

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/11/2014  
Agenda Item: 5**

**ACTION:** Request for a Development Plan Review consisting of a new drive thru restaurant building for CULVERS RESTAURANT located at 630 East Southern Avenue. The applicant is Evergreen Devco.

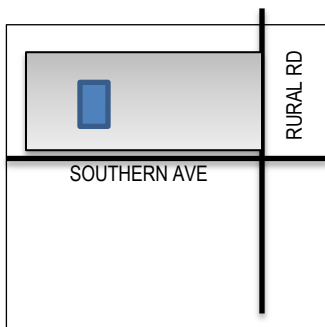
**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff recommends approval

**BACKGROUND INFORMATION:** CULVERS RESTAURANT (PL130335) is a new restaurant building with drive-thru proposed on a site bound by Huntington Drive to the north, McAllister Drive to the west and Southern Avenue to the south. The restaurant is on a vacant Lot 3 of the commercial center located at the northwest corner of Rural Road and Southern Avenue; across from the Tempe Library Complex.. An O'Reilly Auto Parts Store was recently constructed on the west adjacent site. Cross access easements existing between this site and neighboring properties to accommodate vehicular access across the entire commercial center. The Culver's Restaurant is the first of two phases in this development proposal.

The request includes the following:

DPR13324 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Verus RS, LLC
Ground Lessee	Culver's Franchise- John and Cheryl Foertsch owners
Applicant	Cameron Miller, Evergreen Devco
Current Zoning District	PCC-1, Planned Commercial Center Distract
Gross/Net site area	+/-1.54 ac. overall, +/-1.1/18 ac. lessee (Pad B) area
Building area	+/-4,523 sf. interior, 480 s.f. patio
Lot Coverage	12.27 % (50 % maximum allowed)
Building Height	+/-24.00 ft. ( 35' maximum allowed)
Building Setbacks	0, 0, 14, 30 ft. minimum per previous plan of development
Landscape Coverage	20.8 % (15 % minimum allowed)
Vehicle Parking	65 spaces Pad B (65 minimum required)
Bicycle Parking	4 spaces (4 minimum required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Sherri Lesser, Senior Planner (480-350-8486)

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

## COMMENTS:

This site is located at the northeast corner of McAllister Ave and Southern Avenue. This property is the remaining vacant lot within the Mervyn's Shopping Center Phase I and II. The site plan reference a future retail phase for the site with future lot lines splitting the lot. Any future subdivisions of the lot will require a Final Subdivision Plat for the Center to create a separate lot for Pad B. Associated with this agreement would be cross access and cross drainage agreements between the created lots of the subdivision, and Code, covenants and Restrictions that would govern landscape maintenance and similar common elements shared by the Pad B and the rest of the commercial plaza.

This request includes a Development Plan Review for the development of PAD B site plan, building elevations, drive thru, outdoor patio, including a new refuse enclosure, landscaping, lighting and vacant PAD left for future building. The building area will be 4500 s.f. which includes a 460 s.f. of outdoor patio area. The applicant is requesting that the Development Review Commission take action on the site plan, building elevations and landscape plan; no further planning entitlements are required.

## Public Input

No neighborhood meeting required.

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

The new 4500 square foot building is oriented in a north to south configuration perpendicular to Southern Ave frontage. The building elevations have stucco wall finish with a stone veneer at base of building, full height on building entrance and accenting the pilasters around the building with full height application at corners and a truncated height on remainder. A metal canopy supported by stone veneered columns will shade the outdoor patio area. A feature within the patio is an outdoor fireplace. The parapet has varying heights and depths at the building entrance and drive thru service area. The top of the building is accented with an ornate cornice feature. The color scheme is earth tone shades; main body lightest shade of brown with a darker brown accent applied to cornice and pilasters. Staff supports the building design with recommendations on material and color changes that will tie the building design with remainder of the center. The stone veneer is out of context with other masonry materials found on the surrounding buildings. Staff recommends using a flashed or striated brick in place of the stone veneer. Additionally, the applicant should consider a lighter shade of dark brown trim color to complement the lighter color scheme of the whole center.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the new building is oriented to the street with varying building forms to enhance visual character.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the building entrances are shaded from northern and west sun exposure. There is minimal glazing on the south exposure. The outdoor patio will be covered by a shade structure.
3. *Materials are quality, providing detail appropriate with their location and function while complementing the surroundings;* staff modification to a masonry brick material will complement to the surrounding aesthetic.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building scale fits the site.
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 building has been designed for visual prominence at the entrance and drive thru via offsets in the building foot print. The elevation features a defined base and top created by the depth of the veneer application over stucco and the decorative cornice element.
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;* the building exterior has varying offsets in the height of the

parapets and the plane of the building façade to enhance the visual interest of the building. The combination of textures and materials to be used in earth tone colors is complementary to the surroundings with minor modifications.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the building is situated on the site relatively close to the street front promoting easier access for transit passengers.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation*; the building entrance and outdoor patio are located on the opposite sides of building from the drive thru lane; this site configuration will help to minimize potential conflicts between pedestrians and vehicles while maneuvering on site.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural Surveillance, access control, activity support, and maintenance*; the site design will allow patrons and employees of the restaurant unobstructed views of the parking area and street to provide greater opportunity for natural surveillance of site enhancing security.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; Zoning and Development Code provisions for street frontage and parking areas are incorporated in landscape plan. The landscape plan is designed to provide canopy trees in areas where the tree serves as a visual separation buffer; especially on the north and east sides of the building on the perimeter of drive aisle. These trees also provide the dual benefit of providing shading for the drive aisle and pick-up windows located on the east with greatest to exposure to sun.
11. *Lighting will be compatible with the proposed building and adjoining building and uses, and will not create negative effects*. The new building will provide minimum illumination lighting levels per ZDC ordinance requirement.

### **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 intent of the General Plan elements.
2. The project meets the development standards required by the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

### **CONDITIONS OF APPROVAL:**

**EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.**

### **DPR130324**

### **CONDITIONS OF APPROVAL**

#### **Site Plan**

1. 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.
2. Continue site perimeter wall to the west along the north property line.

#### **Floor Plans**

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

## **Building Elevations**

4. Provide materials and colors are per the following:
  - Modify stone to a brick veneer- color to be reviewed and approved in planning plan check process.
  - Paint Colors –
  - Body color- DEC739, Golden Gate (Beige)
  - 2<sup>nd</sup> Body Color- DEC 6110- Warm Hearth (Tan)
  - Modify Cornice Trim Color and Steel Awning- to a lighter contrast brown shade color to be reviewed and approved in planning plan check process.
  - Provide main colors and materials with a light reflectance value of 75 percent or less.
5. For roof access provide internal ladder access fully screened at parapet.
- 6.. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.

## **Lighting**

7. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, for entire site and building unless otherwise conditioned.

## **Landscape**

8. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process. Provide canopy trees in landscape islands per ZDC minimum requirements.
9. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - 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". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
10. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

## **Signage**

11. 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 (standard for commercial), 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.

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](http://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.

### **BUILDING ELEVATIONS**

All mechanical equipment shall be fully screened on all elevation sides above a horizontal plane per Section 4-405.

### **STANDARD DETAILS:**

Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.

Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.

### **SECURITY REQUIREMENTS**

Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage 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:**

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.

### **REFUSE:**

Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.

### **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.

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, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

- 1957-1964            The property was annexed into the City of Tempe as agricultural land, eventually subdivided and zoned for commercial uses.
  
- January 8, 1970    City Council approved a zoning map amendment for 10.8 acres from C-1 to PSC-1 and a Final Plan of Development for Unit 1 of Grants Shopping Center at the North West corner of Rural and Southern.
- July 12, 1973        City Council approved an Amended Final Plan of Development for Grants Plaza. The western portion of the lot was developed as parking.
  
- Nov. 17, 1977        City Council approved an Amended Final Plan of Development for Mervyns at Grants Plaza.
  
- July 29, 1999        City Council approved a Final Subdivision Plat for Southern Plaza for 2 lots and an Amended General and Final Plan of Development for Southern Plaza at 800 E Southern Avenue and a variance to reduce the required side yard setback between two existing buildings from 40' to 0' in the PCC-1 Zoning district.
  
