

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/10/2019
Agenda Item: 6**

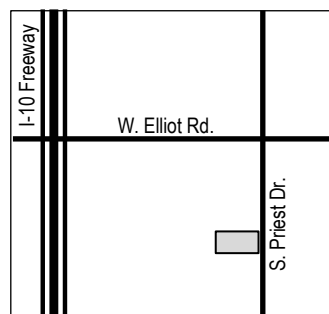
ACTION: Request a Development Plan Review for a new 826 square-foot building for SALAD AND GO, located at 7800 South Priest Drive. The applicant is Brissette Architects, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: SALAD AND GO (PL190176) is a proposed new 826 square-foot building for a drive-through restaurant. The request includes the following:

DPR190100 Development Plan Review including site plan, building elevations and landscape plan



Property Owner	Salad And Go (by And Go Concepts)
Applicant	Jeff Kamtz, Brissette Architects, Inc.
Zoning District	PCC-2 (Planned Commercial Center General) within SWOD (Southwest Overlay District)
Net site area	1.088 acres (3,267 SF)
Total Building Area	826 SF
Lot Coverage	1.9% (50% maximum allowed)
Building Height	20'-4" (40'-0" per PCC-2, plus an additional 25'-0" by right per SWOD)
Building Setbacks	87'-8" front, 33'-9" side (north), 45'-1" side (south), 167'-3" rear (0', 30', 30', 30' minimums)
Landscape area	17% (15% minimum required)
Vehicle Parking	58 spaces provided (3 minimum spaces required)
Bicycle Parking	4 spaces provided (2 minimum spaces required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner II

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located approximately 700 feet south of the Priest Drive and Elliot Road intersection on the west side of the street; and is within the Southwest Tempe Overlay District.

This request includes the following:

1. Development Plan Review which includes a site plan, building elevations and landscape plan for a new 826 square-foot building for a drive-through restaurant.

The applicant is requesting the Development Review Commission take action on the item listed above.

SITE PLAN REVIEW

This project went through the Site Plan Review process a total of three times, two preliminary (01/23/19 and 06/05/19) and one formal (07/24/19). The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The applicant was amenable to the majority of staff's site and building design recommendations.

PUBLIC INPUT

A neighborhood meeting was not required for this project and staff did not receive public input prior to completion of this report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately 1.09 acres in size and is rectangular in shape. There will not be direct driveway access to the right-of-way for the project the site must be accessed from one of the main driveways for the shopping plaza. A direct pedestrian connection will be provided from the public sidewalk on Priest Drive. There will be two drive-through lanes one on the west side of building and other on the east. The east drive-through lane is for express pick-ups only, meaning the customers order was completed off-site through the internet or other ordering application. The circulation for the project is adequate for Solid Waste and emergency vehicle access. The refuse enclosure is proposed at the rear of site and will have limited visibility from street frontage.

Building Elevations

The building is proposed at 20'-4" in height (top-of-top) Primary building material consist of painted stucco, painted metal panels and integral colored split-face CMU. The building has a staggered height design goes from 20'-4" to 19'-0" to 18'-0" and to 16'-0, from south to north end of building; these vertical changes will be visible from the street frontages. The application of awnings/canopies, support columns, horizontal plane variation and reals/patterning of materials will provide visual interest along the street frontage.

Landscape Plan

A landscape coverage of 17% is proposed. The majority of the landscaping is existing to remain, but the applicant is adding trees and other specimens to meet the current code requirements. Trees proposed in parking lot areas are Southern Live Oak which match the rest of the center; and Evergreen Elm and Mulga have been introduce near the building to provide more variation in the landscape palette and shade the drive-though lanes.

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 building design and material finishes provide variety in the streetscape.*

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; all proposed windows are shaded by an awning.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; building design is unique as all new pad buildings are in this plaza, though the material provided are consistent with the other buildings.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; building is scaled appropriately for this location.*
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; there is relief in monotony through shifts in horizontal and vertical planes and variation in materials.*
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; design elements creates visual interest from the street. Architectural elements, including landscape improvements in the right-of-way, shade much of the sidewalk adjacent to the site and building entrances.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site is within a quarter-mile of bus stops in all travel directions.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation will be minimal for this site as the primary use a drive-through restaurant with no indoor or outdoor seating.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided in appropriate locations on-site which assists in delineation of the building and pathways.*
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; signs are subject to a separate plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. 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 08/12/2019 and landscape plan dated 07/082019. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. **Developer/property owner must update the parking file for the Elliot Plaza subdivision (MCR #: 1455-01), prior to issuance of Certificate of Occupancy (Lot 1 of this subdivision is not a part of the parking file).**

Site Plan

3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or 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.
4. 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.
5. 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.
6. 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

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:

Building Wall (south) – steel panels (48 in. wide by 24 in. high) – painted Sherwin Williams "Attitude Gray" (SW7060)

Building Wall (middle on east) – EIFS with fine finish, Sherwin Williams "Roycroft Vellum" (SW2833)

Building Wall (west and south) – EIFS with fine sand finish, Sherwin Williams "Colonial Revival Stone" (SW2827)

Drive-Through Canopy (west) – EIFS with fine finish, Behr "Fresh Apple" (#P360-6)

Awning Fascia (south and east) – metal – painted Dunn Edwards "Exuberant Orange" (DEA112)

Masonry – Old Castle, integral color split-face CMU – Pearl White

Windows – clear with aluminum frames

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

9. If provided, roof access shall be 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. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
15. 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 on-site and in frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on-site and in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
16. 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.
17. 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

18. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
19. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) 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:

- 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:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

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.

- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Gates for refuse enclosure 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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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.

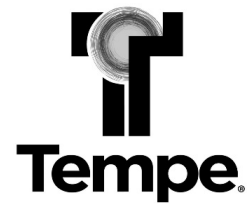
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

HISTORY & FACTS:

February 28, 2019 City Council approved an Amended Subdivision Plat for ELLIOT PLAZA, located at 7760 South Priest Drive. (PL180237)

ZONING AND DEVELOPMENT CODE REFERENCE:

