

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 3/12/2019
Agenda Item: 3**

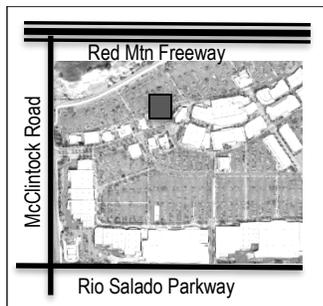
ACTION: Request a Development Plan Review for a new 6,439 s.f. restaurant for BARRIO QUEEN located at 31 South McClintock Drive in Tempe Marketplace. The applicant is Candelaria Design Associates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: BARRIO QUEEN (PL180259) is located on a vacant pad site within Tempe Marketplace, at the north west end of the development. The site has existing parking built on the lot that meets the required parking for a restaurant use and is part of an existing shared parking model for the entire development. Existing utility boxes on the east end are to remain with this new pad development. This is one of the few remaining vacant pads within Tempe Marketplace. The request includes the following:

DPR190028 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Angela Manca, Tempe Marketplace
Applicant	Tyler Burliss, Candelaria Design Associates
Zoning District	RCC
Gross / Net site area	1.31 acres (Lot #14 of Tempe Marketplace)
Building Area	6,439 s.f.
Lot Coverage	9.76% (50% maximum allowed)
Building Height	25' (75' maximum allowed)
Building Setbacks	43' south front, 21' west side, 24' east street side, 36' north rear (0', 0', 0', 0' interior lot lines within Tempe Marketplace)
Landscape area	17% (15% minimum required)
Vehicle Parking	115 spaces (106 min. required, 133 max allowed)
Bicycle Parking	12 spaces (11 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the east side of McClintock Drive, north of Rio Salado Parkway, on the north side of Tempe Marketplace, on a vacant pad site between Ruby Tuesday and Thirsty Lion and across from King's Fish House. Each pad restaurant has a different architectural look, based on the theme of the restaurant. This request includes the following:

1. Development Plan Review which includes: Site Plan, Landscape Plan and Elevations for a one-story 6,439 s.f. restaurant with a 4,087 s.f. patio on 1.5 net acres.

The applicant is requesting the Development Review Commission take action on the above request. No further entitlement processing is required after this request.

SITE PLAN REVIEW

On June 13, 2018 the first Preliminary Site Plan Review was completed. The submittal included site plan, landscape plan and blackline elevations. Comments were primarily about formatting and questions about design intent. Staff referred to the color palette of Tempe Marketplace for colors on the building. Standard comments included requirement to provide primary building colors and materials with a light reflectance value of 75 percent or less. Comments were provided regarding the refuse and service area on the west side and a need to address access needs to this area. Comments were provided regarding street front landscape and a request to include a 3' sidewalk along the east side of the patio. Later discussions and a site visit determined that a sidewalk was not provided along the east side of this drive, the intent is to direct pedestrians to the inside of the development, not along the drive. Pedestrian access from the south side and north and west sides are provided to the site connecting to other developments.

On September 14th, 2018 a formal submittal was made, and the first formal Site Plan Review was completed. Comments were made about formatting, utilities, service area and grease trap location, signage, light reflectance value of primary building color. Staff requested more material variation, as the building was entirely stucco. Staff requested shade canopies over windows where pedestrians would walk approaching building from parking lot. Staff requested taller plants along base of building and less reliance on Muhlenbergia.

On February 6th a second formal submittal was made with an entirely new building design. The applicant increased the patio area and changed the building configuration with a new site plan, landscape plan and building elevations. Staff reviewed this as a second formal Site Plan Review. The west side service area had increased significantly, reducing landscape below the required minimum, and did not address prior comments regarding access for the grease trap and other back of house needs. The elevations were significantly improved and canopies were added over windows. Staff requested the gooseneck light fixtures be removed over the canopies and lighting be provided under the canopies for pedestrians (illumination of the canopy would create shadows on the walkway). The color elevations provided more color than the actual specified Marshmallow White, which has a LRV of 82%, exceeding the maximum LRV of 75%. Comments were provided on the landscape plan about location of certain plant specimens due to size and site constraints, including species that would grow to block the murals on the building. The plan showed 6 trees, staff required one in the east landscape island as needed by code, requested an additional tree on the patio as was shown on earlier submittals, and two additional trees at the south west end of the site. Most of the remaining comments were formatting.

On February 21, 2019 a third formal submittal was made which addressed most of the prior staff comments. The Grease trap and refuse enclosure access requirements were addressed. The building paint color was modified to Heron Plume an off white the meets the LRV requirements and will appear white in sunlight. The landscape plan changed and reduced the variety of plants from 13 shrubs and accents to 9, replaced the patio specimen Ironwood with an Evergreen Elm and reduced the number of trees. Excluding the required landscape island and street trees, there are only 2 trees on site, whereas the prior plan had four trees, with staff asking for three additional trees. The small patio trees on the north side of the building were removed. The restaurant did not want two trees on the patio because of conflicts with the overhead canopy. Staff previously requested less reliance on Muhlenbergia in the design and use of plants with more sculptural form, color and height, the revised plan relies heavily on two varieties of Muhlenbergia and two varieties of Lantana for the plant palette. Although this is in character with the remainder of Tempe Marketplace, staff has added a condition to provide more trees and plant variety.

PUBLIC INPUT

- A Neighborhood meeting was not required; at completion of this report no public comments have been received.

PROJECT ANALYSIS

GENERAL PLAN

The requested project is in conformance with the General Plan.

CHARACTER AREA PLAN

The project is located in the Apache Character Area. Although the site is a vacant lot with no historic structures, and is located in the middle of Tempe Marketplace, the themed restaurant ties in to the Mexican-American influence of the area with Spanish style architecture. The landscape has a limited palette that includes xeric plants. Shade is provided by building mounted canopies and a structural patio trellis. The site provides 12 bike parking spaces, sidewalks on three sides and ample parking, the Orbit circulates through Tempe Marketplace for increased access by multiple modes of transportation. The one-story building has pedestrian level architectural enhancements, unique site lighting and provides murals on the building, tying in to the Character Area desire for art.

ZONING

The site is zoned Regional Commercial Center and is in conformance with the standards within the Planned Area Development standards for this site.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is oriented with the existing parking lot to the north and the main building entrance facing the north east corner of the building closest to the accessible parking. Pedestrians coming from other developments in Tempe Marketplace can access the site from the sidewalks running east-west along both sides of the building and connecting to the south and east with crosswalks across the existing private drive. The west side is the service area to the building and mirrors the east side of the adjacent restaurant building for access to refuse, grease trap, and electrical service. A large outdoor patio partially covered by trellis and partially shaded by a tree wraps the building on the south and east sides. A large bar serves both indoor and outdoor with roll up glass doors. A fire pit and fire place are located on the patio, along with misters and patio heaters integrated into the design for seasonal comfort and festoon lights for a festive year-round outdoor dining opportunity.

Building Elevations

The single-story building is 24 feet to the top of parapet, 28' to top of chimney. The building includes a combination of flat roof with parapet and hip and gable roofs with corrugated metal galvanized roof material, providing variation in building form and roofline heights. The structure appears to be an expanded house form, implying a conversion from an older use within the new structure. The main entrance is a projected alcove set at an angle. The south side has a fireplace on the patio with a chimney extending above the roofline. The east and south sides are wrapped by open structure wood trellises. Windows are mullioned roll up storefronts, tying in to older architectural casement style windows with individual panes of glass. The building materials are a combination of off-white stucco and brick with accents of metal and wood for a textural building façade using natural colors as a building backdrop to colorful Dias de los Muertos themed murals on the south and north elevations of the building. Special wall sconces of aged tin with glazed tile are located on the building to carry the theme throughout the details of the building. Windows are provided on all sides except the west side, which is the back of house and predominantly screened by a screen wall and landscape. Metal canopies are provided over doors for shelter and over windows and walkways for shade.

Landscape Plan

The site includes existing landscape in the parking lot that is to remain: Palo Verdes and Mesquites with understory of agave, lantana, and sage are used in the landscape islands of the parking lot. Muhlenbergia is massed along the north end of the property along the multi-modal path. Any dead or missing materials within this site will be replaced by condition for this project. The landscape surrounding the building includes one Parkinsonia x 'Desert Museum' tree and one Evergreen Elm on the patio. The patio is surrounded by a planter hedge of compact Myrtle to separate the patio from the streets and parking area for privacy and added natural vegetation. Agave Americana is used as a sculptural element in front of the patio wall. Purple Lantana is used with Purple Ruellia along the street front to the south. Gold Lantana and to forms of green

Muhlenbergia are used as ground cover. A condition has been added to provide more variety and more trees to the plant plan.