- August 19, 2010    The property had a lot line adjustment for Southern Plaza for two properties. The western lot has remained vacant since annexation into the City.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

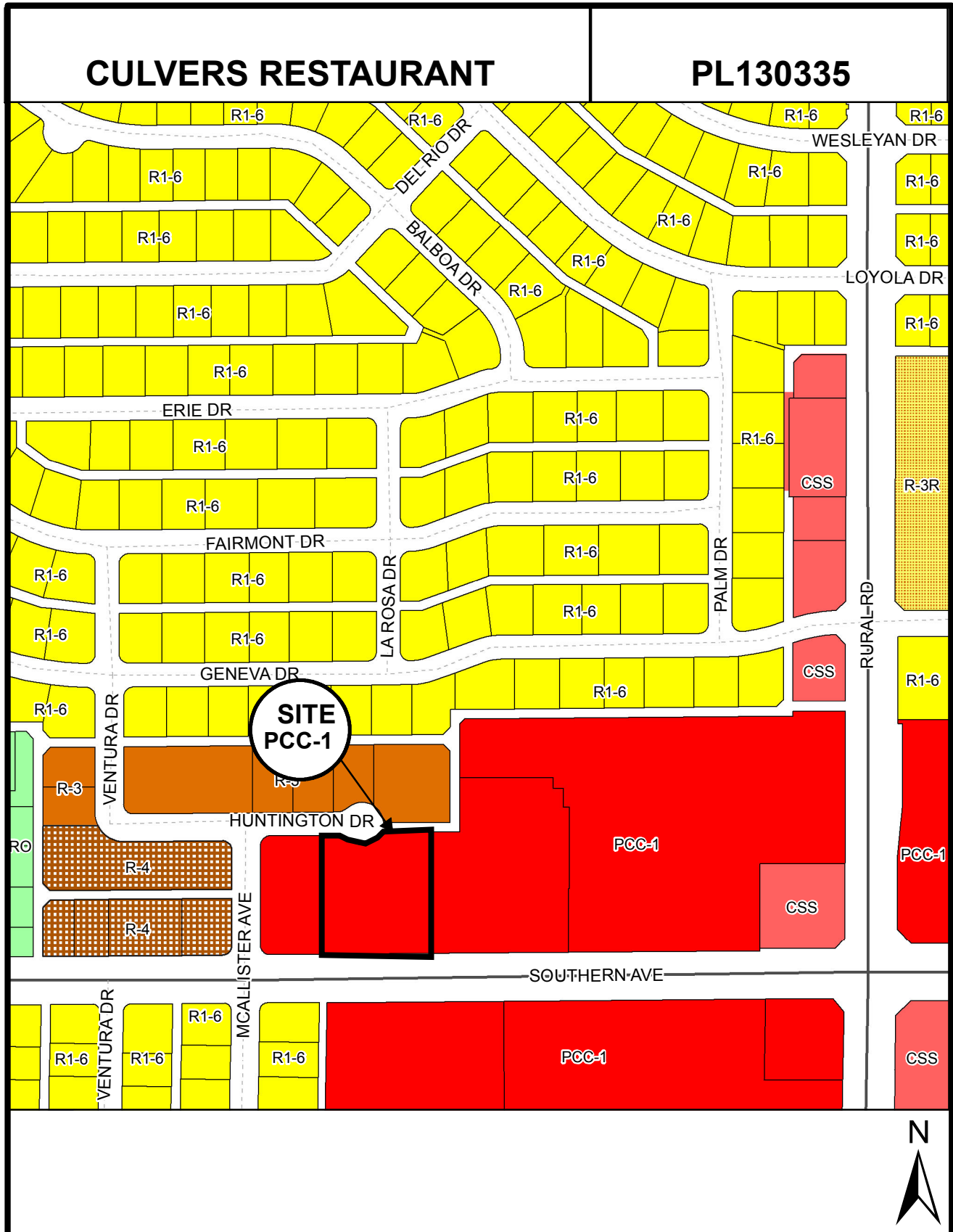
Section 6-306, Development Plan Review



**DEVELOPMENT PROJECT FILE**  
for  
**CULVER'S RESTAURANT**

**ATTACHMENTS:**

1. Location Map
2. Aerial / Photo(s)
- 3.-5. Letter of Explanation
- 6 Site Plan
- 7 Floor Plan
- 8 Building Elevation
- 9 Colored Elevation
- 10 Landscape Plan
- 11 G & D Plan
- 12 Material and Color Board



**Location Map**





**CULVERS RESTAURANT - PL130335**



# ARCNICON ARCHITECTURE & INTERIORS, L.C.

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## LETTER OF EXPLANATION

### **CULVER'S RESTAURANT at 620 East Southern in Southern Plaza**

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The proposed project is for a new Culver's Restaurant located between a new O'Reilly Auto Parts store and an existing 99 Cent retail store at Southern Plaza Lot 3.

Culver's is a quick-serve restaurant franchise serving fresh, made to order dinners, sandwiches, salads, and a premium ice cream known as frozen custard. The proposed size of the restaurant is 4,523 square feet, with an indoor seating capacity of approximately 100 guests. This location will also utilize an outdoor patio to seat additional guests and will include an outdoor fireplace for added ambiance and comfort. The patio will be enclosed with a decorative gate and will have an open steel trellis for shade effect. The restaurant will have a drive-thru consistent with this type of quick-serve establishment. Additionally, integral to the Culver's operation is the Order Waiting Area, which follows the drive-thru pay window; it provides flexibility to process larger orders without restricting the drive-thru flow and reducing the cuing prior to ordering.

The site is a portion of an existing development. The parcel for the proposed site will include 51,412 sf. The site is currently vacant. The existing zoning for the site is PCC-1. The use is consistent with uses approved under this zoning.

The total number of proposed parking spaces for this lot is 65. The required number of spaces is 62 based on 1 per 75 s.f

The site will include an accessible (ADA) pedestrian connection to the existing Southern Avenue sidewalks. This access will also allow for safe bicycle entry separate from the vehicular drives. The site circulation layout has been integrated with the O'Reilly Auto Parts and the 99 cent store vehicular routes.

The site shares an access agreement with the O'Reilly to exit on to both Southern Avenue and McCallister Ave. This access agreement also accounts for the anticipated refuse and fire truck routes. These routes have been reviewed by both Solid Waste and Fire department staff.

All site utilities will be provided underground including the storm drainage.

The site will provide adequate lighting for pedestrian and vehicular traffic. The building accent lighting will provide supplemental lighting to the walkways surrounding the building. The site lighting package provided will complement the lighting scheme provided as part of the O'Reilly Auto Parts.

The Site is adjacent to existing Public transportation route which will provide ease of access for Tempe residents that may consider it a destination location.

The building color pallet, materials, and elevations reflect that used on the adjacent O'Reilly property to the west. Elements of the building architecture that are necessary to maintain corporate identity and facilitate its success have also been incorporated, i.e. Awnings, Blue Accent and Light fixtures. The elevations have distributed the building massing evenly and the primary focal elements have been elevated and articulated for interest and character. The sculpted parapet tops define the building elevation height termination. The low windows and awnings typical to Culver's also create a visual appeal. The patio trellis area adds a lower mass to create interest and excitement. The primary entry has a defined visual differentiation while offering ample shading.

Landscaping within the site has been designed to blend with the existing landscaping provided by O'reilly and used throughout the center and meets all City of Tempe design standards.

### **Background of the Culver's Operator**

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John and Cheryl Foertsch have resided in Tempe since 1996. John is very familiar with the Culver's brand, as he currently operates one of the most successful Culver's out of 17 locations in the state of Arizona. He opened in March, 2011 in Casa Grande. Building on an already very successful restaurant concept, John also brings over 40 years of experience in the industry to this location. John and Cheryl are very excited to be able to operate a small business in the community where they reside.

### **Background of Culver's Frozen Custard**

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Culver's was born in Sauk City, Wisconsin, the dream of George & Ruth and Craig & Lea Culver. The Culver family literally grew up in the restaurant business, having operated family restaurants for well over three decades. After bussing dishes and waiting on guests throughout his teenage and college years, Craig Culver spent four years managing restaurants for the nation's largest fast food company.

On July 18, 1984, the Culvers re-opened a former drive-in root beer stand and began building their ideas about quality, freshness and friendliness into a new kind of quick service restaurant. Christened "Culver's®," the restaurant introduced the new tastes of frozen custard and

ButterBurgers to first-time guests. By serving good, fresh-made food at a good value, they kept guests coming back, again and again.

Culver's was born in a small town and small town old-fashioned values are an important part of the Culver's culture. We believe Culver's has been successful because we've met and exceeded people's expectations. Today, we have grown to be America's largest frozen custard establishment—one restaurant, one guest, one ButterBurger at a time.

Culver's was founded on commitment to provide quality food, great service and clean restaurants for each of our guests to enjoy. Our goal is to make Culver's the destination point for friends and family to enjoy their meals and their time spent with us. Our loyal guests keep coming back because Culver's is a place they feel welcomed and taken care of. It is a place to share special occasions and make special memories. Culver's is much more than just a great place to eat; it's a place where friends meet.

With over 400 restaurants across the United States, Culver's has been a cornerstone of every community we belong to. Offering percentage of sales to charities, schools, and non-profit organizations we have become leaders among the restaurant business and will continue to as we grow. Culver's currently has locations operating in Scottsdale, Chandler, Mesa, Phoenix, Peoria, and Surprise.