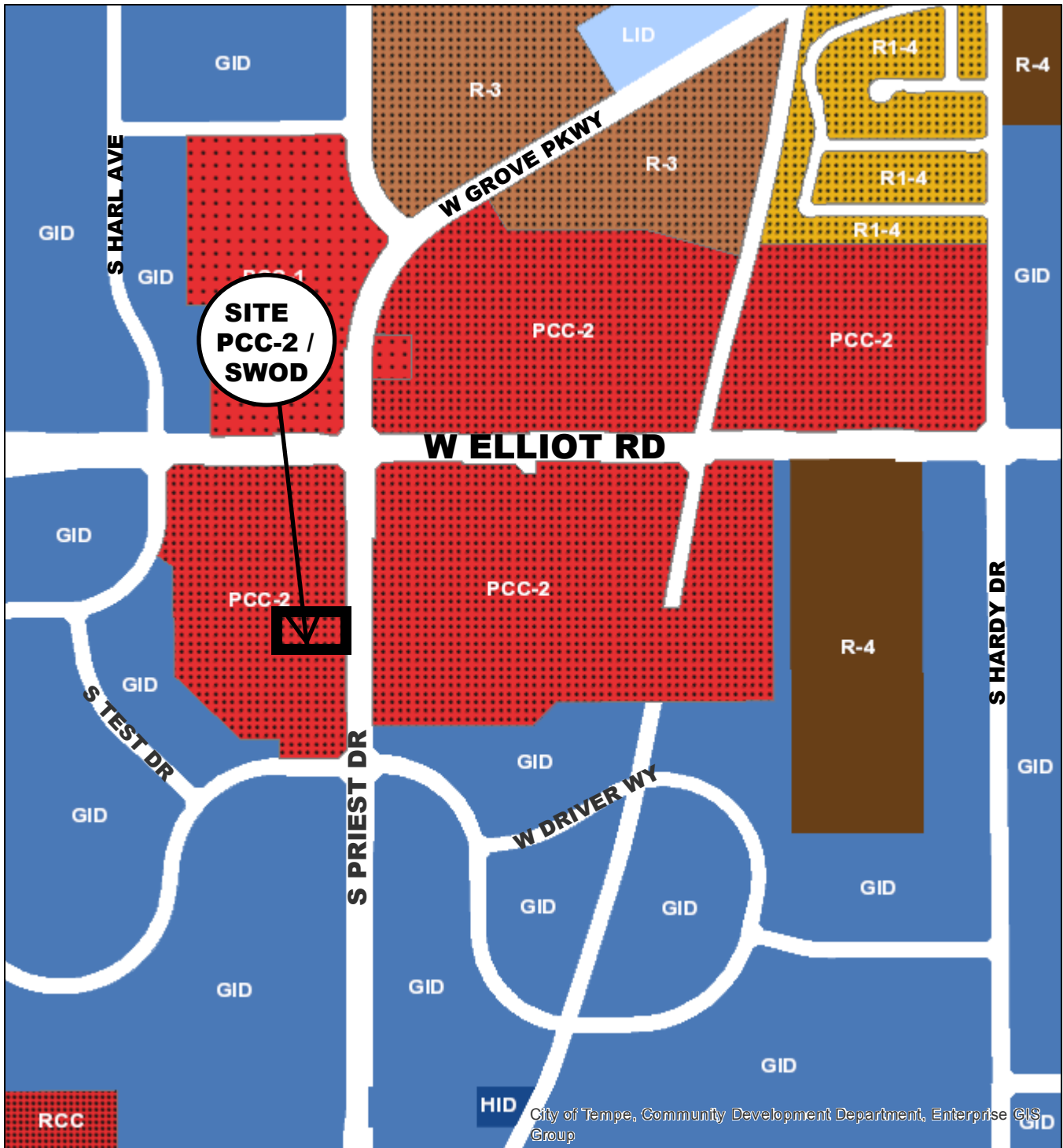
Section 6-306, Development Plan Review












DEVELOPMENT PROJECT FILE
for
SALAD AND GO
(PL190176)

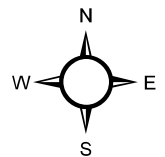
ATTACHMENTS:

- 1-20. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay and Site Photos)
- 21-23. Applicant's Letter of Explanation
- 24-26. Site Design (Site Plan and Landscape Plan)
- 27-36. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, Floor Plans)



City of Tempe, Community Development Department, Enterprise GIS Group

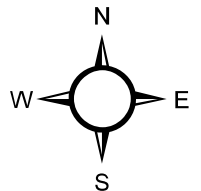
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|  Light Industrial District (LID) |  Regional Commercial Center (RCC) |
|  General Industrial District (GID) |  Single-Family Residential (R1-4) |
|  Heavy Industrial District (HID) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential General (R-4) |
|  Planned Commercial Center General (PCC-2) | |

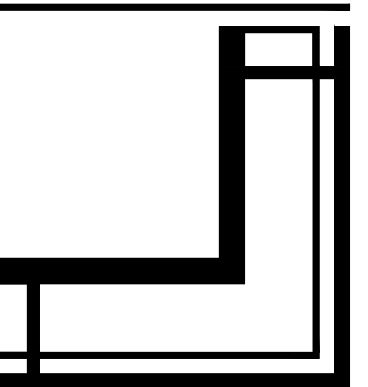


Salad and Go



Aerial Map



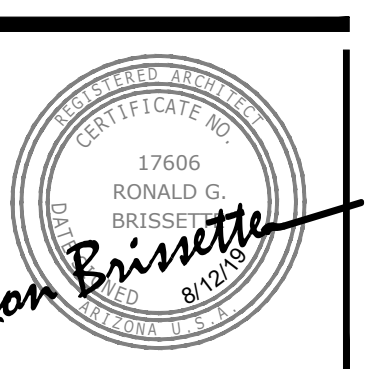


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 TEMPE, AZ 85284



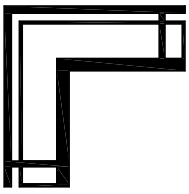
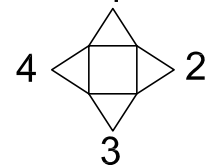
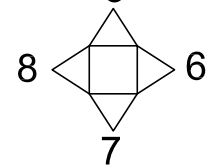
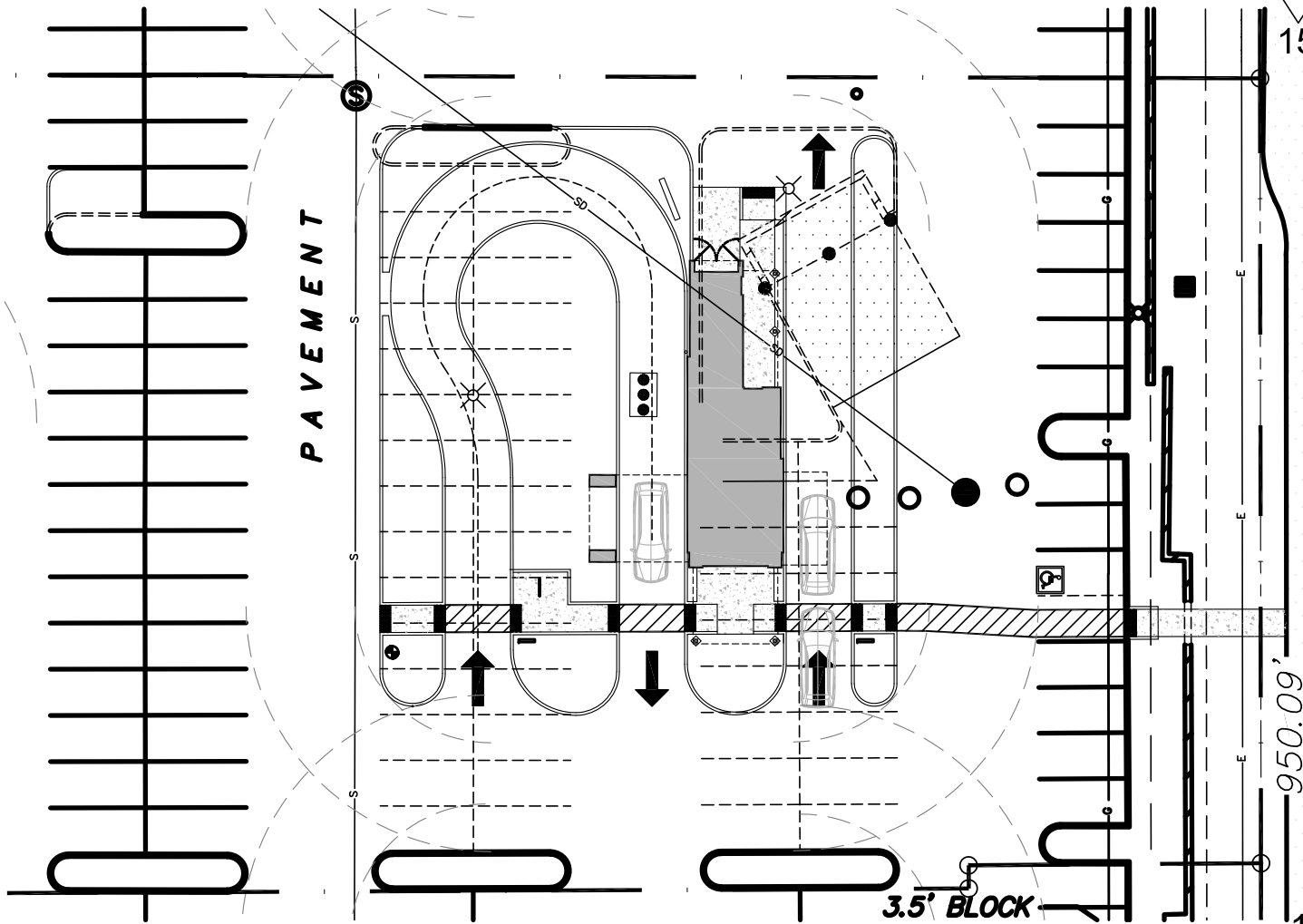
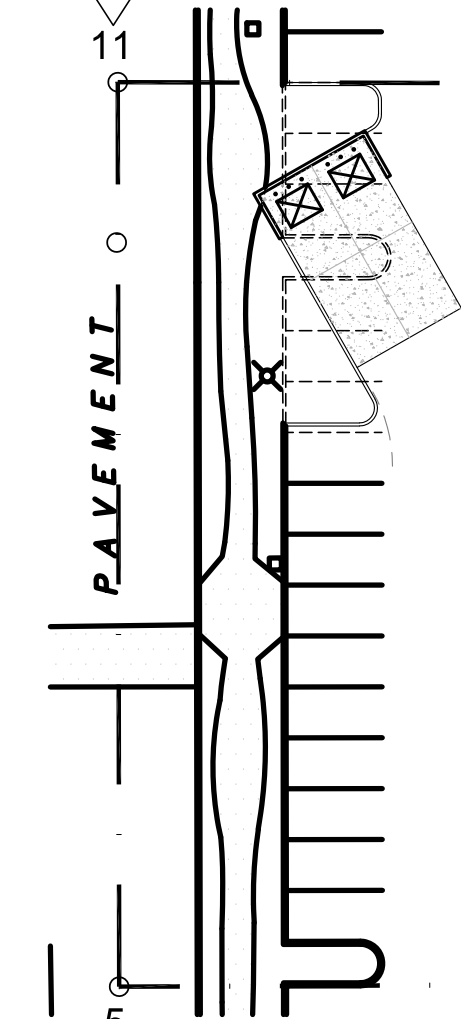
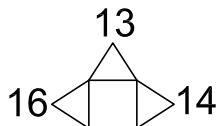
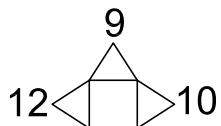
DATE: 8/12/2019
 DRAWN: JLK
 REVISIONS:

CONTEXT AERIAL MAP

SCALE: NO SCALE

A-100





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7800 South Priest Drive, Tempe AZ

DATE: 6/28/19
DRAWN: JLK
SCALE: NONE



PICTURE #1 – VIEW TO THE NORTH FROM THE SOUTHEAST PROPERTY CORNER



PICTURE #2 – VIEW TO THE EAST FROM THE SOUTHEAST PROPERTY CORNER



PICTURE #3 -VIEW TO THE SOUTH FROM THE SOUTHEAST PROPERTY CORNER



PICTURE #4 – VIEW TO THE WEST FROM THE SOUTHEAST PROPERTY CORNER



PICTURE #5 – VIEW TO THE NORTH FROM THE SOUTHWEST PROPERTY CORNER



PICTURE #6 – VIEW TO THE EAST FROM THE SOUTHWEST PROPERTY CORNER



PICTURE #7 – VIEW TO THE SOUTH FROM THE SOUTHWEST PROPERTY CORNER



PICTURE #8 – VIEW TO THE WEST FROM THE SOUTHWEST PROPERTY CORNER



PICTURE #9 – VIEW TO THE NORTH FROM THE NORTHWEST PROPERTY CORNER



PICTURE #10 – VIEW TO THE EAST FROM THE NORTHWEST PROPERTY CORNER



PICTURE #11 – VIEW TO THE SOUTH FROM THE NORTHWEST PROPERTY CORNER



PICTURE #12 – VIEW TO THE WEST FROM THE NORTHWEST PROPERTY CORNER



PICTURE #13 – VIEW TO THE NORTH FROM THE NORTHEAST PROPERTY CORNER



PICTURE #14 – VIEW TO THE EAST FROM THE NORTHEAST PROPERTY CORNER



PICTURE #15 – VIEW TO THE SOUTH FROM THE NORTHEAST PROPERTY CORNER



PICTURE #16 – VIEW TO THE WEST FROM THE NORTHEAST PROPERTY CORNER

SALAD AND GO
7800 South Priest Drive
TEMPE, AZ
(Lot 6 of the “Elliot Plaza” subdivision(M.C.R. 20190292616))

LETTER OF EXPLANATION

Location: 7800 South Priest Drive

Land Size: 0.993 acres (43,267 square feet of land)

Zoning: PCC-2 within SWOD (Southwest Tempe Overlay District)

Proposed Use: Drive-through restaurant (take-out only, no indoor/outdoor dining). Salad And Go brings better, healthier living to the quick service segment of the restaurant industry. For decades, citizens and municipalities have called for healthier options in the urban fast food market. Salad And Go is making it happen.

Size/Design: The Salad And Go building footage is only 826 square feet. There is no indoor dining nor outdoor seating. Critically important to Salad And Go is the incorporation of a secondary drive-thru which serves the fast-growing Internet/App ordering and pickup (“express pickup”). This express pickup is both the current and future of the quick service industry as more and more customers are choosing to order and pay online.

The contemplated design would take direction from City planning and any requirements stipulated in the CC&Rs. Salad And Go requires minimal parking. However, the project will meet City of Tempe parking requirements. Cross-parking easements will be in place.

The development will conform to the standards of Zoning and Development Code Criteria (Section 6-306(D)), as applicable:

The placement, form, and articulation of the building will provide some small variety to the streetscape. The building itself has varied heights so as to avoid a singular plane. It also incorporates multiple materials so as to provide some variety to the streetscape while also maintaining the general characteristics of the center itself.

The building design/orientation, together with landscape, do provide shading. The building has certain canopies to provide shading where necessary. Note, however, that there is neither indoor nor outdoor dining. Landscaping meets the Code standards and will provide shading as such.

Building materials are of outstanding quality. They have been selected so as to provide appropriate detail given their function and location relative to their surroundings within the shopping center with a goal of providing complementing elements while concurrently articulating some degree of differentiation.

Further to the above, the building itself is appropriately scaled relative to its site and surroundings. It is only 826 square feet. As such, it does not overwhelm the site but also provides sight lines to the center itself.

Likewise, there are not large building masses (due to its small size). Nonetheless, sides are sufficiently articulated such that there are no monotonous/monolithic sides. Articulation takes the form of both varied height and materials.

The building design is such that it provides certain architectural details, effectively providing a level of interest at the street level, especially as it relates to varied materials and articulation, with of goal of providing some degree of originality while also fitting appropriately within the greater context of the center itself.

Site planning certainly takes into support for transit patronage, given the drive thru. The planning endeavors to keep the primary drive aisles open, thereby maintaining appropriate vehicular circulation. Pedestrian paths are appropriately provided to access street side.

There are no immediately surrounding residential properties. However, the vehicular circulation minimizes conflicts. Indeed, the primary drive aisles remain open as currently designed.

SOMETHING FOR CRIME PREVENTION THOUGHT ENVIRONMENTAL DESIGN???

Landscape design and accents meet Code regulations designed to provide certain delineation from parking, building and driveways.

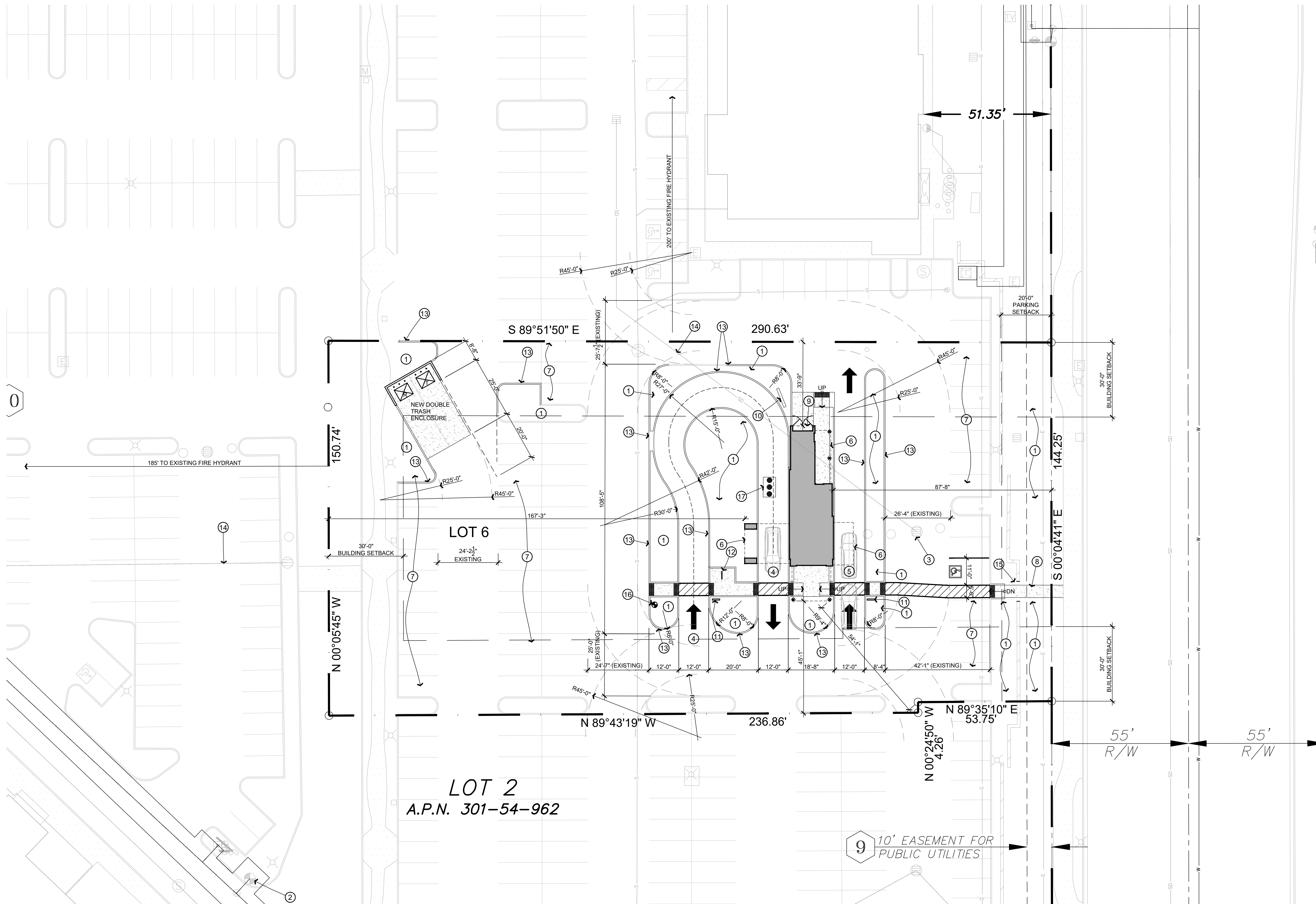
All signs are to appropriate scale for the building itself and for the center, as are the design, colors and orientation.