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 unique lot shape and location along a curved corner of the road provides the opportunity for a three-sided entrance to the site. The patio and entrance points actively engage the site from the street front. The use of materials and varied roof structures articulates the building to provide variation as viewed from all sides.
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 design provides shade to pedestrians as well as shade to the building itself through the use of shade canopies a large trellis and screen walls.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;*
The design uses a combination of stucco, brick, metal and wood in character with the architectural style and restaurant theme and complimentary to the Tempe Marketplace development.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*
The single-story building is appropriate to the other single-story buildings around the site and has variation in the building elevations and landscape materials to create a hierarchy of form and scale.
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 walls are broken up by changes in surface plane, a projected entrance and trellis with posts, roll-up windows, and use of stone and painted murals to provide visual interest around the building.
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;*
Per the analysis and prior comments, the building meets this criterion.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;*
The project meets requirements for parking, bike parking and pedestrian access and is within the greater Orbit circulation route for Tempe Marketplace for bus transit service.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;*
Vehicular access is from the north side of the lot in an existing parking lot separated by landscape from the primary building entrance. There are no residential uses nearby.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;*
The design provides visual surveillance of all sides by either building fenestration or the outdoor seating areas. Plants are appropriately scaled for the spaces, and lighting will meet minimum illumination for safety.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;*
Based on the above analysis, the landscape design meets this requirement.

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; and*
Signs will be handled by separate permit and must conform to the sign package of Tempe Marketplace.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*
The site uses a combination of building mounted sconces, bollard and festoon lights for ambiance and downlights for the service yard and building entrances.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated February 19, 2019 and landscape plan dated February 20, 2019. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. 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.
5. 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

6. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
7. Public Restroom Security:
 - a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side

Building Elevations

8. The materials and colors are approved as presented:

Roof – flat painted white with screening parapet

Pitched roof portions and canopies – Corrugated silver galvanized metal roofing

Primary Building – Sherwin Williams Heron Plume SW6070 LRV 75

Masonry – Brick Veneer, Telluride Natural Stone – Fossil Bed color

Forged steel railings, guardrails, wrought Iron

bars and fencing – weathered steel brown rust color with clear sealant

Wood beams– stained Sherwin Williams Weathered Teak SW3134 (dark brown)

Trellis and brackets – Metal –Sherwin Williams SW2848 Roycroft Pewter (dark cool gray)

Overhead door – on track doors, dark bronze clad color with clear insulated low-e glazing

Aluminum Window and Door - Anodized aluminum frame dark bronze color with clear insulated low-e glazing

Wood Entry Door and Aluminum window frame – Trueview dark bronze clad color with clear insulated low-e glazing

Painted Murals on building

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

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

Lighting

13. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

14. 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.

f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.

15. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

16. 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.

Building Address Numerals

17. Provide address numerals all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10-12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters 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.

SITE PLAN REVIEW: Verify all comments by all departments on each 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.

DEADLINE: 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.

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.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <http://www.tempe.gov/home/showdocument?id=5327> . Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

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.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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.

TRAFFIC ENGINEERING: Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

CIVIL ENGINEERING:

- 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.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

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.

ZONING AND DEVELOPMENT CODE: 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.

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.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

- | | |
|-------------------|---|
| June 15, 2004 | Redevelopment Review Commission approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, including site plan, landscape plan, building elevations and sign package consisting of 862,366 s.f. on 128.2 net acres, including three use permits and two variances, with changes to condition #2a, to extend timeframe from 6 months to 18 months for right-of-way dedication; and to continue the sign package. Approved conditions #1-#83 and continuing conditions #84-#96 with the sign package. (6-0 vote) |
| June 23, 2004 | City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres. |
| February 21, 2006 | Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06002 / SPD-2006.18) |

- March 7, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06006 / SPD-2006.21) (6-0 vote)
- March 7, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102) (6-0 vote)
- March 23, 2006 City Council approved the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102)
- April 6, 2006 City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.21)
- April 6, 2006 City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.18)
- 2006-present Individual pad buildings within Tempe Marketplace have developed, this is one of the remaining vacant pad lots available within Tempe Marketplace.
- March 12, 2019 Development Review Commission is scheduled to hear a request for a Development Plan Review for a new restaurant for BARRIO QUEEN located at 31 South McClintock Drive in Tempe Marketplace on 1.51 acres.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

BARRIO QUEEN

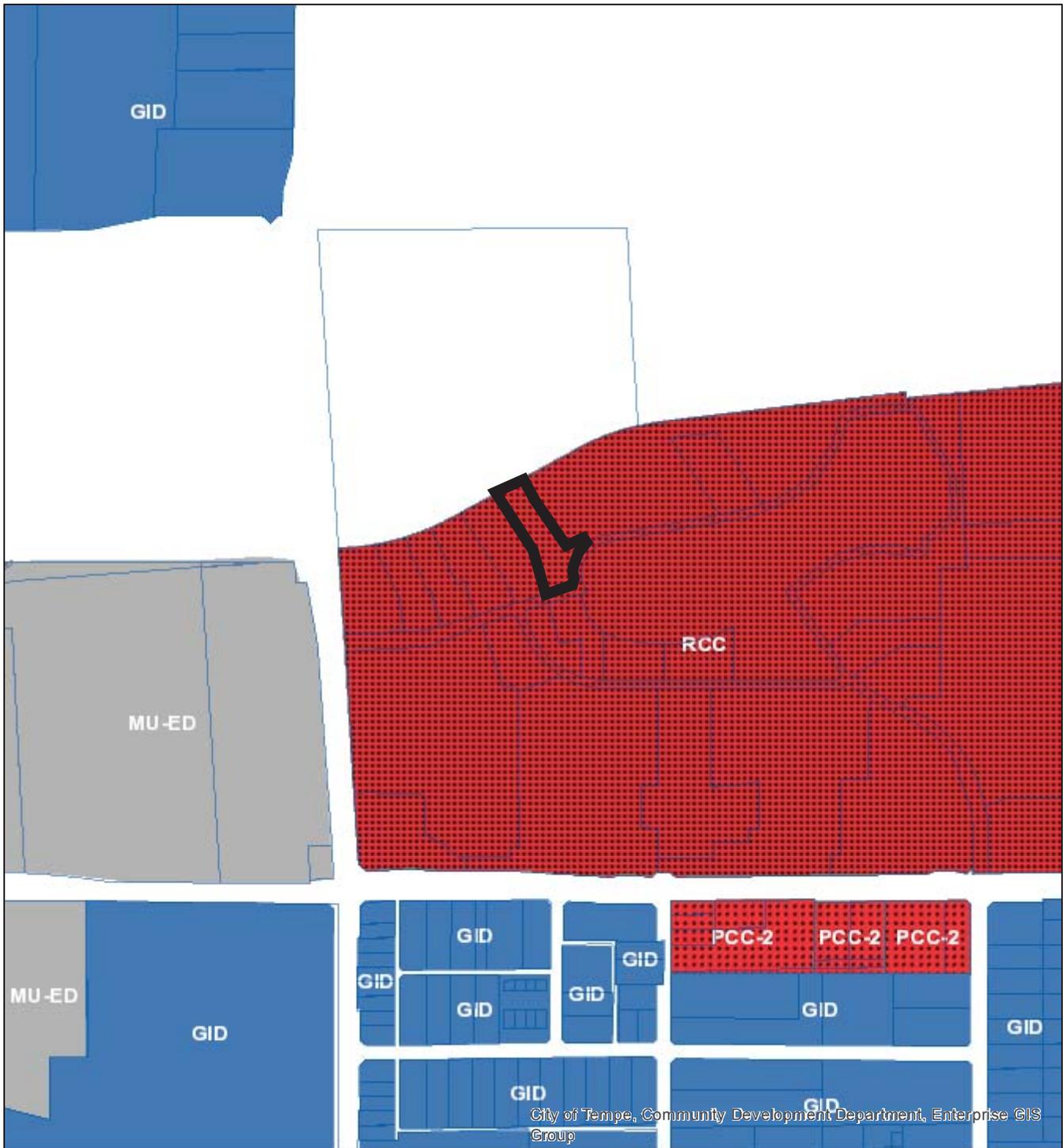
(PL180259)

ATTACHMENTS:

- 1-4. Site Context (Location Map, Aerial, Aerial with Site Plan Overlay, and Site Photos)
- 5-6. Applicant's Letter of Explanation
- 7-9. Site Design (Full Site Plan Sheet A1.0, Site Plan Sheet A1.1, and Landscape Plan Sheet L1)
- 10-19. Building Design (Floor Plans Sheets A2.1-2.3, Building Sections Sheet A5.1, Blackline/Color Elevations Sheet A6.1, Blackline Elevation with site screen wall Sheet A6.2, Elevation with murals Sheet A6.3, Blackline Elevations with landscape Sheet A6.4, Color Elevations Sheet A6.3, Material Samples, Renderings)