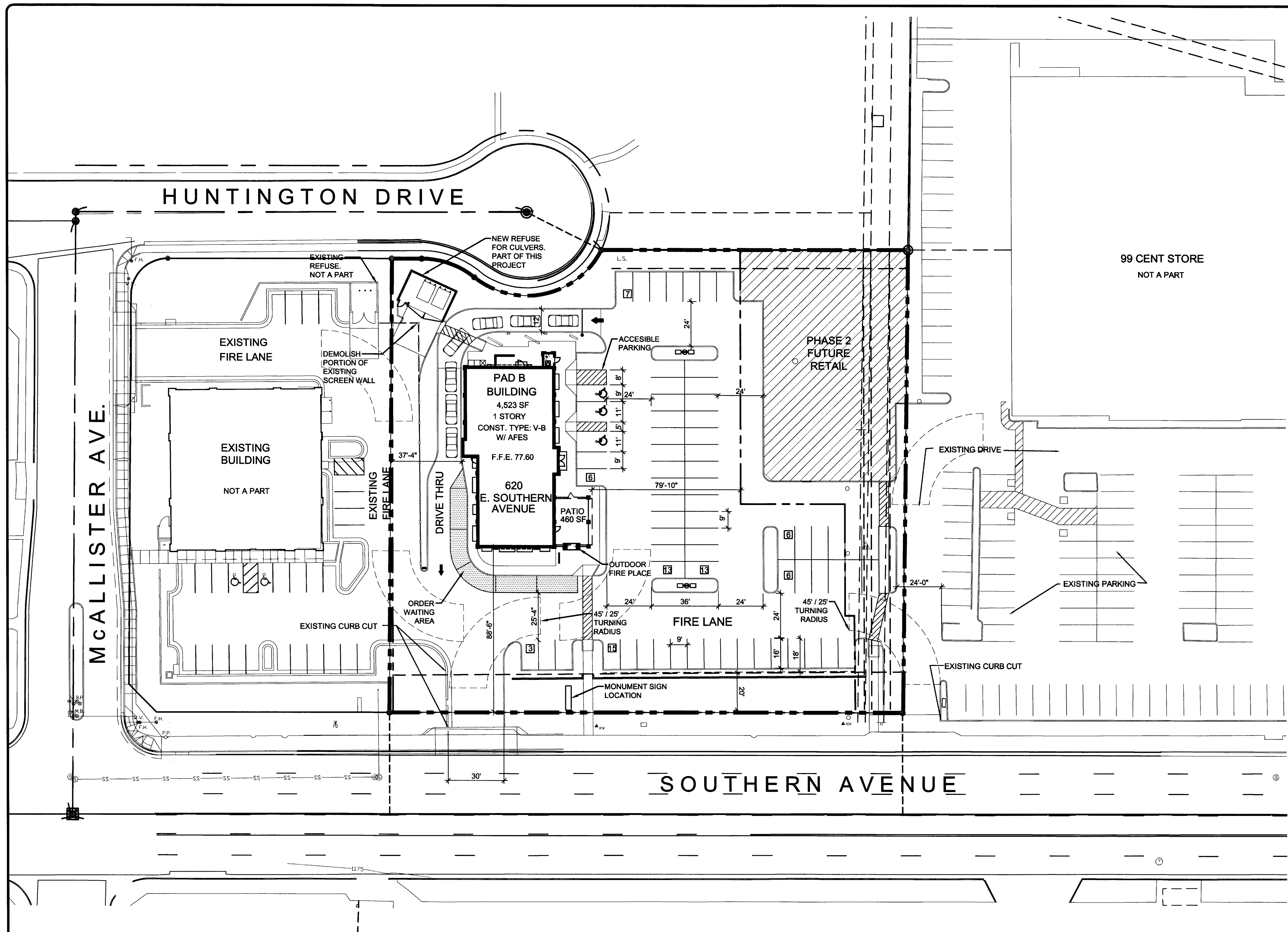
Being locally owned and operated, Culver's holds itself to high standards and expectations. We hire and train employees from the surrounding neighborhoods and focus on growing them to become leaders within the community.

End of Letter of Explanation

Respectfully



Scott Puente  
Project Manager



**1 SITE PLAN**

SCALE: 1" = 30'-0"



**EXISTING ZONING:** PCC-1

**SITE AREA NET & GROSS:**  
 PAD B 51,412 S.F. (1.180 ACRES)  
 PHASE 2 (FUTURE) 15,696 S.F. (0.360 ACRES)  
 TOTAL 67,108 S.F. (1.540 ACRES)

**BUILDING AREA:**  
 PAD B 4,523 S.F.  
 460 S.F. PATIO  
 PHASE 2 (FUTURE) +/- 3,300 S.F. (T.B.D.)  
 TOTAL 8,283 S.F.  
 % COVERAGE 12.27 %

**BUILDING SETBACK ALLOWED**  
 FRONT YARD + 0' -0", 20'-0" PARKING  
 REAR YARD 10'-0" PER APPROVED VARIANCE  
 WEST SIDE YARD 0'-0" PER APPROVED VARIANCE  
 EAST SIDE YARD 30'-0"

**BUILDING HEIGHT** 35'-0" MAX. ALLOWED , 24'-0" PROPOSED

**PARKING REQUIRED THIS PHASE (1/75 S.F. - RESTAURANT + 1/150 S.F. FOR OUTDOOR DINING LESS FIRST 300 S.F.):**  
 PAD B 62 SPACES  
 PHASE 2 (FUTURE) +/- 11 SPACES  
 TOTAL 73 SPACES

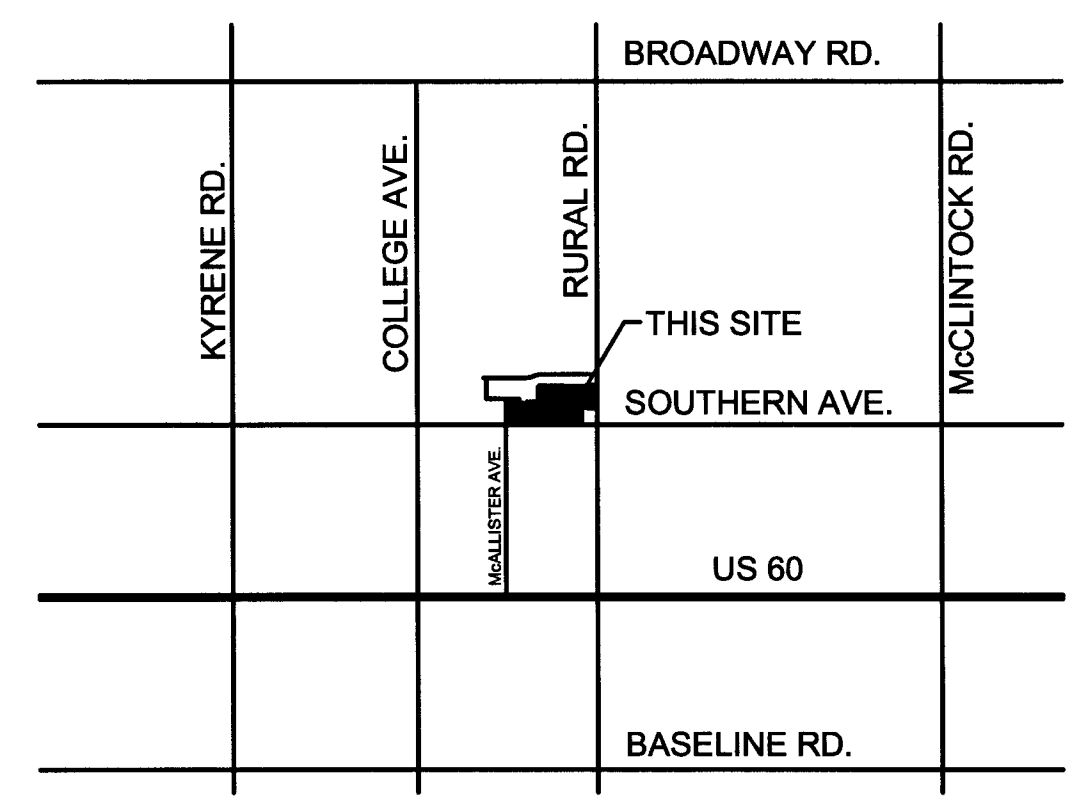
**PARKING PROVIDED:**  
 PAD B 65 SPACES  
 PHASE 2 4 SPACES THIS PROJECT + 7 SPACES FUTURE  
 TOTAL 76 SPACES

**BICYCLE PARKING REQUIRED (1/10,000 - RETAIL - 2 MIN.) (1/1,000 - RESTAURANT):**  
 PAD B 4 SPACES  
 PHASE 2(FUTURE) 2 SPACES  
 TOTAL 6 SPACES

**BICYCLE PARKING PROVIDED:**  
 PAD B 4 SPACES  
 PHASE 2 (FUTURE) NONE THIS PHASE  
 TOTAL 4 SPACES

**LANDSCAPE PROVIDED:** 14,015 S.F. = 20.8%

**2 SITE DATA**



**3 VICINITY MAP**

**ARCHICON**  
 Architecture & Interiors, L.C.  
 5055 E WASHINGTON STREET  
 SUITE 200  
 PHOENIX, ARIZONA 85034  
 (602) 222-4266  
 FAX (602) 279-4305  
 www.ARCHICON.COM

