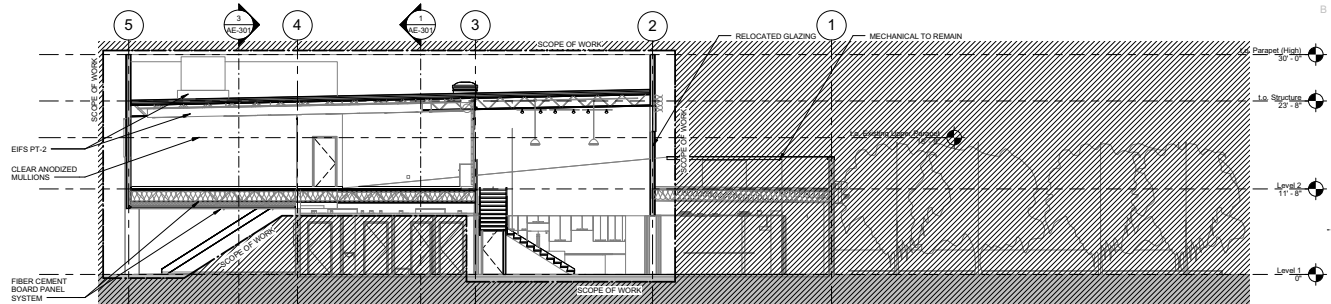
AE-202



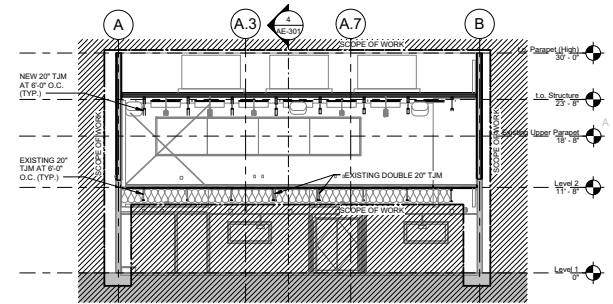
4 Longitudinal Section A
1/8" = 1'-0"



3 Lateral Section B
1/8" = 1'-0"



2 Longitudinal Section B
1/8" = 1'-0"



1 Lateral Section A
1/8" = 1'-0"

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SPP-1410B 11/20/12 3:16:15 PM - Plot Date

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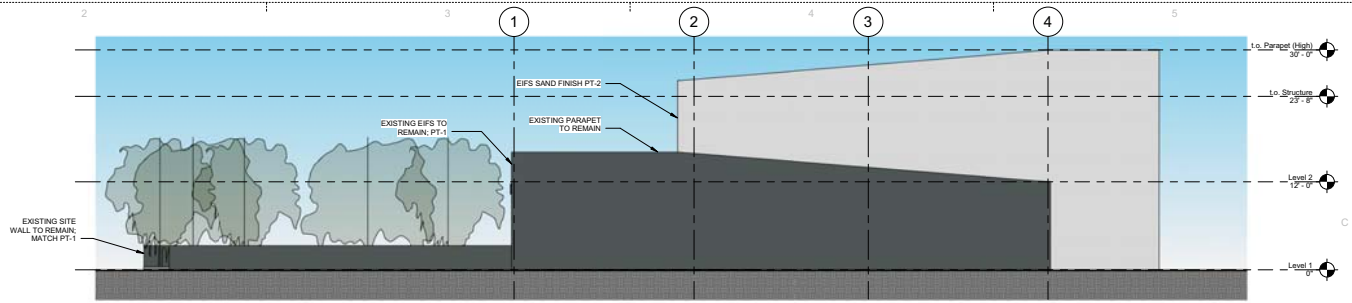
SPP-1410B
Blufish Design Studio
110 E 7th St, Tempe, AZ 85281

No.	Description	Date
01/05/2014	DRC SUBMITTAL	

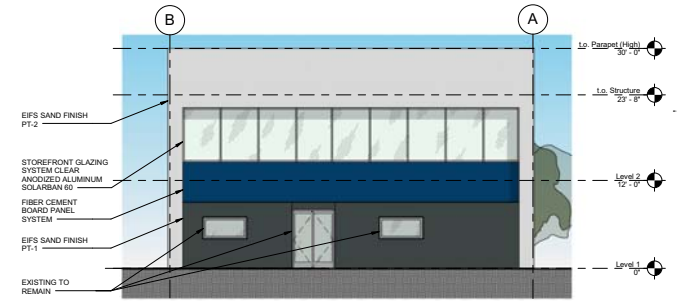
Building Sections
AE-301

December 3, 2014 Colored Building Elevations

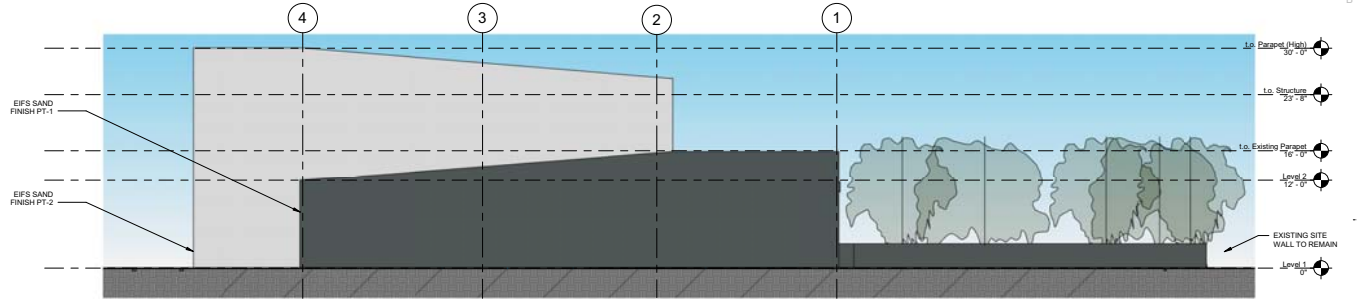
4 EAST ELEVATION COLOR
1/8" = 1'-0"



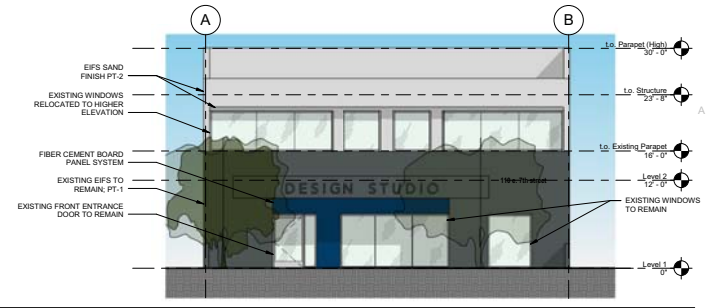
3 NORTH ELEVATION COLOR
1/8" = 1'-0"



2 WEST ELEVATION COLOR
1/8" = 1'-0"



1 SOUTH ELEVATION COLOR
1/8" = 1'-0"



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Tempe AZ, 85281
T 480.894.4637
F 480.894.4638
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12/2/2014 12:21:08 PM - Plot Date

Design Studio Expansion

Bluffish Design
110 E 7th St, Tempe, AZ 85281

SPR-14108

No.	Description	Date

DRC Submittal

Colored Exterior Elevations

AE-202