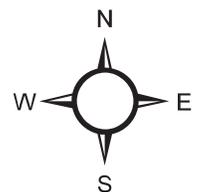
BARRIO QUEEN

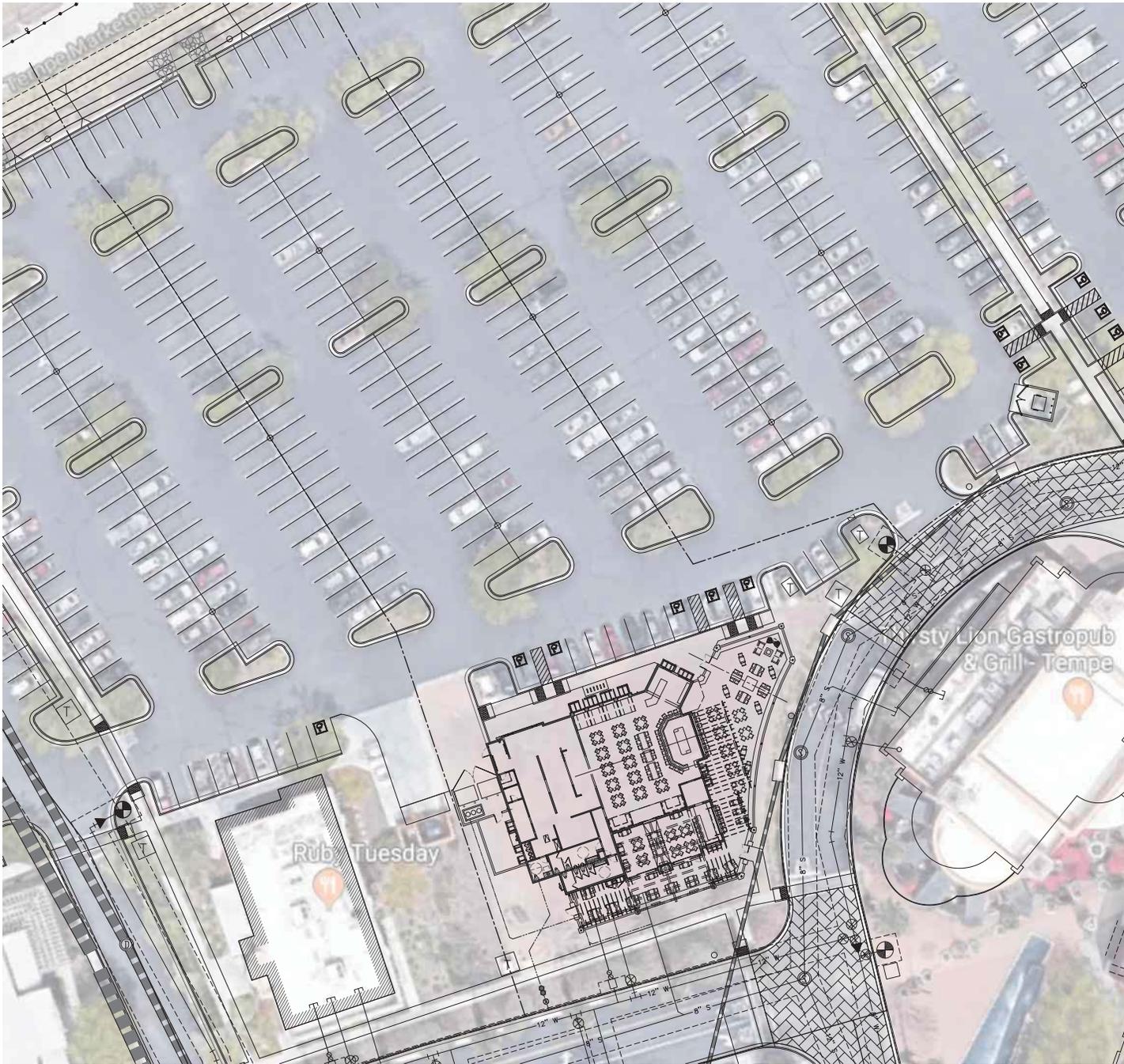
PL 180259





Aerial Map





AERIAL SITE PLAN
 1"=20'-0"
 0 10' 20' 40'



ATTACHMENT 3

ARCHITECTS

Candelaria Design Associates

53780778
 6060 EAST CAMELBACK RD., SUITE 400 SCOTTSDALE, AZ 85251
 602.987.2501
 CUNDELLA@CDADESIGN.COM FAX 602.987.7678

A NEW RESTAURANT FOR:
Barrio Lucca
 31 S. MCGILINTOCK DRIVE
 TEMPE, AZ 85281



FEB. 19, 2019

Checked By: T.B.
 Drawn By: T.B.
 Scale: 1"=20'-0"
 Drawing:

AERIAL SITE PLAN

A1.1
 1 OF 1
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View from lot looking east:



View from south east of site looking north west at site:



View from main drive looking north at site:



East side of lot with existing utility infrastructure:



Existing parking lot north of restaurant pad:



View from lot looking south west:



View of lot looking south east:





CANDELARIA

MEMORANDUM

TO:

Development Plan Review
City of Tempe

SUBJECT:

Letter of Explanation

ATTACHMENTS:

FROM:

Tyler Bulriss - Project Manager

DATE ISSUED:

09.14.2018

RE: PROJECT:

2018_1820__ Barrio Queen Tempe

COPIES TO:

Mark Candelaria, Vivian Ayala, Project File

Letter of Explanation for City of Tempe Development Plan Review.

We are proposing a new restaurant at Tempe Marketplace, Barrio Queen. This new restaurant will enhance the marketplace, between the atmosphere and delicious food, this will have a little bit to offer for everyone.

We placed the patio on the East side of the building so it will receive more shade in the evening to accommodate the hot summer evenings. Shade is very important here so we have added two large trees on the patio to block the sun and have add misters along the patio site wall and trellis. With having the majority of the dining on the East we have provided lots of windows for natural light. The Bar was placed on an angle to really activate that corner of the lot, so when you are driving in either direction it catches your attention!

The building is made from masonry block to unsure the integrity of existing marketplace. The exterior of the building will be a stucco finish with natural stone trim. The trellis's and brackets are to be metal to match the existing marketplace look. It was important to scale the restaurant proportionally to the surrounding buildings, as well as the interior and exterior of this restaurant. The Tequila room will have the indoor / outdoor feel with the doors opening on one side and skylights. These windows will all have UV film added to them so the room does not get extremely hot. The landscape will naturally blend in with the existing look of the marketplace. It was extremely important to add the exterior murals to the building to really enhance the Mexican restaurant feel. To make each mural completely custom for this location will catch the eye of anyone going by this restaurant.

It was important to have spots in the restaurant to accommodate all demographics. We have provided the handicap spots all along the front for easy access and not having to cross traffic. We have also added a second entrance on the patio so the pedestrians don't have to walk all around the patio to enter. We will have a waiter at this entrance to seat the people coming in from this way, to make it easier for them.

We are providing lights at all exterior windows and doors as well as video cameras to help prevent crime. I am working with the City of Tempe Police Department to make sure we include all the necessary measures to prevent crime. We have eliminated blind entrances to the building to help as well.

The landscape along the front of the patio will really soften the look of the restaurant. We have also added plants along the inside of the site wall to help with all of the hardscaping inside the patio. The trees