Both building and site lighting are rather minimal, but compatible with nearby buildings. They do not create any negative effects at all.

The architectural detail of the building facade

Signed: Southwest General Development LLC

By: Tirrill "Beau" Woodring, its Manager



PROJECT DIRECTORY

OWNER:
SALAD & GO by AND GO CONCEPTS
988 WEST JUANITA AVENUE
GILBERT, ARIZONA 85233

DEVELOPER:
SOUTHWEST GENERAL DEVELOPMENT
10229 NORTH SCOTTSDALE ROAD, SUITE F
SCOTTSDALE, ARIZONA 85253
BEAU WOODRING
(646) 734-2654
beau@generaldevelopment.com

ARCHITECT:
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SCOTTSDALE, ARIZONA 85253
JEFF KAMTZ
(480) 596-3882
jeff@brissettearchitects.com

CIVIL:
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602-326-5848
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LANDSCAPE:
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PROJECT DATA

SCOPE OF WORK: NEW DRIVE-THRU RESTAURANT

SITE INFORMATION
7800 SOUTH PRIEST DRIVE, LOT 6

PARCEL# 301-54-962

ZONING: PCC-2, within SWOD (SOUTHWEST TEMPE OVERLAY DISTRICT)

LOT CONFIGURATION: REGULAR SHAPED PROPERTY

LEGAL DESCRIPTION: LOT 6, ELLIOT PLAZA, A SUBDIVISION RECORDED IN BOOK 1455 OF MAPS, PAGE 1, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

SITE AREA: 43,267 SQ. FT. OR 1.088 ACRES

BUILDING FOOTPRINT: 826 SF

NET SITE AREA: 43,267 SQ. FT.

LOT COVERAGE OF NET SITE AREA: 826 SF / 43,267 SF = 1.9%

BUILDING SETBACKS REQUIRED

FRONT (EAST BUILDING) - 0'	PROPOSED 87'-5"
FRONT (PARKING) - 20'	24' (EXISTING)
SIDE (NORTH) - 30'	33'-9"
SIDE (SOUTH) - 30'	45'-1"
REAR (WEST) - 30'	167'-3"

BUILDING INFORMATION
SIZE: 826 SQ. FT. BUILDING
CONSTRUCTION TYPE: TYPE V-B (SPRINKLED)

SPRINKLERS: FULLY AUTOMATIC SPRINKLER SYSTEM TO BE DESIGNED PER NFPA 13

FIRE ALARM: YES
EMERGENCY LIGHTING: YES

OCCUPANCY LOADS
OCCUPANCY - B, LESS THAN 50 (A-2) RESTAURANT
BUSINESS AREA: 826 S.F. / 100 = 8.3 OCCUPANTS
SHADED AREA/CANOPY: SEATING PROVIDED=0 (0 SEATED)
TOTAL OCCUPANTS 8.3 OCCUPANTS

BUILDING HEIGHT: 20'-4" FEET (INCLUDING PARAPETS)

PARKING REQUIREMENTS
BICYCLE PARKING: (1 PER 10,000 SF, 2 MIN.)
4 BICYCLE SPACES PROVIDED

VEHICLE PARKING: (1 SPACE PER 300 SF)
REQUIRED - 826 SF / 300 SF = 3
NO INSIDE OR OUTSIDE DINING AREAS PROVIDED.
PROVIDED-58 SPACES
1 OF THE TOTAL PROVIDED ARE ACCESSIBLE

LANDSCAPE CALCULATIONS
PARKING LOT AREA 2136 SQ. FT.
PARKING LOT LANDSCAPE AREA 366 SQ. FT.
LANDSCAPE PERCENTAGE 17%

BUILDING CODE
2018 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (W/ AMENDMENTS)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (W/ AMENDMENTS)
2018 INTERNATIONAL BUILDING CODE (W/ AMENDMENTS)
2018 INTERNATIONAL MECHANICAL CODE (W/ AMENDMENTS)
2017 NATIONAL ELECTRICAL CODE (W/ AMENDMENTS)
2018 INTERNATIONAL PLUMBING CODE (W/ AMENDMENTS)
2018 INTERNATIONAL FIRE CODE (W/ AMENDMENTS)

7800 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

SALAD AND GO

PARKING DATA

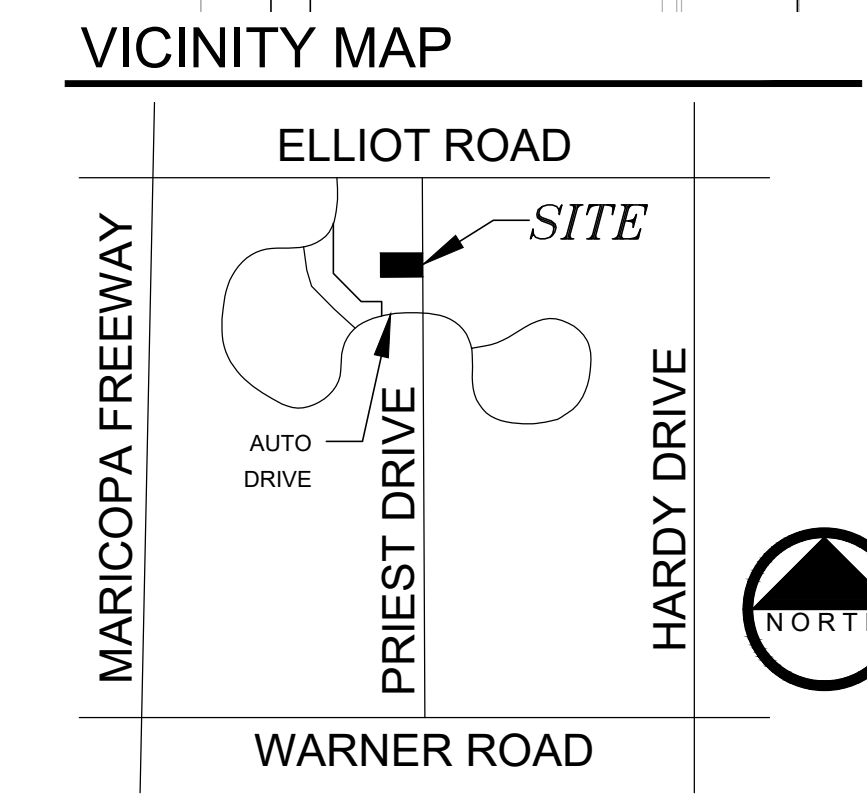
LOT #	REQUIRED PARKING:	USE:	AREA:	REQUIRED STALLS:	PROVIDED STALLS:	NOTES:
LOT 3	*CHIPOTLE:	RESTAURANT	2,318 SF X 1:75	40.0 STALLS	61 STALLS	
LOT 9	PALLETTE COLLECTIVE:	RETAIL	10,000 SF X 1:300	33.3 STALLS	98 STALLS	
LOT 5	BLACK BEAR:	RESTAURANT	5,500 SF X 1:75	73.3 STALLS	79 STALLS	PROVIDED STALLS REFLECT LOSS OF PARKING SPACES FOR NEW DUMPSTER
LOT 5	HERTZ:	VEHICLE (RENTAL)	2,500 SF X 1:300	8.3 STALLS	10 STALLS	
LOT 5	FIREHOUSE SUBS:	RESTAURANT	2,000 SF X 1:75	26.7 STALLS	30 STALLS	
LOT 4	EYEGLOSS WORLD:	RETAIL	4,270 SF X 1:300	14.2 STALLS	57 STALLS	
LOT 7	GOODWILL:	RETAIL	32,421 SF X 1:300	108.1 STALLS	168 STALLS	
LOT 9	AMERICAN FREIGHT:	RETAIL (FURNITURE SALES)	20,186 SF X (*)	22.0 STALLS	70 STALLS	(**) FIRST 10,000 @ 1 PER 500 + 1 PER 5000 REMAINING
LOT 9	TILE SHOP:	RETAIL	22,046 SF X 1:300	73.5 STALLS	114 STALLS	
LOT 8	LA FITNESS:	FITNESS	35,000 SF X 1:125	280.00 STALLS	217 STALLS	
LOT 2	POPEYES:	RESTAURANT	2,961 SF X 1:75	39.5 STALLS	21 STALLS	
LOT 6	*SALAD & GO:	RESTAURANT	826 SF X 1:75	11.0 STALLS	55 STALLS	
TOTAL PARKING REQUIRED:				729.9 STALLS	980 STALLS	
PARKING PROVIDED:				= 980 STALLS		
STANDARD STALLS				= 934 STALLS		
ACCESSIBLE STALLS:				= 46 STALLS		
TOTAL PARKING SURPLUS:				= 250 STALLS		