**CULVERS**  
 NWC RURAL ROAD & SOUTHERN AVENUE  
 TEMPE, ARIZONA

JOB NO: 1319700-01  
 PROJECT MGR: J. KOSKI  
 DRAWN BY: J. KOSKI  
 CHECKED BY: V. DALKE

NO.	REVISION	DATE

SHEET TITLE:  
 SITE PLAN

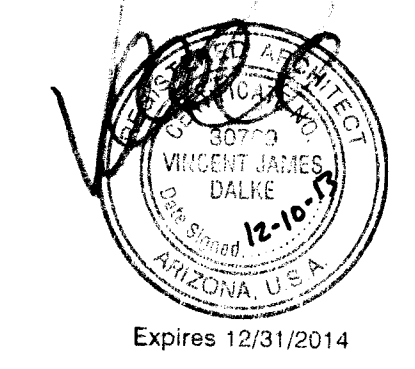


**A100**  
 ISSUE DATE: 10 DEC 2013

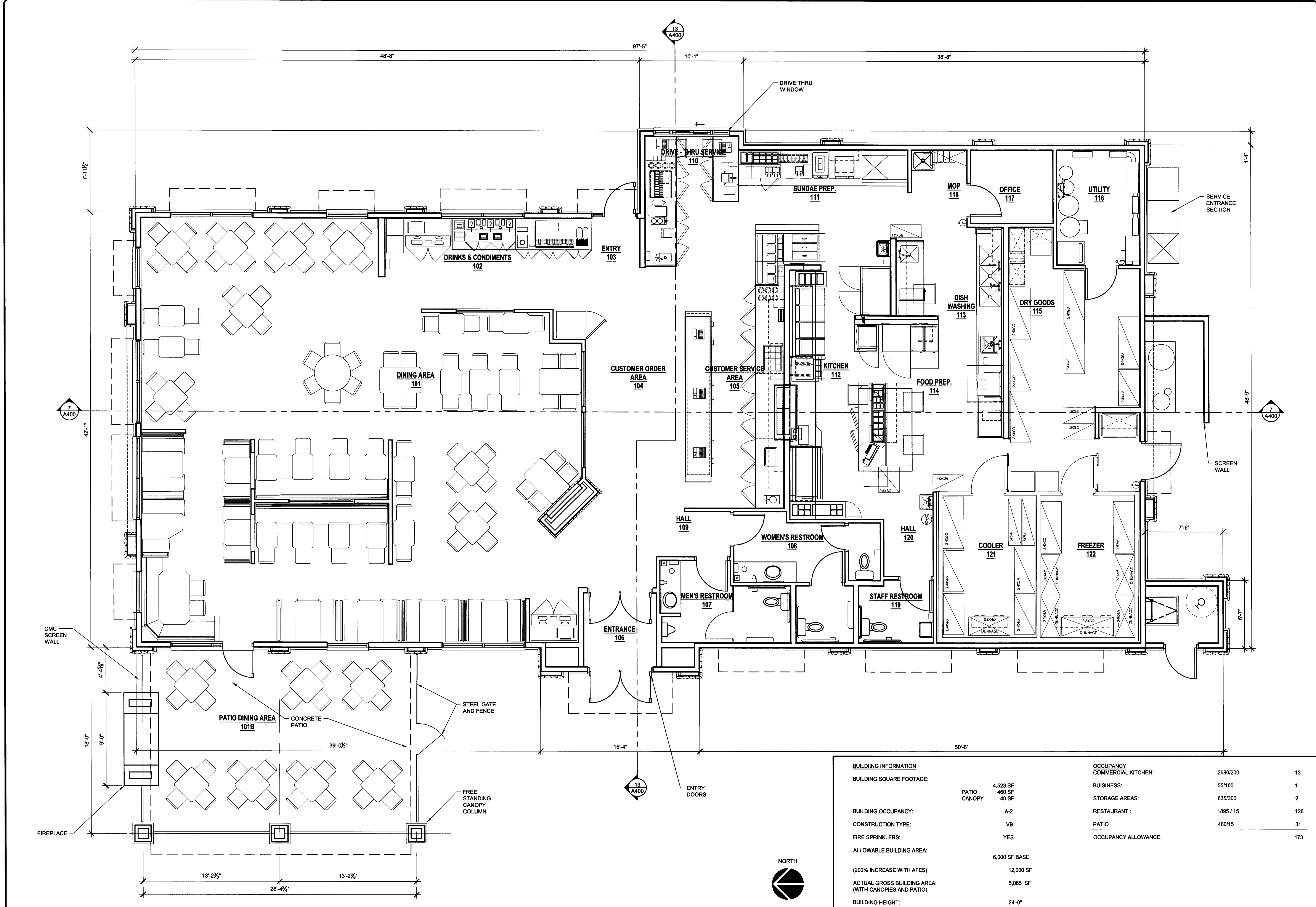
JOB NO: 1319700-01  
 PROJECT MGR: J. KOSKI  
 DRAWN BY: J. KOSKI  
 CHECKED BY: V. DALKE

NO.	REVISION	DATE

SHEET TITLE:  
**FLOOR PLAN**



Expires 12/31/2014  
**A200**  
 ISSUE DATE: 10 DEC 2013

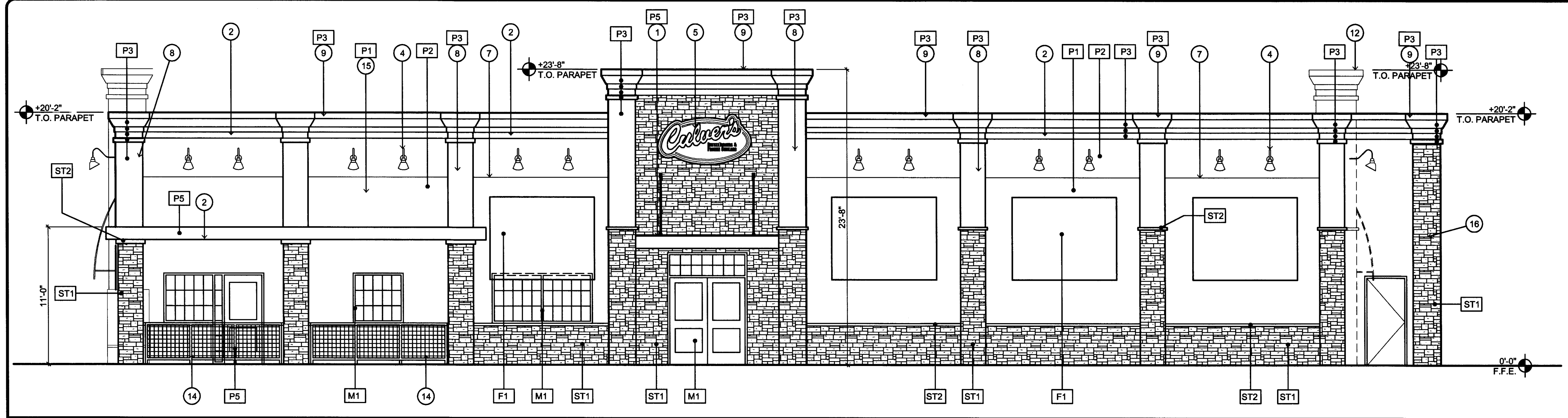


BUILDING INFORMATION		OCCUPANCY	
BUILDING SQUARE FOOTAGE:	4,523 SF	COMMERCIAL KITCHEN:	2580/200
	PATIO 460 SF	BUSINESS:	55/100
	CANOPY 40 SF	STORAGE AREAS:	635/300
BUILDING OCCUPANCY:	A-2	RESTAURANT :	1895 / 15
CONSTRUCTION TYPE:	VB	PATIO	460/15
FIRE SPRINKLERS:	YES	OCCUPANCY ALLOWANCE:	173
ALLOWABLE BUILDING AREA:	6,000 SF BASE		
(200% INCREASE WITH AFES)	12,000 SF		
ACTUAL GROSS BUILDING AREA: (WITH CANOPIES AND PATIO)	5,065 SF		
BUILDING HEIGHT:	24'-0"		

**1 FLOOR PLAN**

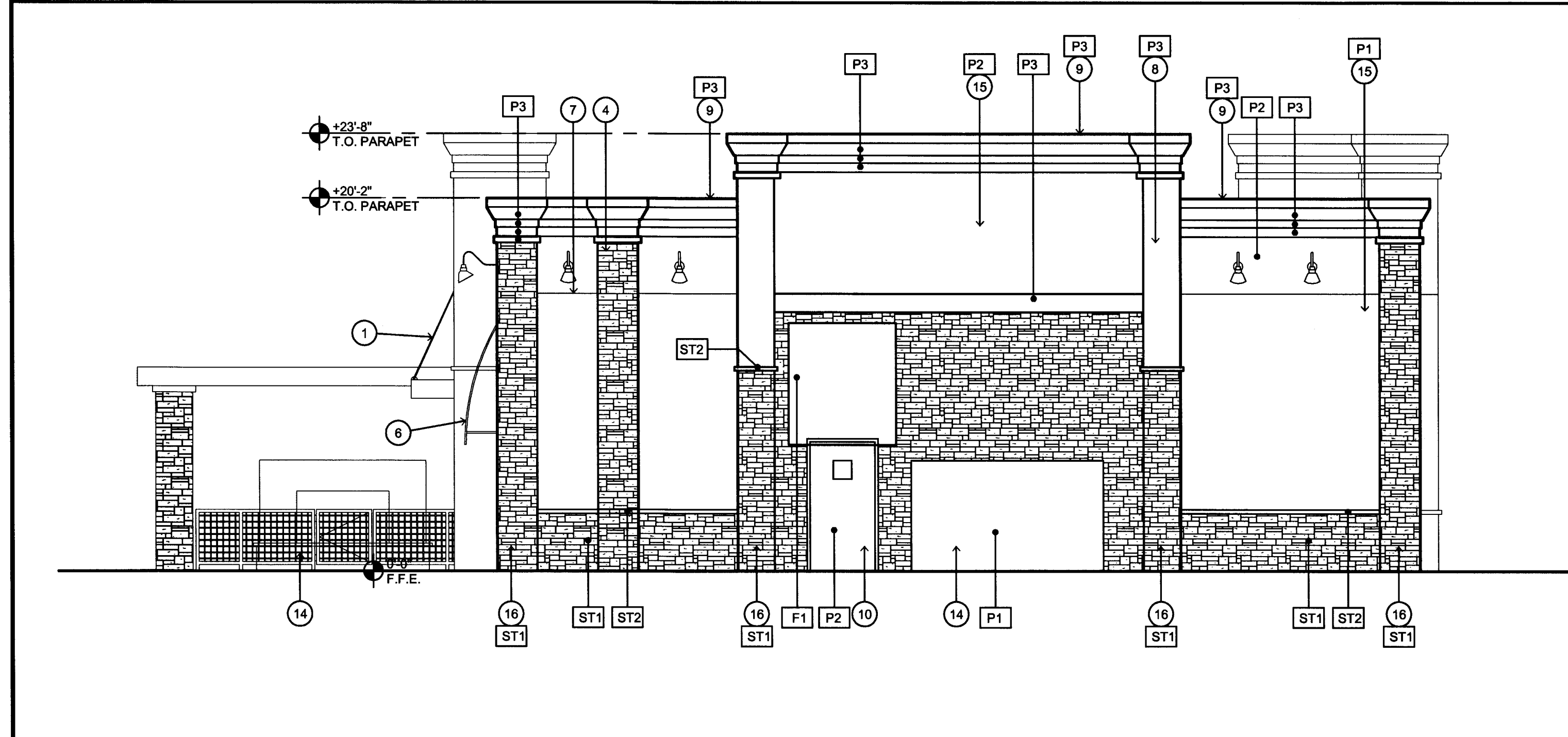
SCALE: 1/4" = 1'-0"