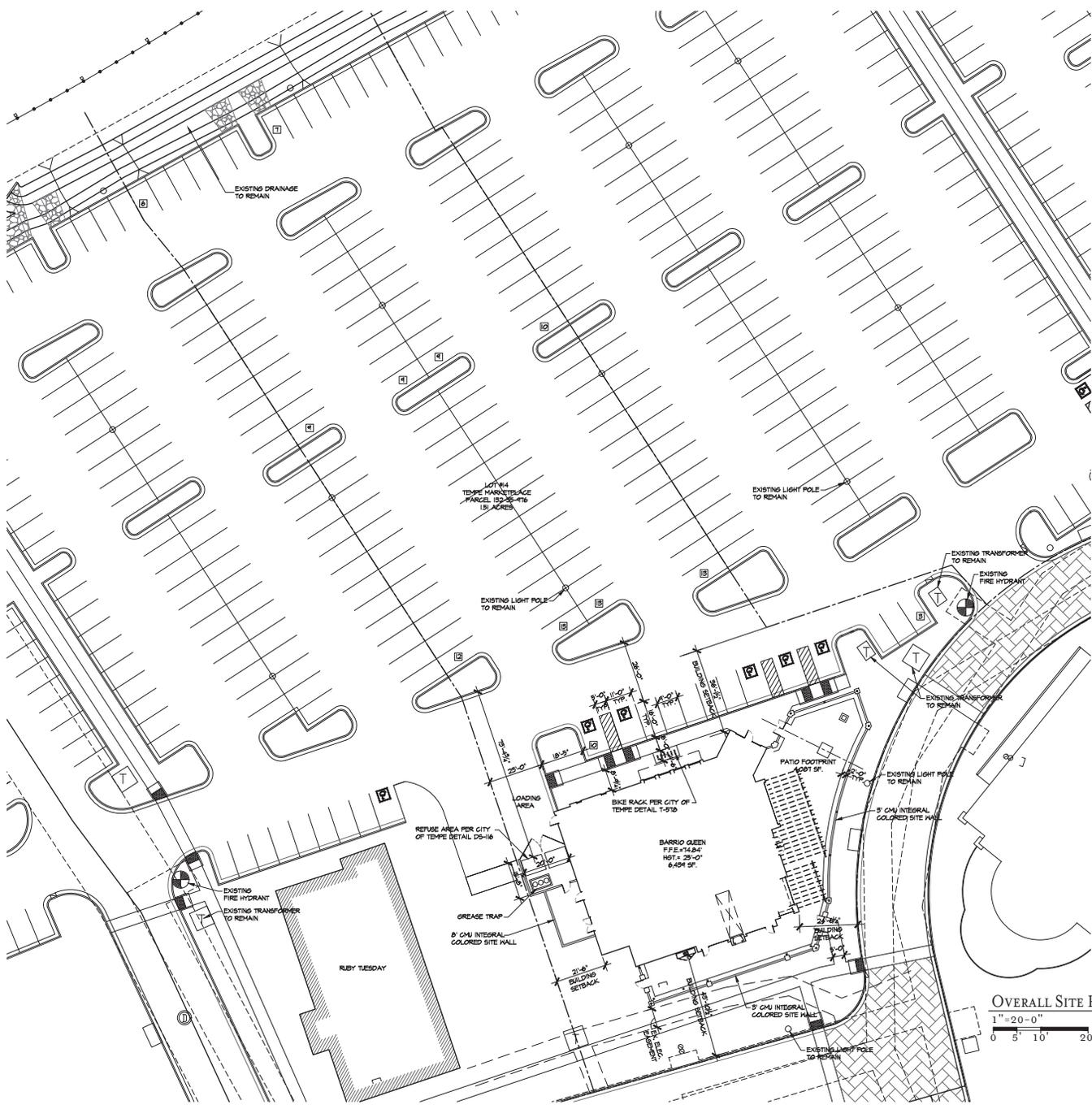
CANDELARIA

in the patio will provide ample shade and will have lights hanging from it as well and will give a relaxing feel to the patio. We have provided appropriate screening for all on site mechanical units.

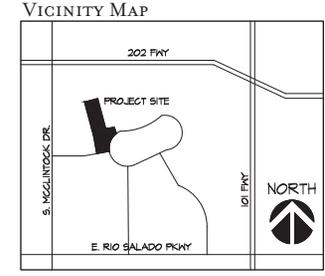
The lighting will play in with the existing surroundings. It is important to light the patio adequately for the people dining at night but, not too much that is over lit. We want to create an ambiance for the evening dining.

We are very exciting to bring Barrio Queen to Tempe Marketplace and are very eager to get construction underway! If there are any questions please feel to contact me at any time.

Regards,
Tyler Bulriss – Project Manager
Candelaria Design Associates, LLC.



SITE INFORMATION AND PROJECT DATA	
ZONING DISTRICT	RCG
TAX ASSESSOR'S NUMBER	152-55-416
SECTION TOWNSHIP RANGE	15 IN 4E
RESIDENTIAL DENSITY	N/A
LEGAL DESCRIPTION	LOT 14, TEMPE MARKETPLACE LLC, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, AZ, RECORDED IN BOOK 464 OF MAPS, PAGE 30 MERIDIAN MARICOPA COUNTY, ARIZONA
CONSTRUCTION TYPE	III-B
OCCUPANCY	A-2 RESTAURANT
OWNER	VESTAR-GPT TEMPE MARKETPLACE LLC, A DELAWARE LIMITED LIABILITY COMPANY 2425 EAST CAMELBACK ROAD, SUITE 150 PHOENIX, AZ 85016 PH: (602) 866-0900
APPLICANT	BARRIO CULINARY CONCEPTS STEVE ROSENFELD & LINDA NASH 6454 EAST JACKSONBET RD. PARADISE VALLEY, AZ 85255 PH: (602) 505-4401 & (480) 665-7588 EMAIL: lrosh@icloud.com
LOT AREA	65,984 S.F. (1.51 ACRES)
FIRE SPRINKLER SYSTEM	WHOLE BUILDING SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF CITY OF TEMPE WITH REVIEW AND APPROVAL BY FIRE MARSHALL, PER CITY OF TEMPE RURAL METRO FIRE DEPARTMENT, FIRE PREVENTION DIVISION
RESTAURANT AREAS	
LIVABLE (AND CONDITIONED) AREAS:	
TOTAL LIVABLE AREA	6,434 S.F.
COVERED EXTERIOR AREAS:	
COVERED PATIOS (TRELLIS)	2,236 S.F.
TOTAL COVERED AREA	8,670 S.F.
BUILDING AREA RATIO CALCULATIONS	
LOT COVERAGE	6,434 S.F. (BLDG'S FOOTPRINT) / 65,984 S.F. = 9.76%
LANDSCAPE AREA RATIO CALCULATIONS	
MIN. ALLOWABLE LANDSCAPE AREA RATIO	15% OF NET SITE AREA (65,984 S.F.)
LANDSCAPE AREA RATIO	1,225 S.F. / 65,984 S.F. = 17.0%
SITE WALLS	
SITE WALLS W/ STUCCO, MAX. 8' HIGH	24' LINEAR FEET
SITE WALLS W/ STUCCO, MAX. 8' HIGH	73' LINEAR FEET
BUILDING HEIGHT CALCULATIONS:	
RESTAURANT MAX. BLDG. HT. ALLOWED	FOR A SITE 75'-0" TAKEN FROM THE TOP OF CURB AT CENTERLINE OF STREET FRONT.
RESTAURANT MAX. BUILDING HT.	25'-0" ABOVE L.N.G.
SETBACK DATA	
NORTH SIDE	REQUIRED- N/A, PROPOSED- 56'-4 1/2"
EAST SIDE	REQUIRED- N/A, PROPOSED- 24'-6 1/4"
SOUTH SIDE	REQUIRED- N/A, PROPOSED- 48'-0 1/2"
WEST SIDE	REQUIRED- N/A, PROPOSED- 21'-0"
PARKING LOAD (TABLE 4-602B):	
VEHICLE PARKING, RESTAURANT	
VEHICLE REQUIRED:	103
PROVIDED:	103
HANDICAP VEHICLE:	5
PROVIDED:	5
BICYCLE:	11
REQUIRED:	11
PROVIDED:	11
EGRESS DATA	
MAXIMUM OCCUPANT LOAD = 541 OCC.	
EXIT WIDTH (BUILDING):	
REQUIRED:	240 x 20 = 480'
PROVIDED:	(42' x 56' + 56' x 42') = 156'
EXIT WIDTH (BUILDING & PATIO):	
REQUIRED:	518 x 20 = 1036'
PROVIDED:	(12' x 127' + 127' x 144')
EXITING:	
REQUIRED:	5
PROVIDED:	5
VEHICLE CALCS:	
4,624 (TOTAL BLDG SF) / 75 SF = 62	
4,028 (TOTAL PATIO SF) / 80 SF = 51	



ASSISTANT DESIGNER
Barbara Design Associates
 6900 EAST CAMELBACK RD., SUITE 409 SCOTTSDALE, AZ 85251
 602.495.8201
 COUNSELOR/REGISTERED ARCHITECT
 602.495.8201