*CHIPOTLE HAS BEEN ISSUED CITY APPROVED BUT NOT YET CONSTRUCTED. *SALAD & GO IS PENDING CITY APPROVAL.

GENERAL NOTES

- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. (IFC 2016-503.4.1)

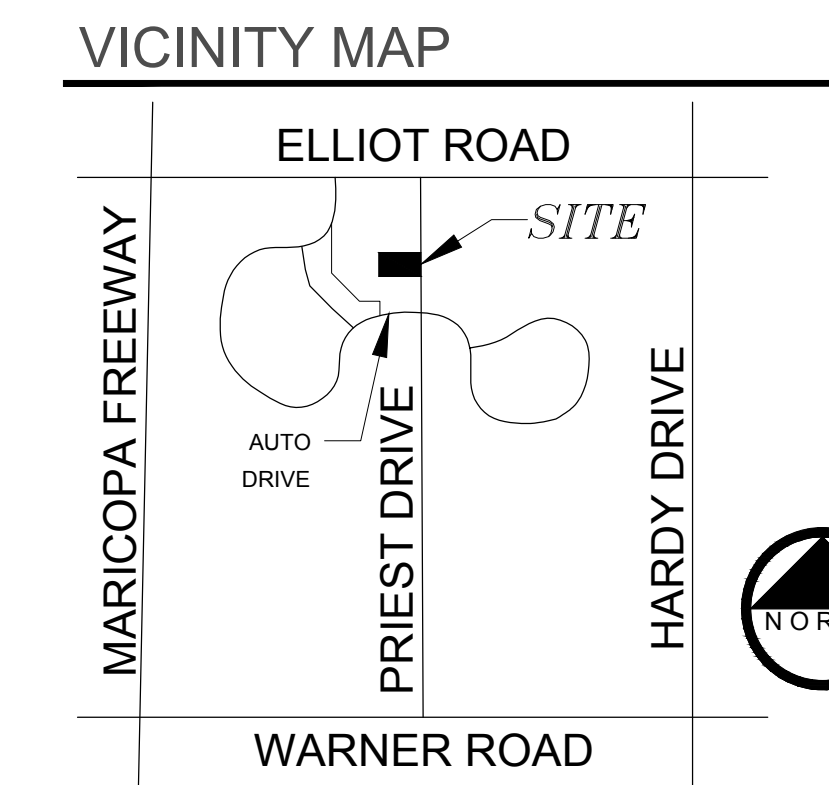
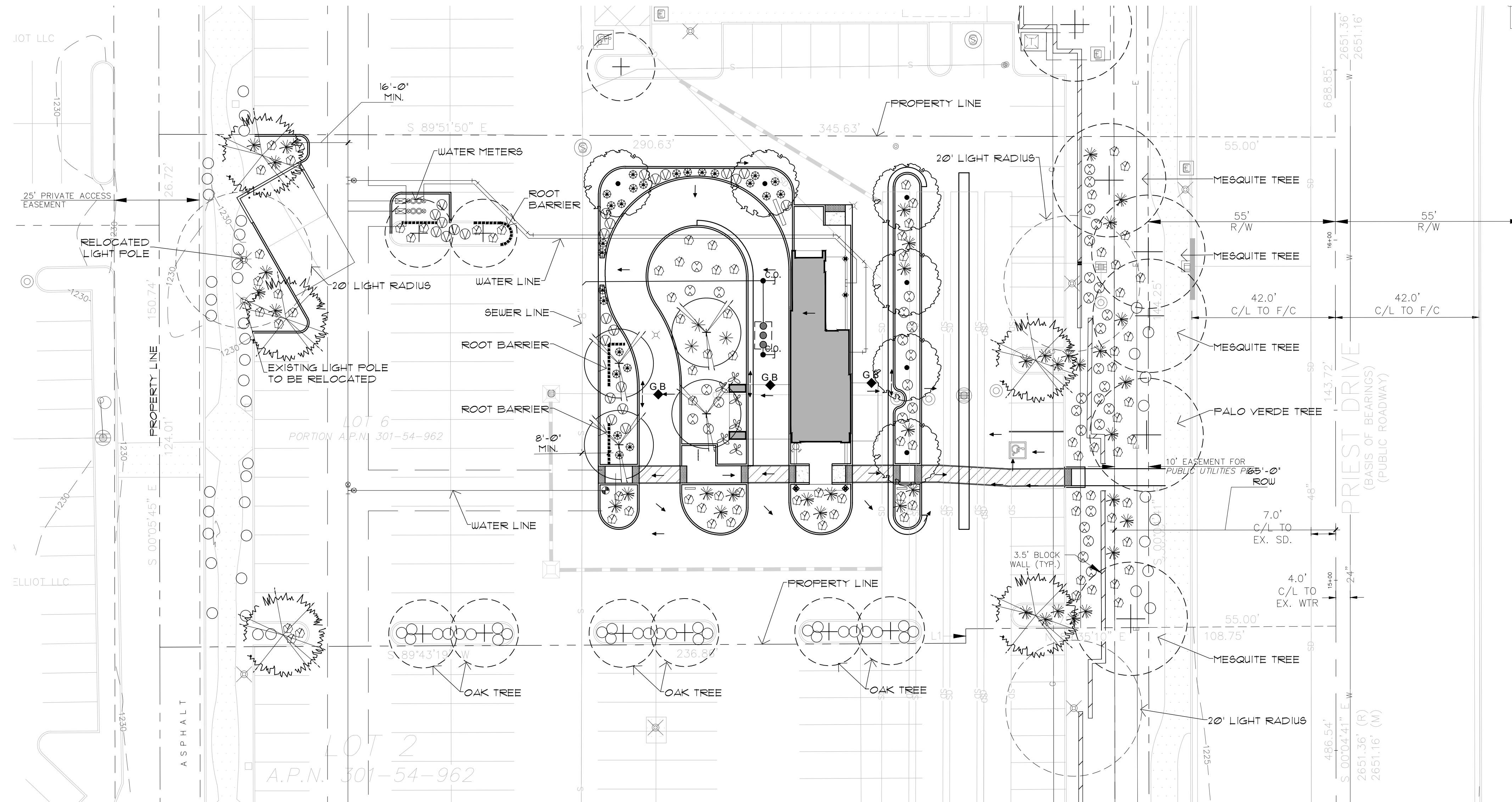
- KEYNOTES**
- LANDSCAPE AREA
 - EXISTING FIRE HYDRANT
 - EXISTING SITE DRAINAGE SYSTEM TO REMAIN
 - MAIN DRIVE-THRU
 - EXPRESS PICKUP DRIVE-THRU
 - CANOPY
 - EXISTING PARKING TO REMAIN
 - NEW PEDESTRIAN ACCESS TO PUBLIC SIDEWALK
 - ELECTRICAL SERVICE ENTRANCE SECTION
 - MENU BOARD (UNDER SEPARATE PERMIT)
 - DIRECTIONAL SIGNAGE (UNDER SEPARATE PERMIT)
 - BIKE RACK
 - NEW RAISED CURB
 - EXISTING STORM DRAINAGE
 - PROVIDE NEW OPENING IN EXISTING SITE WALL FOR ACCESS TO STREET PEDESTRIAN WALKWAY
 - PROPOSED FIRE HYDRANT
 - GREASE INTERCEPTOR APPROXIMATE LOCATION (SEE CIVIL)