**22 BUILDING INFORMATION**



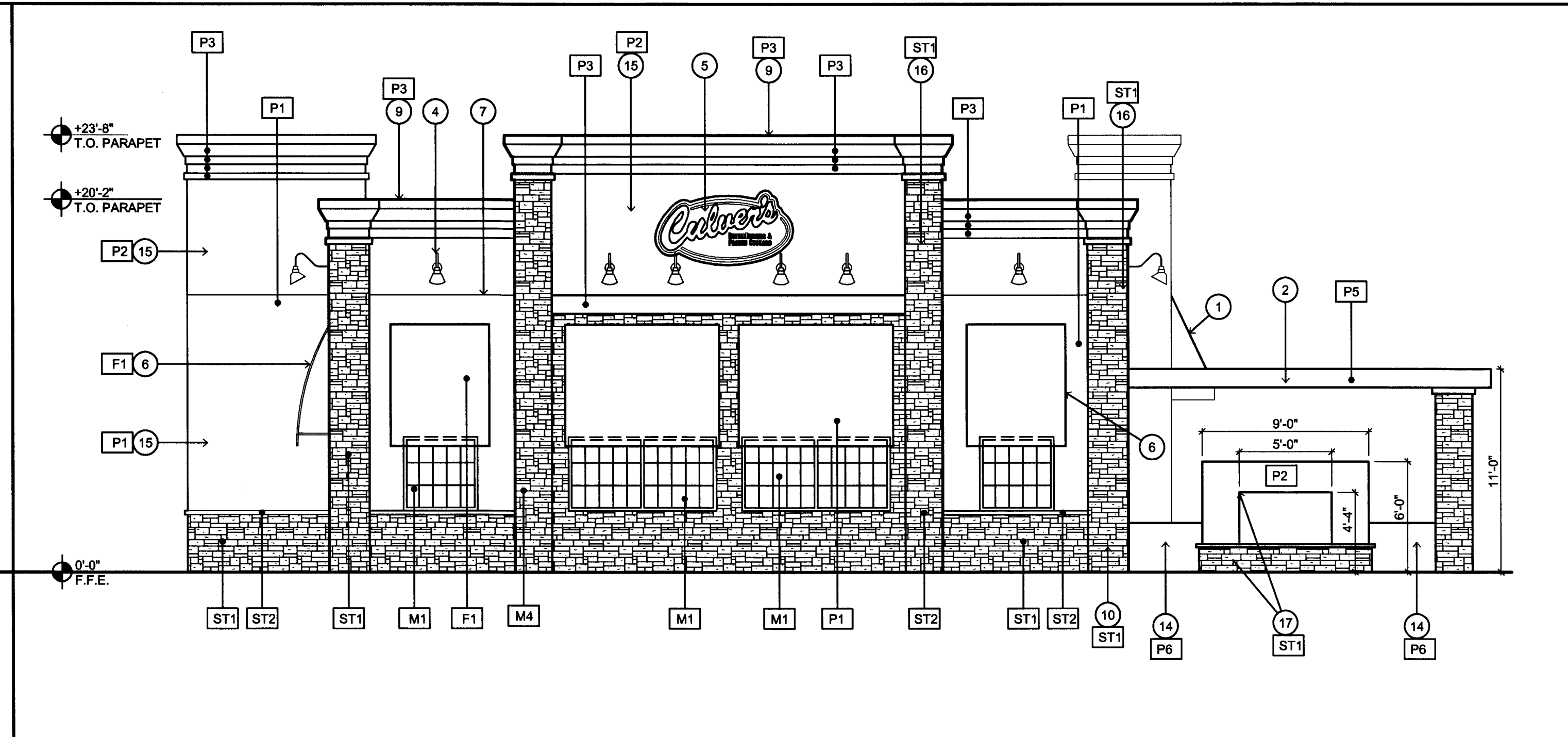
**1 EAST ELEVATION**

SCALE: 3/16" = 1'-0"



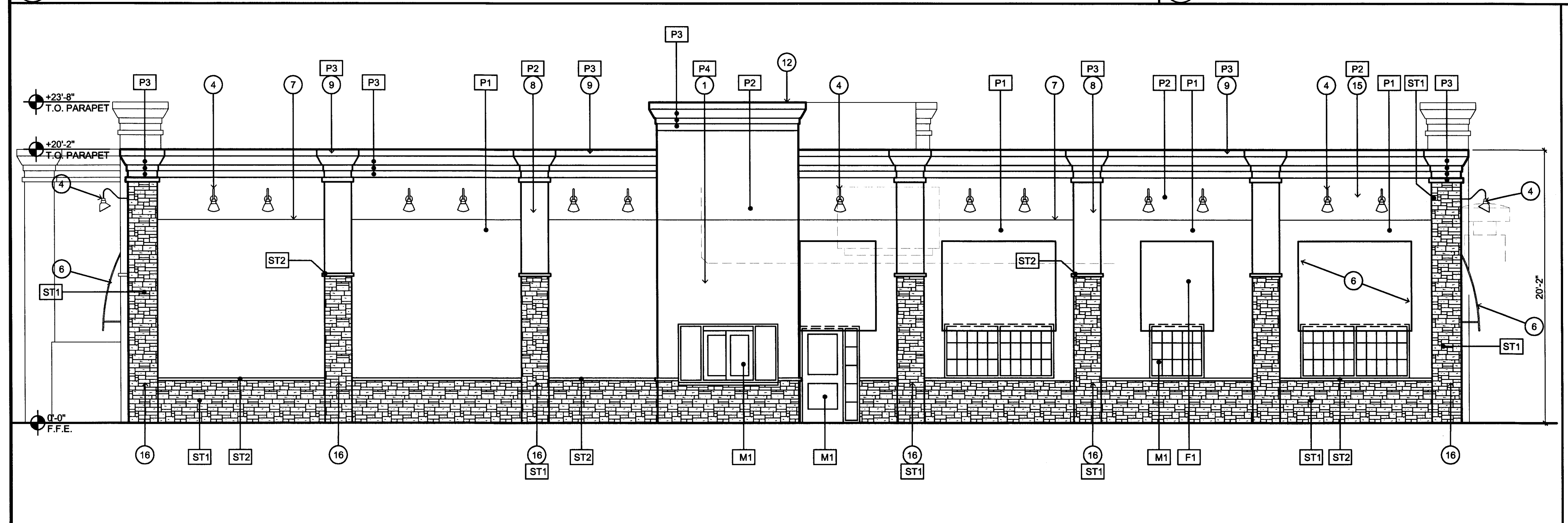
**2 NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**2 SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**4 WEST ELEVATION**

SCALE: 3/16" = 1'-0"

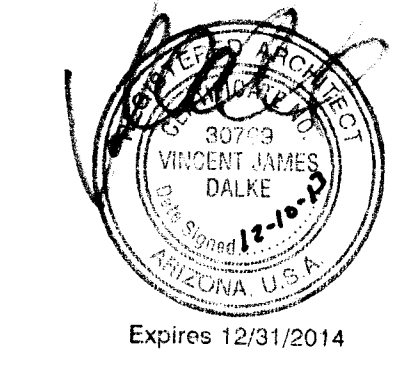
- 23 KEYNOTES**
- METAL CANOPY W/ ROD AND CLEVIS SUPPORTS
  - STEEL TRELLIS AND FASCIA - PAINTED
  - WALL PAC LIGHT FIXTURE
  - DECORATIVE WALL MOUNTED LIGHT FIXTURE
  - TENANT SIGNAGE - UNDER SEPARATE COVER
  - FABRIC AWINGS W/ PAINTED STEEL FRAME
  - E.I.F.S. SCORE JOINT
  - E.I.F.S. DECORATIVE "POP-OUT" OR CAP
  - METAL CAP FLASHING - PAINTED
  - HOLLOW METAL DOOR AND FRAME - PAINTED
  - LINE OF ROOF, MECHANICAL EQUIPMENT - BEYOND
  - E.I.F.S. SOFFIT, PARAPET, OR TOWER - BEYOND
  - STEEL RAILING AND GATE AT PATIO - PAINTED
  - SCREEN WALL: SYNTHETIC STUCCO ON C.M.U. - PAINTED
  - BUILDING WALL WITH E.I.F.S. FINISH
  - SIMULATED STONE "POP-OUT"
  - DOUBLE SIDED FIRE PLACE WITH CONCRETE HEARTH AND SIMULATED STONE VENEER BASE