A NEW RESTAURANT FOR:
Barrio Querc
 31 S. McCulloch Drive
 TEMPE, AZ 85281

1820

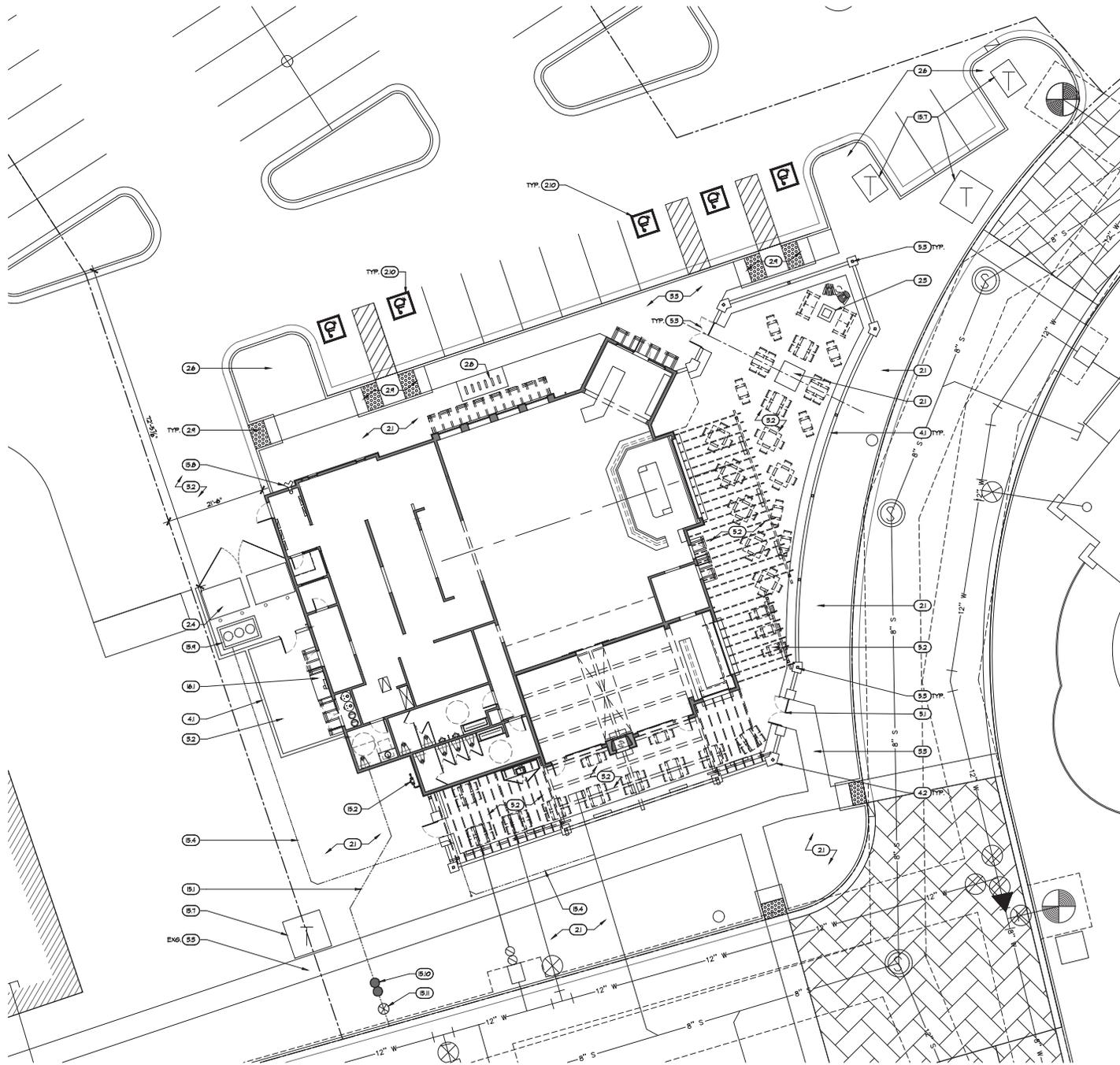


FEB. 19, 2019

Checked By: T.B.
 Drawn By: 1"=20'-0"

Overall Site Plan

A1.0



- SITE PLAN KEYNOTES**
21. PLANTER OR LANDSCAPED AREA - REFER TO LANDSCAPE DRAWINGS.
 22. CONCRETE PAVEMENT SIDEWALKS ON COMPACTED SAND BASE PER CIVIL AND LANDSCAPE DRAWINGS.
 23. FIRE POT WITH NATURAL GAS HOOD-UP JACKET SEPARATE PERMIT.
 24. SCREENED ENCLOSURE FOR TRASH PER CITY OF TEMPE DETAIL 05-H/ML.
 25. RETENTION BASINS - REFER TO CIVIL GRADING & DRAINAGE PLAN.
 26. LANDSCAPE ISLANDS - REFER TO LANDSCAPE DRAWINGS.
 27. GREASE TRAP LOCATION.
 28. BICYCLE PARKING LOCATION SEE DETAIL T-57B/ML.
 29. ACCESSIBLE HANDICAP RAMP AT SIDEWALK SEE DETAIL T-322/ML.
 210. HANDICAP PARKING AND SIGNAGE PER DETAIL T-360/ML.
 31. 4" IN. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE.
 32. 4" IN. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE WITH INTEGRAL COLOR, OWNER AND ARCH. TO SELECT COLOR AND FINISH.
 33. CONCRETE SIDEWALKS SEE CIVIL PLANS FOR GRADES.
 41. 8" x 8" x 16" REINFORCED CONCRETE MASONRY UNIT SITE HALL.
 42. 24" x 30" REINFORCED MASONRY PIER CENTERED ON ADJACENT SITE HALLS.
 43. CANTERA STONE PIER CAP & HALL CAP.
 51. SITE HALL GATE. SEE DOOR SCHEDULE ON SHEET A01.
 52. METAL TRILLS BY PAULPAC.
 53. 4x4 METAL POSTS PAINTED BLACK, ATTACHMENT PER STRUCTURAL DWGS.
 54. STAINLESS STEEL OR COPPER HIGH-PRESSURE FOGGING/MISTING SYSTEM CONCEALED WITHIN THE HALL, SOFFIT OR LANDSCAPE IN REMOTE PUMP IN ADJACENT MECHANICAL ROOM.
 55. APPROXIMATE ROUTING OF NEW WATER SERVICE ENTRY LINE AND APPROX. LOCATION OF WATER SERVICE RISER & ENTRY.
 56. APPROXIMATE ROUTING OF NEW NATURAL GAS BRANCH LINE AND APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.
 57. HOSE BIBS - VERIFY FINAL LOCATION WITH OWNER.
 58. APPROXIMATE ROUTING OF NEW SENEER BRANCH AND APPROX. LOCATION OF SENEER ENTRY.
 59. MECHANICAL EQUIPMENT YARD - ALL MECH. EQUIPMENT SHALL BE SCREENED A MIN. OF 1" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT.
 60. APPROXIMATE ROUTING OF NEW CABLE / DATA / PHONE LINE AND APPROX. LOCATION OF ENTRY BOX.
 61. EXISTING UTILITY TRANSFORMER TO REMAIN.
 62. LOCATION OF FIRE RISER.
 64. APPROXIMATE LOCATION OF GREASE TRAP PER PLUMBING PLANS.
 65. SCREENED BACKFLOW PREVENTER PER CIVIL PLANS.
 66. WATER VALVE PER CIVIL PLANS.
 600. 1000 AMP ELECTRICAL SERVICE & METER PER SAT. ES & POWER CO.
 602. WALL MTD. CARRIAGE TYPE LIGHT FIXTURE.

ENLARGED SITE PLAN
 1" = 10'-0"
 0 5' 10' 20'
 NORTH

ARCHITECTS
Condalena Design Associates
 SUITE 400 SCOTTSDALE, AZ 85261
 9600 EAST CAMELBACK RD. GAVILANDADDITION.COM
 602.979.7501 FAX 602.979.7509