DATE: 8/12/2019
DRAWN: JJK
REVISIONS

CONCEPTUAL SITE PLAN
SCALE: 1"=20'-0"

A-101



COLLABORATIVE DESIGN STUDIO

Collaborative V Design Studio Inc.
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
Office: 480-347-0590
Fax: 480-656-6012

ARIZONA LANDSCAPE ARCHITECTS
CERTIFICATE NO. 080319
ARRON J. HILLMAN
080319
ARIZONA, U.S.A.
EXPIRES 09/30/19

CITY OF TEMPE NOTES

- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
- 2' MATURE PLANT HEIGHT WITHIN 6' OF PAVING AND WITHIN SIGHT TRIANGLES.
- 3' MATURE PLANT HEIGHT WITHIN 6'-12' OF PAVING.
- 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' 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.

PLANTING NOTES

- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS". SEE SECTION 1902(6)(3) ZONING CODE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY.

deeproot

DEEPROOT GREEN INFRASTRUCTURE, LLC
530 WASHINGTON STREET
SAN FRANCISCO, CA 94111
TOLL FREE: 1-800-ILV-ROOT (458-7668)
PHONE: (415) 781-9700
FAX: (415) 781-0191
www.deeproot.com

APPLICATION DETAILS
UB 36-2 & UB 48-2 - 36" AND 48" DEEPROOT TREE BARRIER

REVISION DATE 09/25/2014

MATERIALS:
-THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIER AS SPECIFIED. THE ROOT BARRIER SHALL BE EITHER PRODUCT RUB 36-2 OR UB 48-2 AS MANUFACTURED BY DEEPROOT'S GREEN INFRASTRUCTURE.
-ROOT BARRIER SHALL BE RECYCLABLE, BLACK EXTRUDED PANELS WITH 0.08" (2.03 MM) WALL THICKNESS IN MODULES 24" (609 MM) LONG AND EITHER 36" (910 MM) OR 48" (1220 MM) DEEP.
-ROOT BARRIER SHALL BE MANUFACTURED WITH 100% REPROCESSED HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS.
-ROOT BARRIER SHALL BE COMPRISED OF 24" (609 MM) MODULES. EACH PANEL SHALL HAVE NO LESS THAN FOUR (4) MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.10" (2.54 MM) THICKNESS, PROTRUDING 1/2" (12.7 MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 5" (127.0 MM) APART. (SEE DETAIL A)
-ROOT BARRIER SHALL HAVE AN INTEGRATED JOINING SYSTEM FOR ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDETAILS.com INFO AND ENTER REFERENCE NUMBER 095-012.

PLANTING PLAN
SCALE: 1" = 20'-0"

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	PLANTING SIZE	MATURITY SIZE	COMMENTS
TREES						
+	Existing Tree	(To Remain)				
●	Acacia aneura	Mulga	6	24" Box 1" Cal.	20' Canopy	Multi-Trunk Dense Canopy
○	Ulmus parviflora	Evergreen Elm	4	36" Box 1.5" Cal.	30' Canopy	Standard Trunk Dense Canopy
⊗	Quercus virginiana	Southern Live Oak	5	36" Box 1.5" Caliper	25' Canopy	Standard Trunk Dense Canopy
ACCENTS						
⊛	Aloe 'Blue Elf'	'Blue Elf' Aloe	25	5 Gal.	1' H.	As Per Plan
⊛	Dasylirion longissima	Toothless Spoon	3	5 Gal.	5' H.	As Per Plan
⊛	Hesperaloe parviflora	Brakelights Red Yucca	40	5 Gal.	2' H.	As Per Plan
⊛	Ferpa Pedicularis macrocarpa	Lady Slipper Plant	6	5 Gal.	3' H.	As Per Plan
SHRUBS						
⊙	Eremophila hygrophana	Blue Bells	38	5 Gal.	2' H.	As Per Plan
⊙	Myrtus 'Compacta'	'Compact' Myrtle	25	5 Gal.	18" H.	As Per Plan
GROUND COVERS						
⊙	Eremophila glabra 'Mingens Gold'	Outback Sunrise	28	1 Gal.	1' H.	As Per Plan
MISCELLANEOUS						
DG	Decomposed Granite	- Size and Color to Match Existing				2" Depth in All Planting Areas (Typ.) -