- 24 COLORS AND FINISHES**
- P1 EIFS INTEGRAL COLOR - DUNN EDWARDS PAINT GOLDEN GATE DEC739
  - P2 EIFS INTEGRAL COLOR - DUNN EDWARDS PAINT WARM HEARTH DE 6110
  - P3 EIFS INTEGRAL COLOR - DUNN EDWARDS PAINT RED HOOK DE 6091
  - P4 METAL ROOFING COLOR TO MATCH AWNING AS CLOSE AS POSSIBLE
  - P5 STEEL PAINTED - DUNN EDWARDS PAINT RED HOOK DE 6091
  - P6 STEEL OR CMU PAINTED - DUNN EDWARDS PAINT GOLDEN GATE DEC739
  - ST-1 SIMULATED STONE VENEER CULTURED STONE - COUNTRY LEDGESTONE (MOJAVE) CULTURED STONE OR EQUAL
  - ST-2 STONE SILL OR CAP TO MATCH ST-1
  - F1 FABRIC AWINGS: SUNBRELLA ROYAL BLUE 4617
  - M1 ALUMINUM STOREFRONT FRAME W/ CLEAR GLAZING VENDOR T.B.D. (CLEAR ANODIZED)
- EIFS SYSTEM SOFFITS, PARAPETS AND TOWER ELEMENTS (ROOF SIDE) TO BE PAINTED TO MATCH FRONT FIELD COLOR.  
 - ALL BUILDING ELEMENTS (PILASTERS, CAPS, CORNICES, AND POP-OUTS) TO BE PAINTED TO CREATE HOMOGENEOUS BLOCKS WHERE MATERIAL WRAPS AROUND ANY CORNER.

JOB NO: 1319700-01  
 PROJECT MGR: J. KOSKI  
 DRAWN BY: J. KOSKI  
 CHECKED BY: V. DALKE

NO.	REVISION	DATE

SHEET TITLE:  
**EXTERIOR ELEVATIONS**



**A300**

ISSUE DATE: 10 DEC 2013



① EAST ELEVATION

SCALE: 3/16" = 1'-0"



② NORTH ELEVATION

SCALE: 3/16" = 1'-0"

② SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



④ WEST ELEVATION

SCALE: 3/16" = 1'-0"

⑤ COLORS AND FINISHES

- P1 EIFS INTEGRAL COLOR - DUNN EDWARDS PAINT GOLDEN GATE DEC739
- P2 EIFS INTEGRAL COLOR - DUNN EDWARDS PAINT WARM HEARTH DE 6110
- P3 EIFS INTEGRAL COLOR - DUNN EDWARDS PAINT RED HOOK DE 6091
- P5 STEEL PAINTED - DUNN EDWARDS PAINT RED HOOK DE 6091
- P6 STEEL OR CMU PAINTED - DUNN EDWARDS PAINT GOLDEN GATE DEC739
- ST STONE - CULTURED STONE COUNTRY LEDGESTONE (MOJAVE)
- F1 FABRIC AWNINGS: SUNBRELLA ROYAL BLUE 4617
- M1 ALUMINUM STOREFRONT FRAME W/ CLEAR GLAZING VENDOR T.B.D. (CLEAR ANODIZED)

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**CULVERS**  
 NWC RURAL ROAD & SOUTHERN AVENUE  
 TEMPE, ARIZONA

JOB NO: 1319700-01  
 PROJECT MGR: J. KOSKI  
 DRAWN BY: J. KOSKI  
 CHECKED BY: V. DALKE

NO.	REVISION	DATE

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PRELIMINARY NOT FOR CONSTRUCTION

A300

ISSUE DATE: 20 NOV 2013

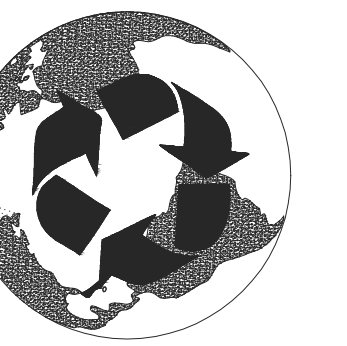




EXPIRES 06 / 30 / 2016

**SUSTAINABILITY  
ENGINEERING  
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Evergreen Development  
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Phone (602) 808-8600 Fax (602) 808-9100