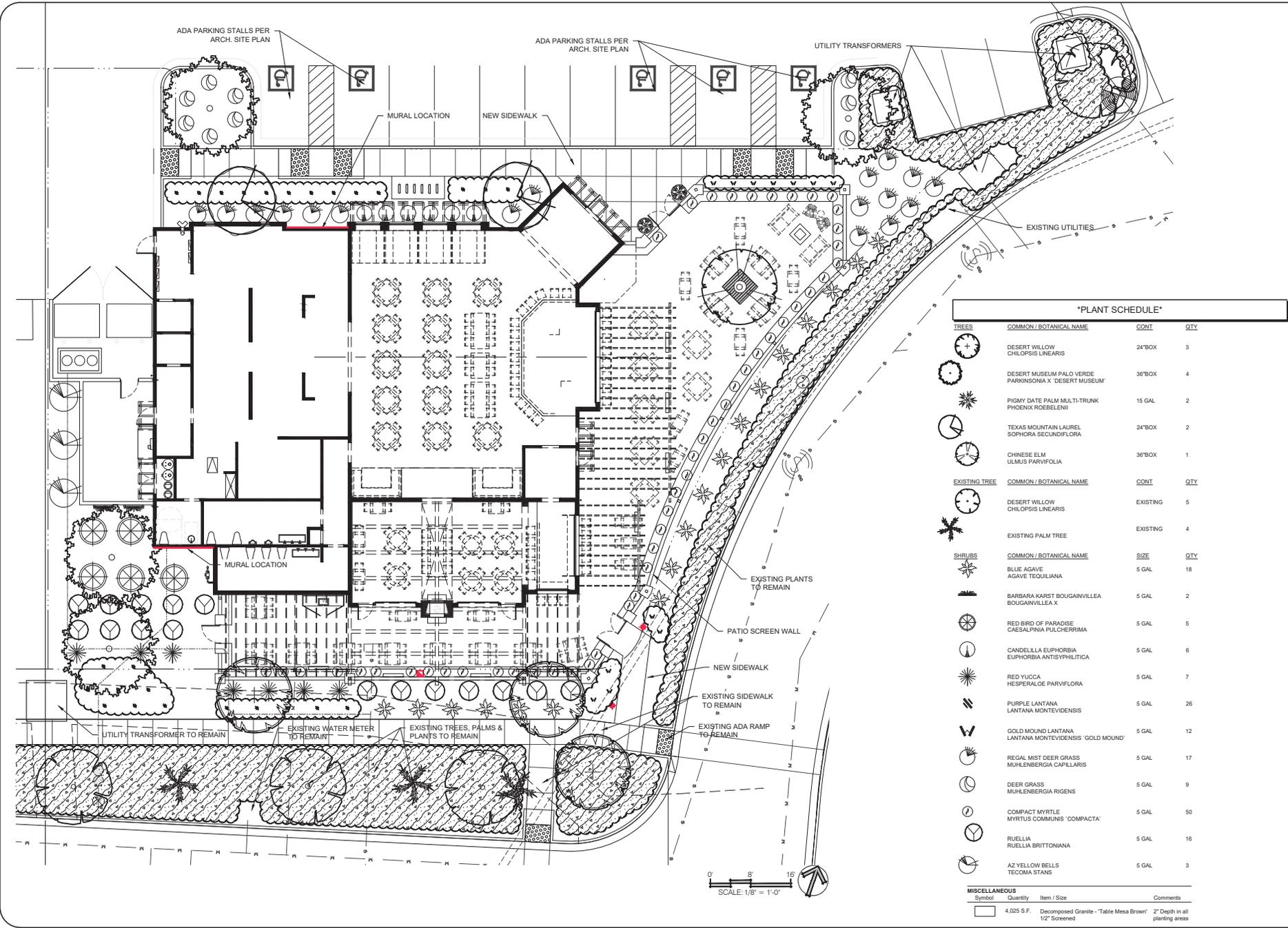
A NEW RESTAURANT FOR:
Barrio Lycor
 31 S. MCGILGINTOCK DRIVE
 TEMPE, AZ 85281



FEB. 19, 2019

Checked By: T.B.
 Drawn By: T.B.
 Scale: 1" = 10'-0"
 Drawing: ENLARGED SITE PLAN

A1.1
 1 OF 1
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PLANT SCHEDULE				
TREES	COMMON / BOTANICAL NAME	CONT	QTY	
	DESERT WILLOW CHILOPSIS LINEARIS	24"BOX	3	
	DESERT MUSEUM PALO VERDE PARKINSONIA X 'DESERT MUSEUM'	36"BOX	4	
	PIGMY DATE PALM MULTI-TRUNK PHOENIX ROEBELENI	15 GAL	2	
	TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA	24"BOX	2	
	CHINESE ELM ULMUS PARVIFOLIA	36"BOX	1	
EXISTING TREE	COMMON / BOTANICAL NAME	CONT	QTY	
	DESERT WILLOW CHILOPSIS LINEARIS	EXISTING	5	
	EXISTING PALM TREE	EXISTING	4	
SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY	
	BLUE AGAVE AGAVE TEQUILIANA	5 GAL	18	
	BARBARA KARST BOUGAINVILLEA BOUGAINVILLEA X	5 GAL	2	
	RED BIRD OF PARADISE CAESALPINIA PULCHERRIMA	5 GAL	5	
	CANDELLA EUPHORBIA EUPHORBIA ANTISYPHILITICA	5 GAL	6	
	RED YUCCA HESPERALOE PARVIFLORA	5 GAL	7	
	PURPLE LANTANA LANTANA MONTEVIDENSIS	5 GAL	26	
	GOLD MOUND LANTANA LANTANA MONTEVIDENSIS 'GOLD MOUND'	5 GAL	12	
	REGAL MIST DEER GRASS MULLENBERGIA CAPILLARIS	5 GAL	17	
	DEER GRASS MULLENBERGIA RIGENS	5 GAL	9	
	COMPACT MYRTLE MYRTUS COMMUNIS 'COMPACTA'	5 GAL	50	
	RUPELLIA RUPELLIA BRITTONIANA	5 GAL	16	
	AZ YELLOW BELLS TECOMA STANS	5 GAL	3	
MISCELLANEOUS	Symbol	Quantity	Item / Size	Comments
		4,025 S.F.	Decomposed Granite - Table Mesa Brown	2" Depth in all planting areas
			Screened	