LANDSCAPE IMPROVEMENTS

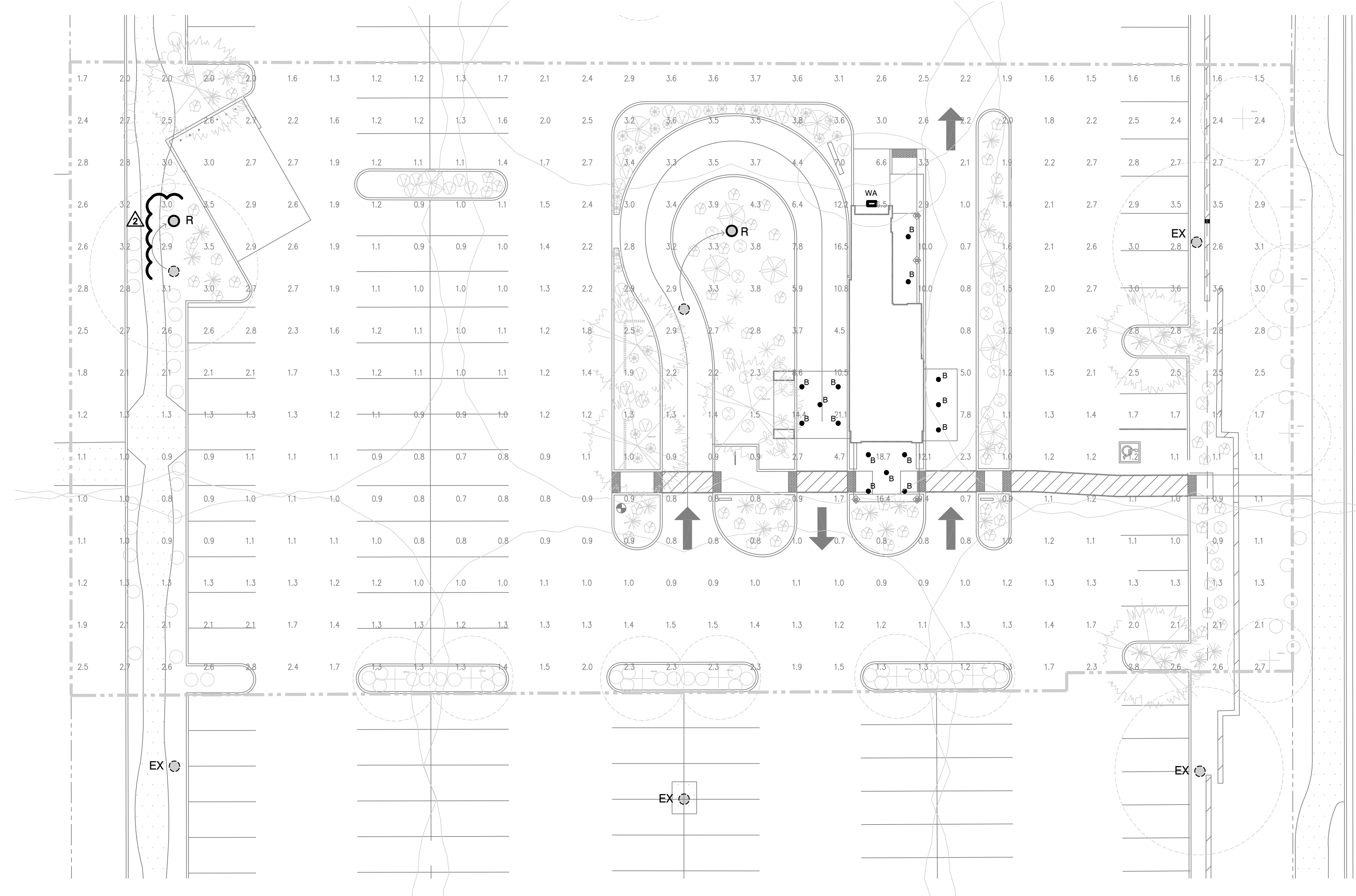
Salad and Go

7800 S. Priest Drive, Tempe, AZ

Planting Plan

L1.0

1 of 1

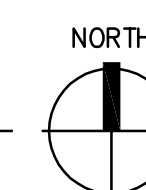


LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MFR.	CATALOG #	VOLT.	LAMPS	REMARKS
					#	
EX/R	POLE-MOUNTED, FULL CUT-OFF AREA LIGHT	(EXISTING)		(EX)	400-WATT/M.H.	
WA	WALL-MOUNTED, FULL CUT-OFF AREA LIGHT	LITHONIA LIGHTING	WST LED 1 10A700/40K SR3 MVOLT (SANDSTONE)	120	2029-LUMEN 24-WATT/4000K LEDs W/FIXTURE	MOUNT @ +10'-6"
B	6" DIAMETER, RECESSED LED DOWNLIGHT	LITHONIA LIGHTING	LDN6 40/10 L06AR LSS MVOLT GZ10 IL	120	1000-LUMEN 13-WATT/4000K LEDs W/FIXTURE	

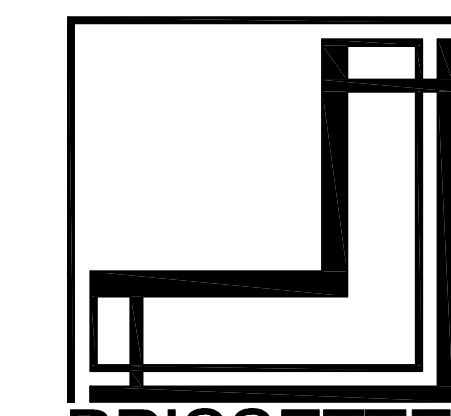
SITE LIGHTING PLAN

1/16" = 1'-0"



STATISTICS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE	2.3 fc	21.1 fc	0.7 fc	30.1:1	3.3:1

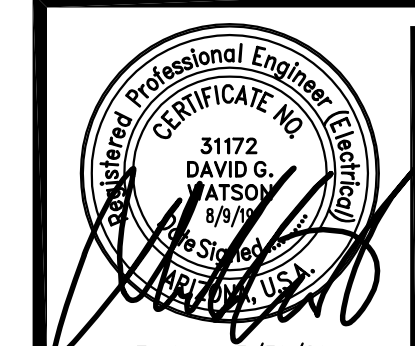
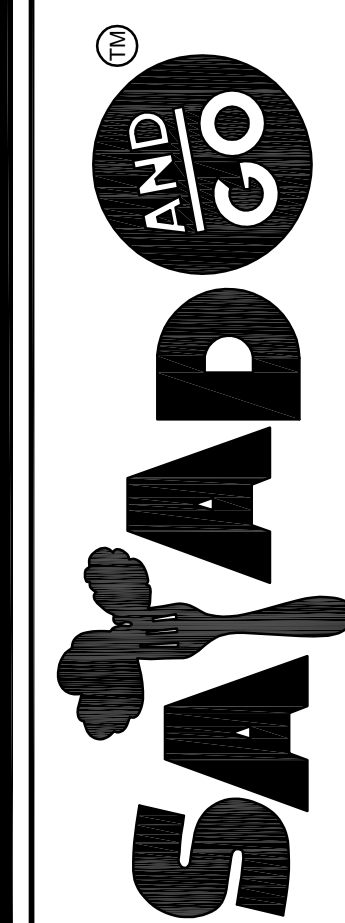


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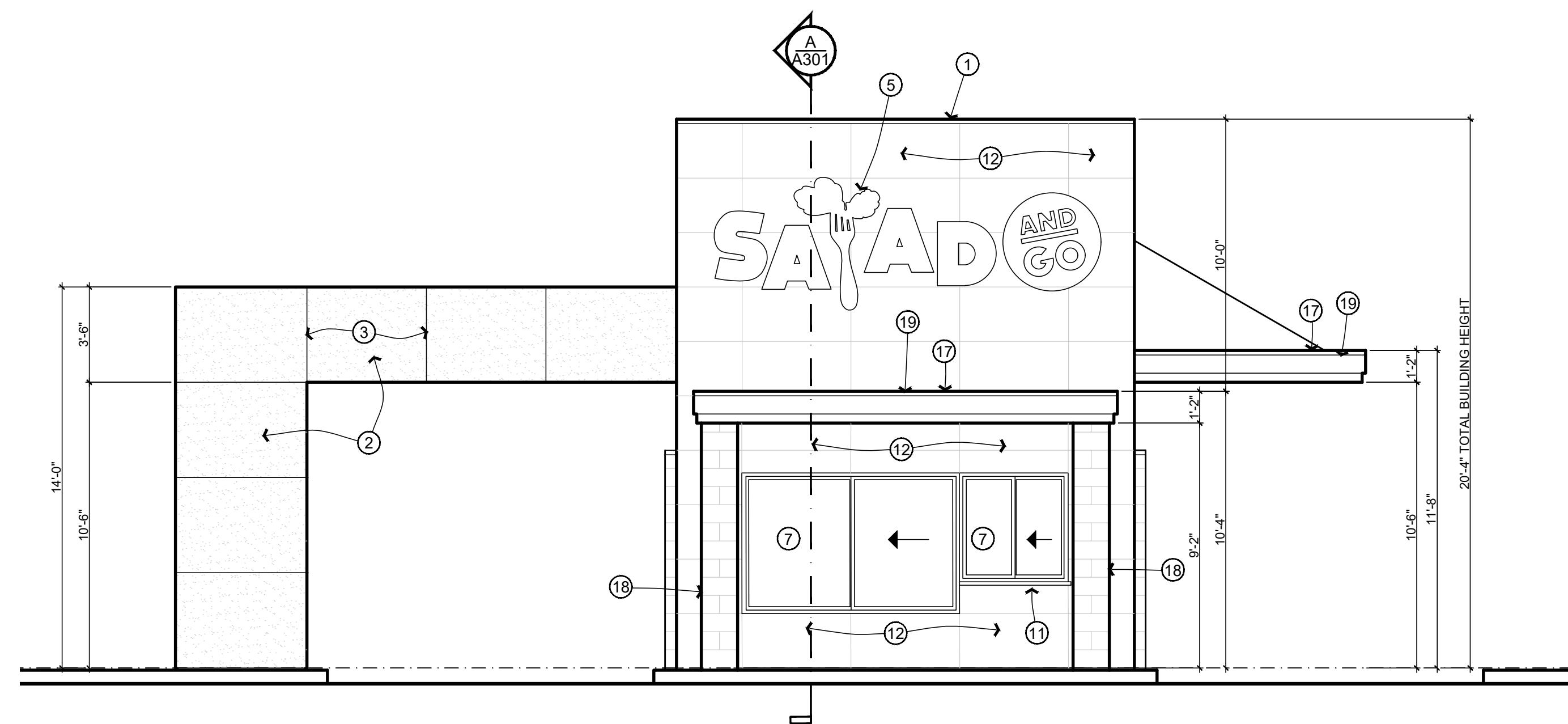


DATE: 5/24/19
DRAWN: BM
REVISIONS

SITE LIGHTING
SCALE: see plan

E-101

RLM electrical engineering consulting
DESIGNS, LLC
Bobby Marin • Principal / Designer project #: 19082
1167 E Commonwealth Pl • Chandler, AZ 85225
ph: 602.741.1047 • fax: 602.513.7019
email: bobby@rldesignsaz.com