PROJECT: **CULVER'S**  
LOCATION: **620 E. SOUTHERN AVE. TEMPE, ARIZONA 85282**

DRAWN: \_\_\_\_\_ SS  
DESIGNED: \_\_\_\_\_ SS / SH  
CHECKED: \_\_\_\_\_ MB  
PROJ. MGR: \_\_\_\_\_ AF

DATE: **12-11-2013**

ISSUED FOR: **SITE PLANNING SUBMITTAL**

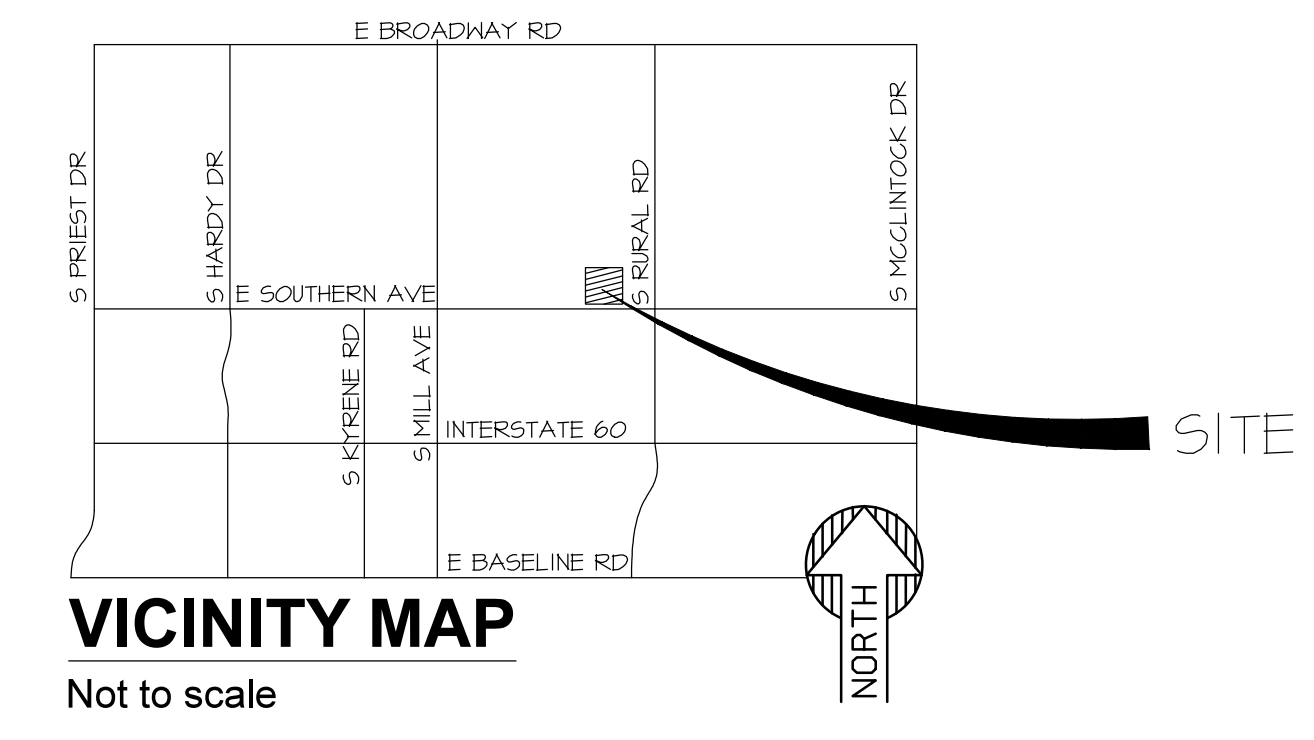
REVISION NO.	DATE

JOB NO.: **131011**

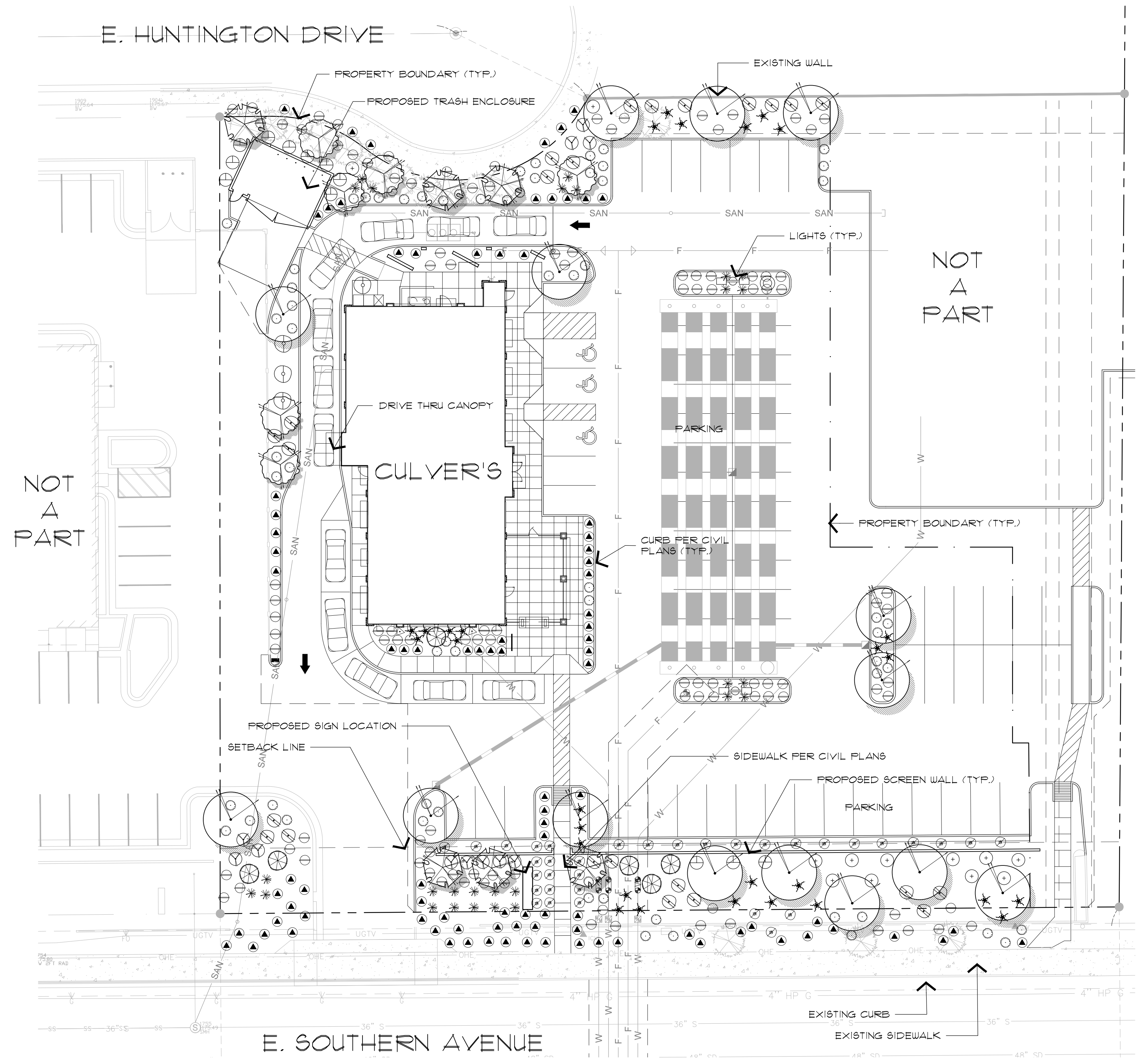
SHEET TITLE: **CONCEPTUAL LANDSCAPE PLAN**

**CLS-1**

SHEET NO.: **1 of 1**



**VICINITY MAP**  
Not to scale



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS
<b>TREES</b>					
⊙	Bauhinia macranthera	Chihuahuan Orchid Tree	24" Box 1" Caliper	6	Multi Trunk Dense Canopy
⊙	Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box 1" Caliper	6	Standard Trunk Dense Canopy
⊙	Cercidium x 'Desert Museum'	Desert Museum	15" Galiper	15	Standard Trunk Dense Canopy
⊙	Existing Tree	Varies			To Be Removed
<b>ACCENTS &amp; VINES</b>					
⊙	Bougainvillea 'California Gold'	California Gold Bougainvillea	5-Gal	2	Train to Trellis
⊙	Dasylium quadrangulum	Toothless Spoon	5-Gal	29	As Per Plan
⊙	Fouquieria splendens	Ocotillo	12 Cane Min.	6	As Per Plan
⊙	Hesperaloe parviflora	Yellow Yucca	5-Gal	27	As Per Plan
<b>SHRUBS</b>					
⊙	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5-Gal	12	As Per Plan
⊙	Calliandra californica	Red Fairy Duster	5-Gal	11	As Per Plan
⊙	Nerium oleander 'White Sands'	Dwarf White Oleander	5-Gal	24	As Per Plan
⊙	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5-Gal	4	As Per Plan
⊙	Tecoma x 'Sparky'	Sparky	5-Gal	12	As Per Plan
<b>GROUND COVERS</b>					
⊙	Callistemon citrinus 'Little John'	Little John Bottle Brush	1-Gal	109	As Per Plan
⊙	Lantana camera 'Dallas Red'	Dallas Red Lantana	1-Gal	34	As Per Plan
⊙	Lantana camera 'New Gold'	New Gold Lantana	1-Gal	93	As Per Plan
⊙	Teucrium fruticans	Germander	1-Gal	65	As Per Plan
<b>MISCELLANEOUS</b>					
DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" (TYP.)					
COLOR 4 SIZE TO MATCH ADJACENT PROPERTY - 13615 SQFT.					

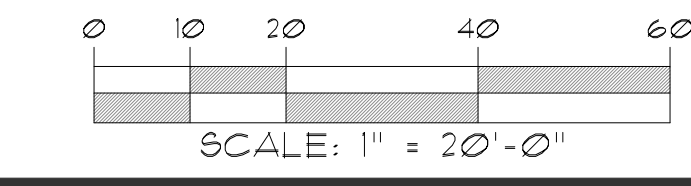
**CITY OF TEMPE LS REQUIREMENTS**

	REQUIRED	PROVIDED
<b>LANDSCAPED AREA</b>	% of Net Site Area	
TREES AND SHRUBS	15%	20%
<b>ROW. LANDSCAPE</b>	1 Tree per 30 LF / Shrubs TBD	
TREES	13	13
<b>PARKING LOT LANDSCAPE</b>	1 Tree per 12 parking spaces 5 Shrubs per parking space length	
TREES	6	6
SHRUBS	10	11

**CONCEPTUAL GENERAL NOTES**

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

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SCOTTSDALE, ARIZONA 85251  
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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

**GRADING NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. PROPOSED SPOT ELEVATIONS SHOWN REPRESENT FINISHED PAVING, SIDEWALK, SLAB, GUTTER FLOWLINE, OR GROUND ELEVATION. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
3. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
5. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED.
6. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, THESE MATERIALS MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPING OPERATIONS ARE COMPLETE.
7. IF APPLICABLE, LIME TREATED SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PREPARED BY THE GEOTECHNICAL CONSULTANT.
8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO PROPOSED GRADE PRIOR TO PLACEMENT OF THE FINAL LIFT OF ASPHALT.
9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
10. SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN SUBGRADE ELEVATION. HOWEVER, ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.
12. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
13. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES TO ENSURE NO STANDING WATER.
14. PROVIDE THICKENED PAVEMENT TRANSITION AROUND STRUCTURES AND AT OPEN EDGE OF PAVEMENT SECTION.
15. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
16. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
17. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
18. THE CONTRACTOR IS ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT HE SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE THE PROJECT AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.

**DRAINAGE STATEMENT**

THE PROPERTY IS LOCATED ON THE NORTH SIDE OF SOUTHERN AVENUE WEST OF RURAL ROAD, IN THE CITY OF TEMPE, ARIZONA, IN SECTION 27, TOWNSHIP AND RANGE OF T1N AND R4E. THE PROPERTY AREA IS 67,407 S.F. THE PROPOSED IMPROVEMENT IS A NEW RESTAURANT AS WELL AS A FUTURE BUILDING PAD.

ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE ONE HUNDRED YEAR, TWO HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