GENERAL ROCF 15941 (B)
POOL ROCF 24707 (K-A-S)
CALIFORNIA ROCF 975740

CREATIVE ENVIRONMENTS
8920 SOUTH HARDY DRIVE
TEMPE, ARIZONA 85284
1 (855) 777-8325

WWW.CREATIVEENVIRONMENTS.COM

Barrio Queen at Tempe Marketplace
Tempe, AZ

REVISIONS

DATE 2019.02.20

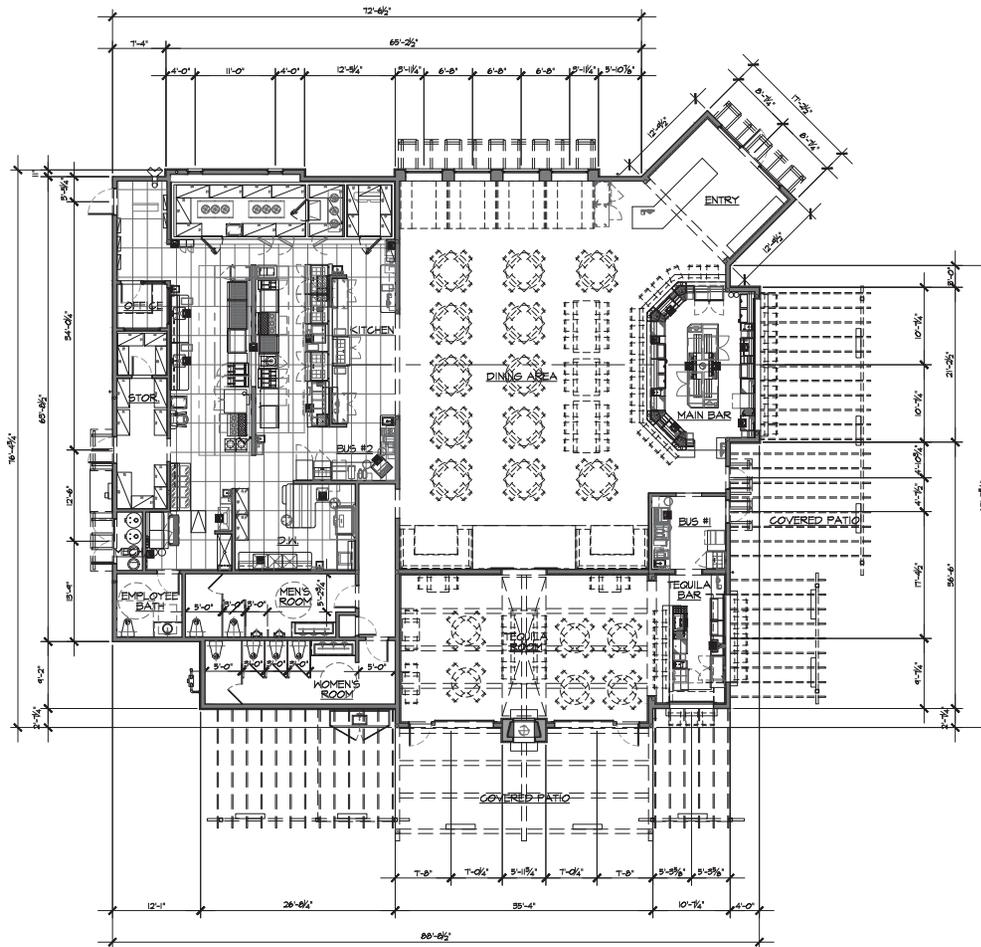
DESIGN RT / TC

DRAFT NR

LANDSCAPE PLANTING PLAN

L1

SHEET 1/10



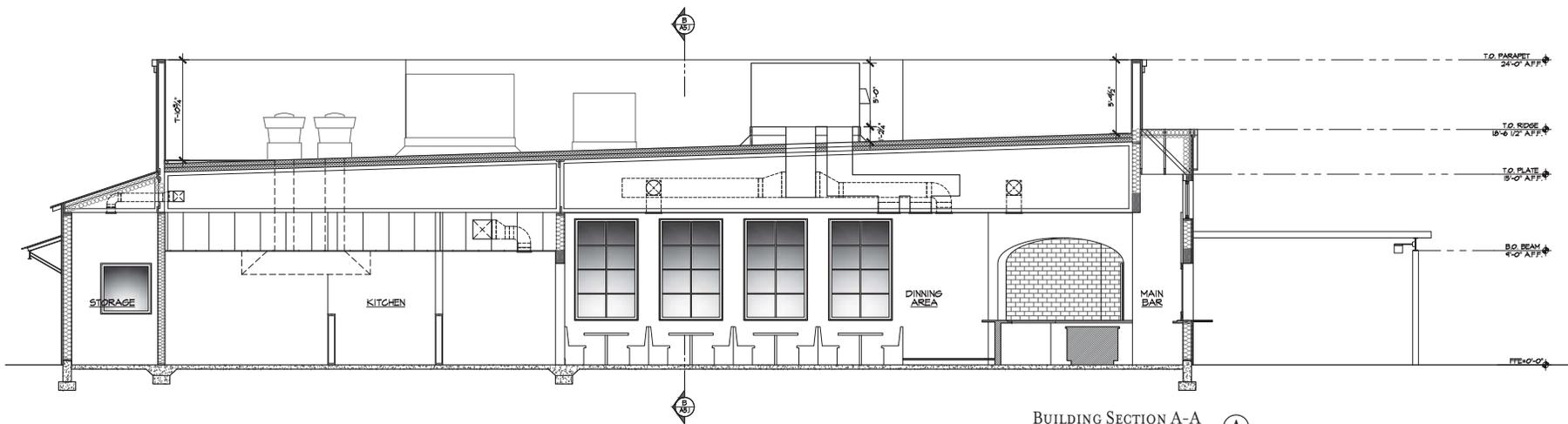
OVERALL FLOOR PLAN ①
 1/8" = 1'-0"
 0 4' 8' 16'



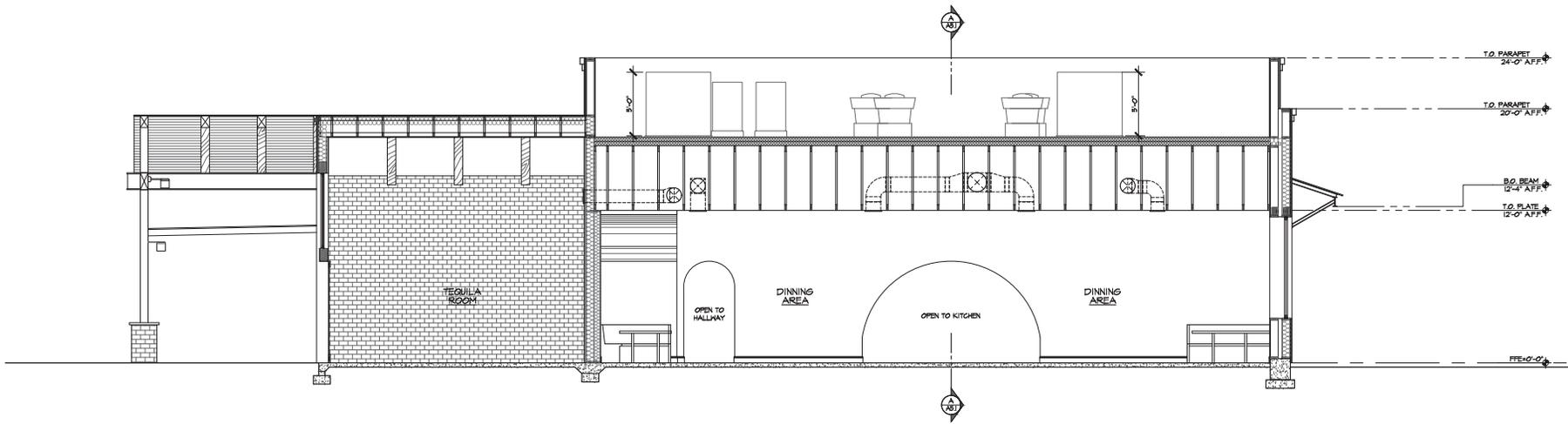
FEB. 19, 2019

Checked By: T.B.
 Drawn By:
 Scale: 1/8" = 1'-0"

Drawing:
 OVERALL FLOOR PLAN
 Sheet



BUILDING SECTION A-A
 1/4" = 1'-0"
 0 2' 4' 8'



BUILDING SECTION B-B
 1/4" = 1'-0"
 0 2' 4' 8'

51988774
Candelaria Design Associates
 690 EAST CAMERLACK RD., SUITE 400 SCOTTSDALE, AZ 85261
 602.974.8001 CANDLEARIADesign.COM FAX 602.974.7098

A NEW RESTAURANT FOR:
Barrio Queen
 31 S. MCCLINTOCK DRIVE
 TEMPE, AZ 85281

1820

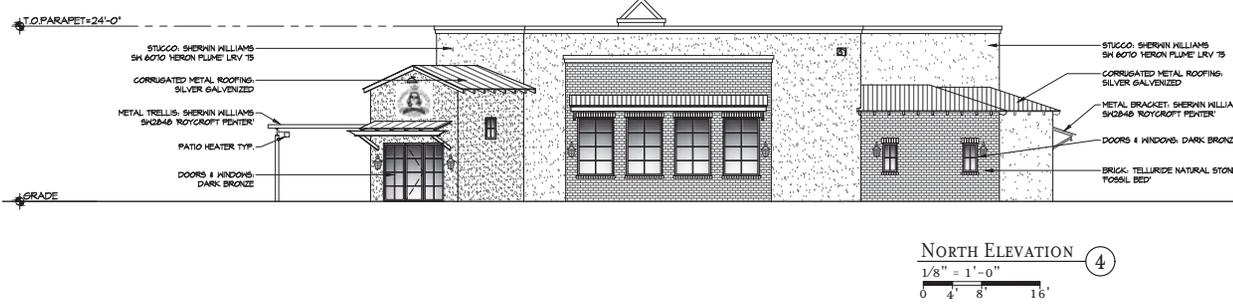
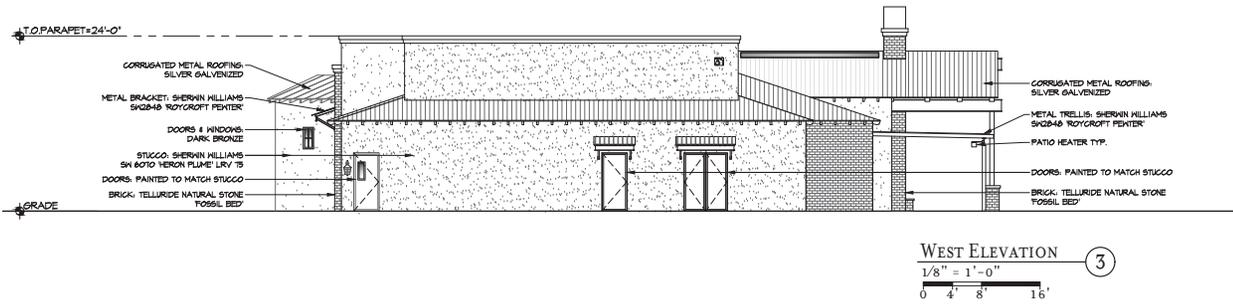


FEB. 19, 2019

Checked By: T.B.
 Drawn By: T.B.
 Scale: 1/4" = 1'-0"

Drawing:
BUILDING SECTIONS

Sheet:
A5.1



SIGNAGE NOTE
 SIGNAGE NOT PART OF THIS REQUEST.
 ALL SIGNAGE TO BE REVIEWED UNDER SEPARATE PERMIT.

11187854
Candelaria Design Associates
 6900 EAST CAMELBACK RD. SUITE 400 SCOTTSDALE, AZ 85251
 602.694.2301 FAX:602.694.7098
 CANDLEMADRIDE.COM

A NEW RESTAURANT FOR:
Barrio Lucero
 31 S. McCURTAIN DRIVE
 TEMPE, AZ 85281



FEB. 19, 2019

Checked By: T.B.
 Drawn By: T.B.
 Scale: 1/8"=1'-0"
 Drawing:
 EXTERIOR ELEVATIONS
 Sheet:

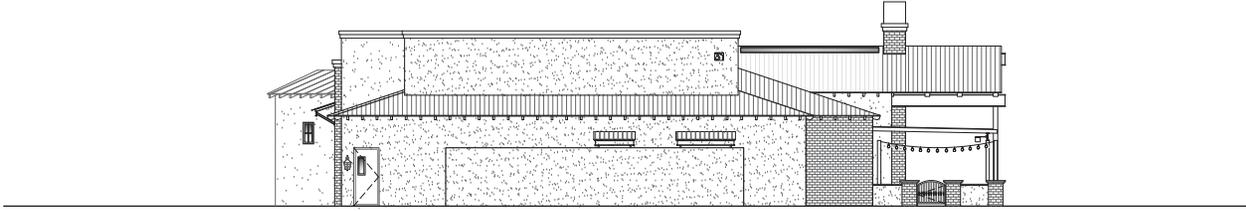
A6.1
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EAST ELEVATION W/ SITE WALLS ①
 1/8" = 1'-0"
 0 4' 8' 16'



SOUTH ELEVATION W/ SITE WALLS ②
 1/8" = 1'-0"
 0 4' 8' 16'



WEST ELEVATION W/ SITE WALLS ③
 1/8" = 1'-0"
 0 4' 8' 16'



NORTH ELEVATION W/ SITE WALLS ④
 1/8" = 1'-0"
 0 4' 8' 16'

SIGNAGE NOTE
 SIGNAGE NOT PART OF THIS REQUEST.
 ALL SIGNAGE TO BE REVIEWED UNDER
 SEPARATE PERMIT.

41978743
Candelaria Design Associates
 6900 EAST CAMELBACK RD. SUITE 400 SCOTTSDALE, AZ 85251
 602.694.2501 CANDELMADDESIGN.COM FAX: 602.694.7094

A NEW RESTAURANT FOR:
Barrio Lucca
 31 S. MCCLINTOCK DRIVE
 TEMPE, AZ 85281

1820
 20 YEARS
 OF COMMERCIAL ARCHITECTURE



FEB. 19, 2019

Checked By: T.B.
 Drawn By: T.B.
 Scale: 1/8" = 1'-0"

Drawing:
 EXT. ELEV.
 W/ SITE WALLS
 Sheet:

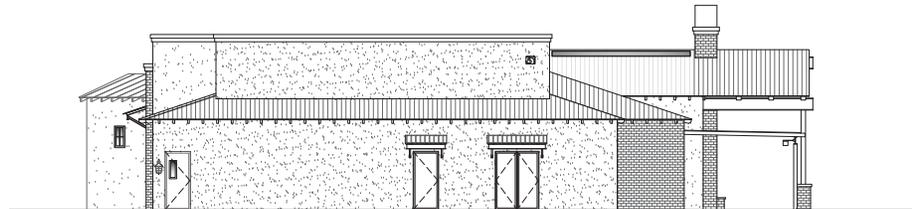
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 1 OF 1
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EAST ELEVATION ①
 1/8" = 1'-0"
 0 4 8 16'



SOUTH ELEVATION ②
 1/8" = 1'-0"
 0 4 8 16'



WEST ELEVATION ③
 1/8" = 1'-0"
 0 4 8 16'



NORTH ELEVATION ④
 1/8" = 1'-0"
 0 4 8 16'

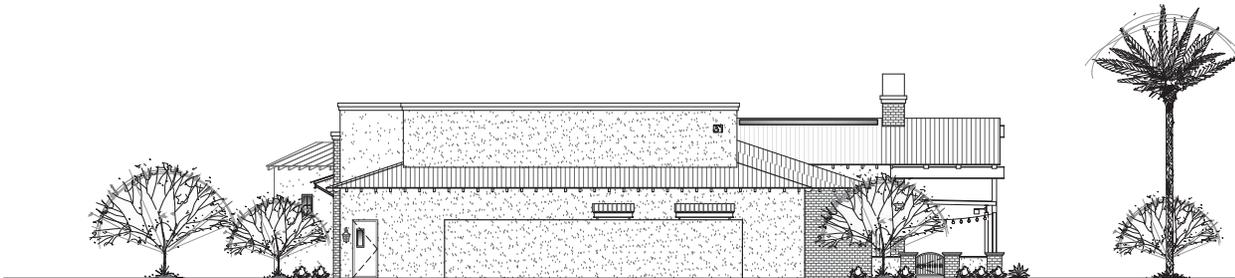
SIGNAGE NOTE
 SIGNAGE NOT PART OF THIS REQUEST.
 ALL SIGNAGE TO BE REVIEWED UNDER
 SEPARATE PERMIT.



EAST ELEVATION ①
 1/8" = 1'-0"
 0 4' 8' 16'



SOUTH ELEVATION ②
 1/8" = 1'-0"
 0 4' 8' 16'



WEST ELEVATION ③
 1/8" = 1'-0"
 0 4' 8' 16'



NORTH ELEVATION ④
 1/8" = 1'-0"
 0 4' 8' 16'

41979743
 ARCHITECTURE
Candelaria Design Associates
 6900 EAST CAMELBACK RD. SUITE 400 SCOTTSDALE, AZ 85251
 602.694.2301 CANDLEMADDESIGN.COM FAX: 602.694.7094

A NEW RESTAURANT FOR:
Barrio Lucca
 31 S. MCCLINTOCK DRIVE
 TEMPE, AZ 85281

1820
 20 YEARS
 1820-2020

REGISTERED PROFESSIONAL ARCHITECT
 T. B. BARNETT
 FEB. 19, 2019

Checked By: T.B.
 Drawn By: T.B.
 Scale: 1/8" = 1'-0"
 Drawing: STREET ELEVATIONS

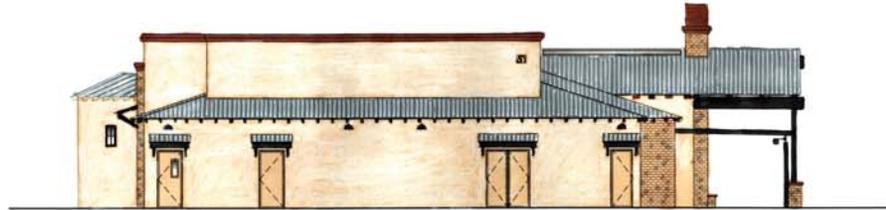
A6.4
 1 OF 1
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SOUTH ELEVATION

1/8" = 1'-0"
0 4' 8' 16'

①



WEST ELEVATION

1/8" = 1'-0"
0 4' 8' 16'

②



NORTH ELEVATION

1/8" = 1'-0"
0 4' 8' 16'

③



EAST ELEVATION

1/8" = 1'-0"
0 4' 8' 16'

④

SIGNAGE NOTE
ALL SIGNAGE WILL BE UNDER SEPARATE PERMIT.

ARCHITECTURE
Candelaria Design Associates
LIFESTYLE
1600 EAST CUMBERLAND BL. SUITE 100 SCOTTSDALE, AZ 85251
CANDELARIADesign.COM FAX 480.874.7298

A NEW RESTAURANT FOR:
Barrio Lycon
31 S. McCLURE ROAD DRIVE
TAMPA, FL 33601

1820
20 YEARS
OF EXCELLENCE



EXPIRES: 12/31/19
JAN. 25, 2018

Checked By: T. B.
Drawn By: T. B.
Scale: 1/8" = 1'-0"
Drawing:
EXT. ELEVS.
W/ MURALS

Sheet:
A6.3
1 OF 1
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TRELLIS & BRACKETS: SHERWIN WILLIAMS
SW2848 'ROYCROFT PEWTER', LRV 11



CORRUGATED METAL ROOFING: SILVER GALVANIZED



RAFTER TAILS & WOOD BEAMS: SHERWIN WILLIAMS -
WEATHERED TEAK - SW 3134

MATERIALS FOR:

Barrio Queen

TEMPE, AZ
ATTACHMENT 17

ARCHITECTURE  LIFESTYLE

CANDELARIA

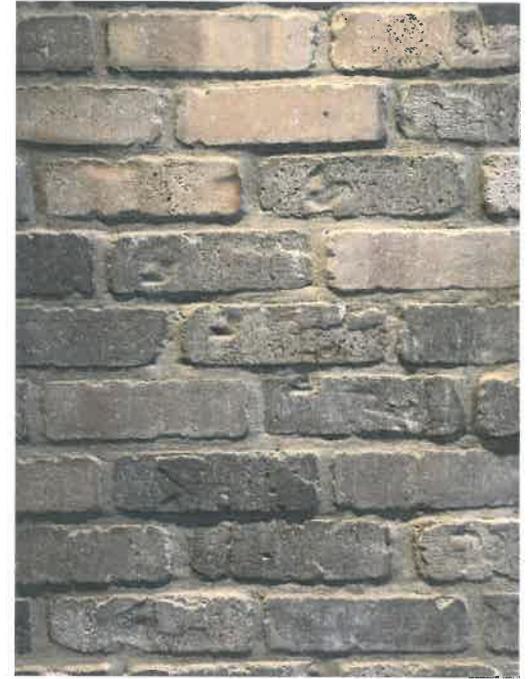
JANUARY 28, 2018



STUCCO: SHERWIN WILLIAMS - HERON PLUME
SW 6070, LRV 75



WINDOWS & DOORS: DARK BRONZE



BRICK: TELLURIDE NATURAL STONE - FOSSIL BED

MATERIALS FOR:
Barrio Queen

TEMPE, AZ

ATTACHMENT 18



ARCHITECTURE **CANDELARIA** LIFESTYLE

JANUARY 28, 2018



BARRIO QUEEN TEMPE
CANELARIA DESIGN 2019.01.28