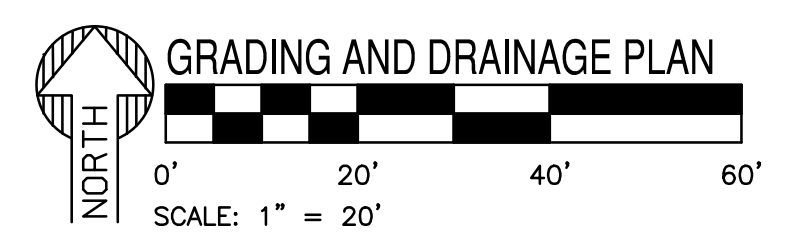
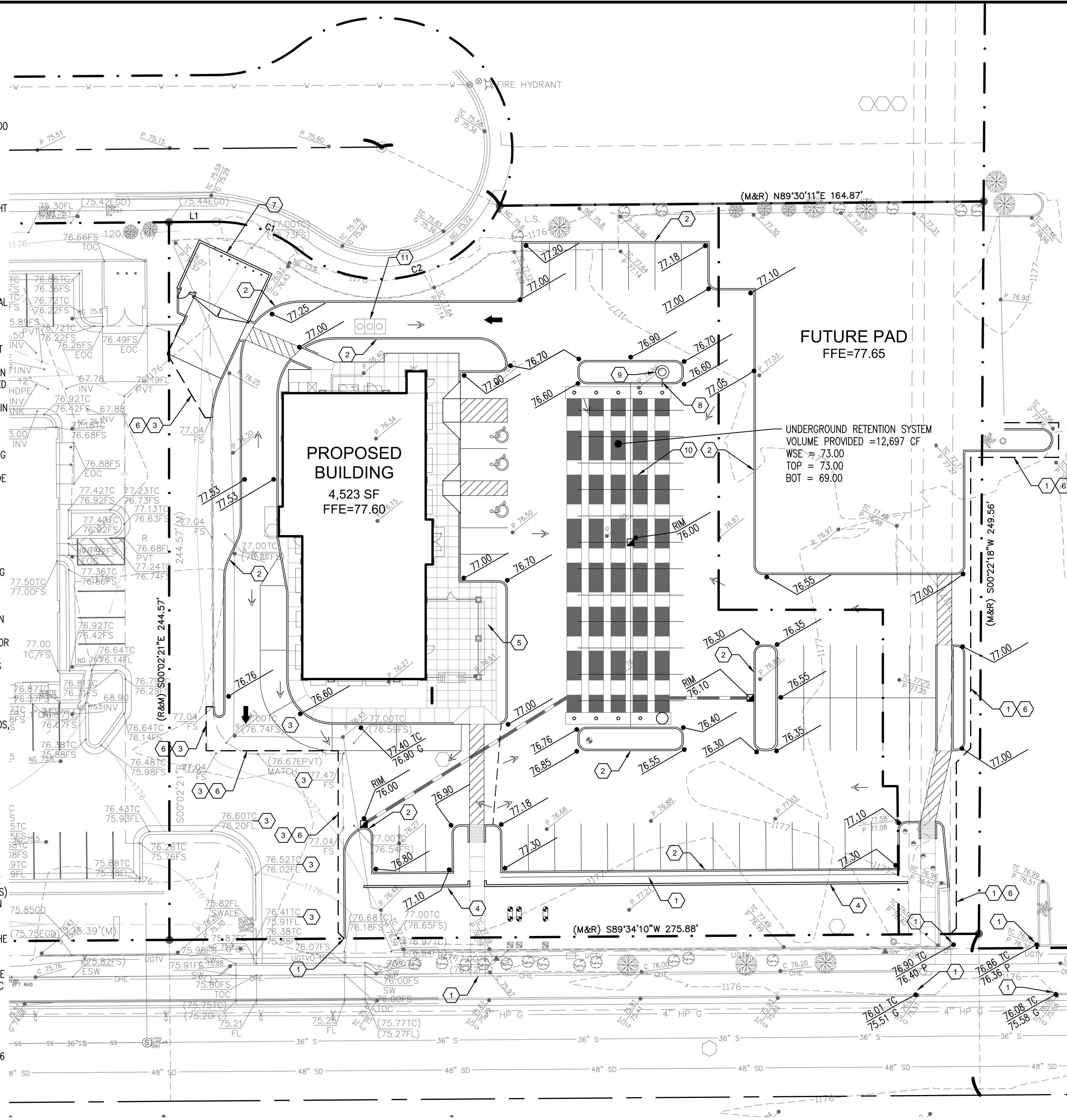
THE SITE CURRENTLY CONSISTS OF OPEN ASPHALT AREA AND IS ALMOST FLAT. THE LAND AREA IS 67,407 SQUARE FEET (1.542 AC).

THE REQUIRED VOLUME TO BE STORED FOR THIS SITE WAS CALCULATED AS VOLUME = AREA \* C-VALUE \* 2.4 INCHES / 12 = 67,407 x 0.84 x 2.4 / 12 = 11,324.38 CUBIC FEET.

A 60" HDPE PIPE WILL BE INSTALLED UNDER THE PARKING AREA IN ORDER TO ACCOUNT FOR THE REQUIRED RETENTION VOLUME. AT 647 L.F. THE PIPE WILL STORE 12,697 CUBIC FEET, WHICH IS GREATER THAN THE REQUIRED 11,324 CUBIC FEET. THE TOTAL RETENTION VOLUME WILL BE DISCHARGED VIA DRYWELL WITHIN 36 HOURS.

A MINIMUM 0.1 CFS PERCOLATION RATE FOR THE DRYWELL WILL BE ASSUMED. DISCHARGE = 36 HOURS x 0.1 CFS x 3,600 = 12,960 CUBIC FEET > PROVIDED VOLUME.

BASED ON THE ABOVE, ONE DRYWELL WILL BE REQUIRED TO DISCHARGE THE UNDERGROUND RETENTION SYSTEM.



**PRELIMINARY -- NOT FOR CONSTRUCTION**

**CONSTRUCTION NOTES**

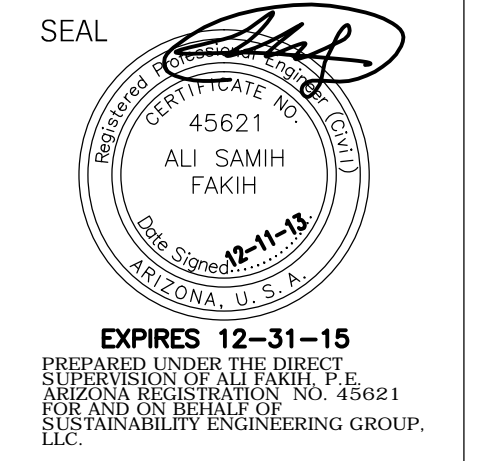
1. MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO ANY CONSTRUCTION ACTIVITIES AND TO CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
2. CONSTRUCT 6" CURB/GUTTER PER M.A.G. STANDARD DETAIL 220 TYPE A.
3. MATCH PROPOSED GRADES PER O'REILLY APPROVED ENGINEERING PLANS.
4. SCREEN WALL, REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL.
5. 6" CONCRETE SLAB SIDEWALK TURNDOWN.
6. SAWCUT AND REMOVE EXISTING PAVEMENT.
7. TRASH ENCLOSURE.
8. 4" RESTRICTOR PIPE. SLOPE AT 2% MINIMUM.
9. DRYWELL.
10. UNDERGROUND DETENTION SYSTEM. (5) 60" HDPE PIPE, 115 L.F. EACH, PLUS (2) 60" HDPE PIPE, 36 L.F. EACH (MANIFOLD PIPE AT EACH END).
11. GREASE INTERCEPTOR.

**LEGEND**

- XX.XX TC / XX.XX G TOP OF CURB ELEVATION
- XX.XX G GUTTER ELEVATION
- XX.XX PAVEMENT ELEVATION
- DRAINAGE ARROW
- RIDGE LINE
- ⊙ ENVIRO 20 DRYWELL
- ⊙ ENVIRO MANHOLE



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**SUSTAINABILITY ENGINEERING GROUP**  
**SEG**  
 17787 N PERIMETER DR #407, SCOTTSDALE, ARIZONA 85255  
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**EVERGREEN**  
 Evergreen Development  
 2380 East Camelback Road Suite 410, Phoenix, AZ 85016  
 Phone (602) 908-9600 Fax (602) 808-9100

PROJECT	CULVER'S
LOCATION	620 E. SOUTHERN AVE. TEMPE, ARIZONA 85282

DRAWN	AD
DESIGNED	AD
CHECKED	SE
PROJ. MGR.	AF

DATE: 12-11-2013

ISSUED FOR: SITE PLANNING SUBMITTAL

REVISION NO.:	DATE:

JOB NO.: 131011

SHEET TITLE: PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO.: C3.00

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P1 - EIFS INTEGRAL,(DEC739, LRV 51)  
'GOLDEN GATE' - DUNN EDWARDS



P2 - EIFS INTEGRAL (DE6110, LRV32)  
'WARM HEARTH' - DUNN EDWARDS



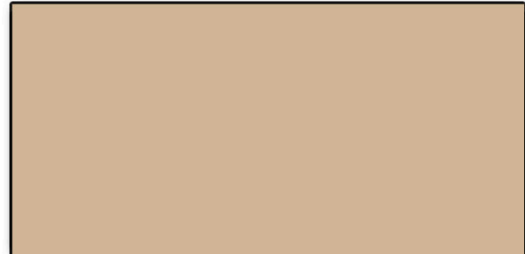
P3 - EIFS INTEGRAL (DE6091, LRV 11)  
'RED HOOK' - DUNN EDWARDS



P4 - METAL ROOFING - COLOR TO  
MATCH AWNINGS



P5 - STEEL PAINTED (DE6091, LRV 11)  
'RED HOOK' - DUNN EDWARDS



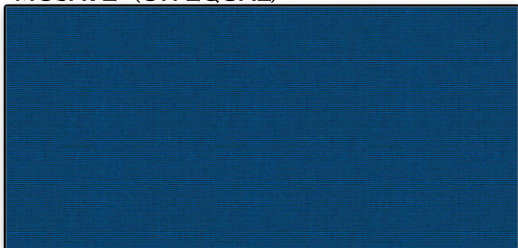
P6 - STEEL/CMU PAINTED (DEC739, LRV 51)  
'GOLDEN GATE' - DUNN EDWARDS



ST-1 SIMULATED STONE VENEER  
CULTURED STONE - COUNTRY LEDGESTONE  
'MOJAVE' (OR EQUAL)



ST-2 STONE SILL OR CAP TO MATCH ST-1



F1 - FABRIC AWNINGS: SUNBRELLA  
COLOR: 4617 'ROYAL BLUE'



M1 - ALUMINIUM STOREFRONT FRAME  
W/ CLEAR GLAZING (CLEAR ANODIZED)