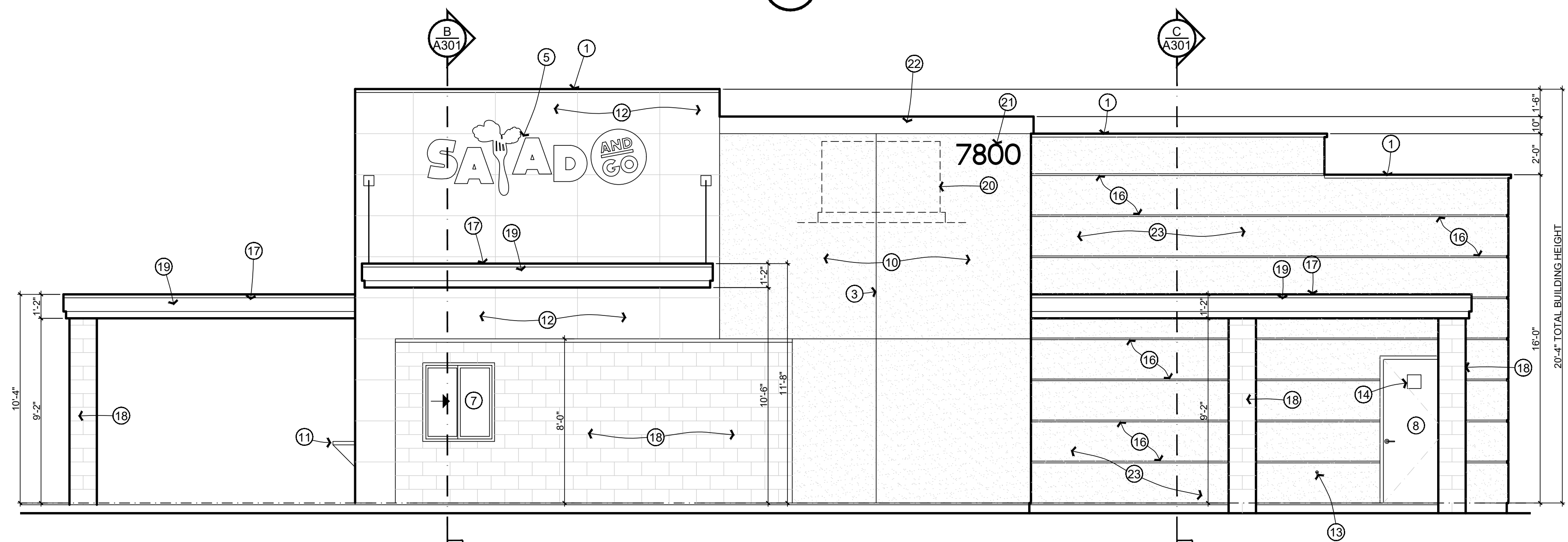
1 SOUTH ELEVATION
1/4"=1'-0"

KEYNOTES ①

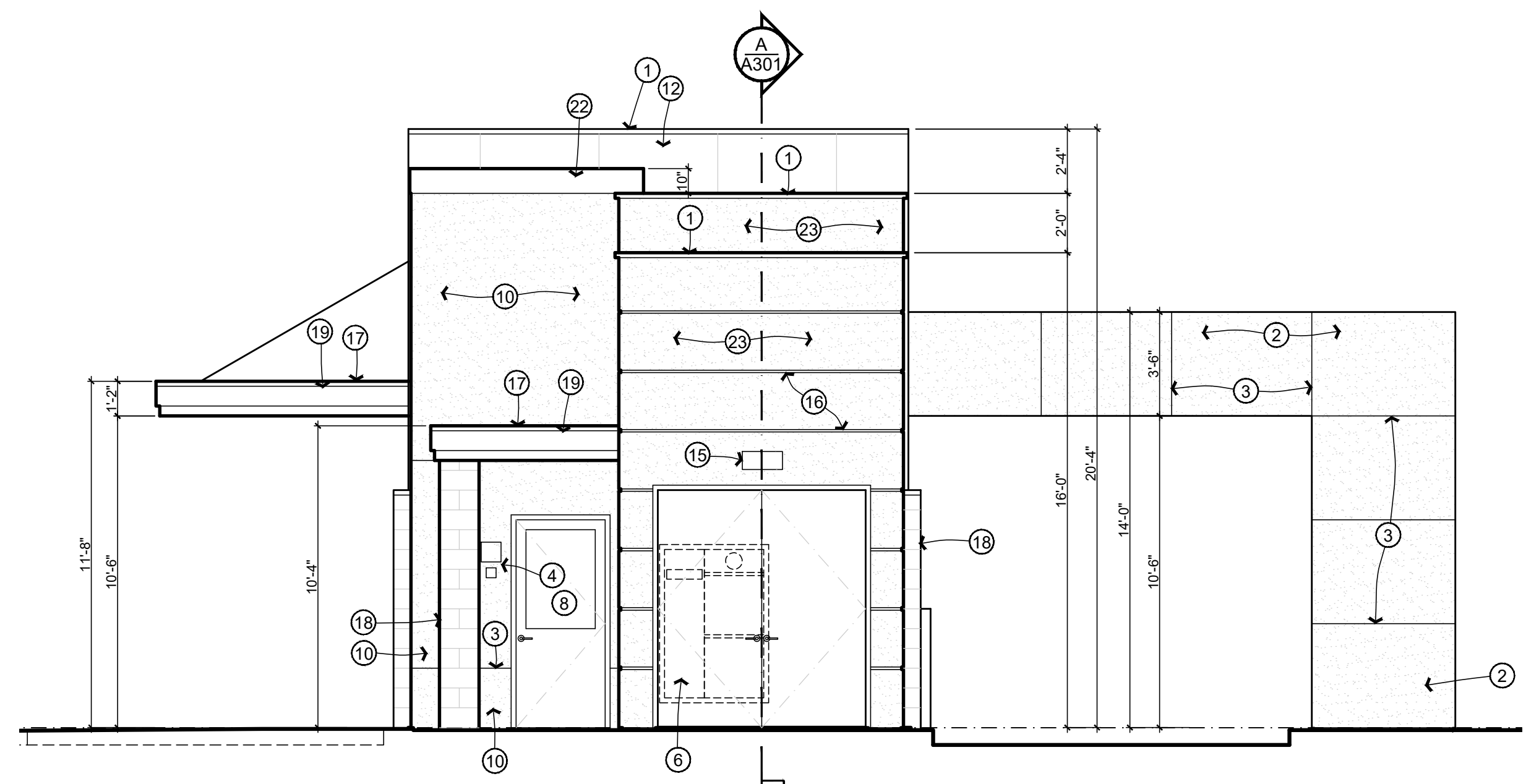
1. 20ga PRE-FINISHED G.I. CAP FLASHING, COLOR TO MATCH FASCIA
2. EIFS WITH FINE FINISH, COLOR TO BE BEHR #P360-6 "FRESH APPLE"
3. EFIS CONTROL JOINTS (TYPICAL)
4. FIRE DEPARTMENT KNOX BOX AND SIGNAGE
5. BUILDING SIGNAGE UNDER SEPARATE PERMIT. SIGN COMPANY TO ANCHOR SIGN TO STRUCTURAL WALL BEHIND METAL SIDING
6. ELECTRICAL PANEL AND SES BEHIND SOLID GATES, COLOR TO MATCH ADJACENT WALL COLOR
7. SLIDER WINDOW W/ DOUBLE INSULATED GLASS IN ALUMINUM FRAME, COLOR TO BE CLEAR ANODIZED (SEE FLOOR PLAN)
8. INSULATED HM DOOR AND FRAME, COLOR TO MATCH ADJACENT WALL COLOR
9. ROOF OVERFLOW AND DRAIN LEADER, PROVIDE LAMBS TONGUE AT EXIT POINT (PAINT TO MATCH ADJACENT WALL COLOR)
10. EIFS WITH FINE FINISH, COLOR TO BE SHERWIN WILLIAMS #SW2833 "ROYCROFT VELLUM"
11. STAINLESS STEEL SERVICE COUNTER
12. 48" WIDE X 24" HIGH 20ga STEEL PANELS, COLOR TO BE SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"
13. HOSE BIB
14. RESTROOM SIGNAGE (UNDER SEPARATE PERMIT)
15. WALL MOUNTED LIGHT FIXTURE, COLOR TO BE "SANDSTONE" (SEE ELECTRICAL)
16. 1" HIGH X 3/4" DEEP REVEAL, COLOR TO BE SHERWIN WILLIAMS #SW2827 "COLONIAL REVIVAL STONE"
17. 20ga DRIP EDGE, PAINT TO MATCH FASCIA COLOR
18. INTRACAL COLORED SPLIT FACED CMU, COLOR TO BE OLD CASTLE "PEARL WHITE"
19. 20ga G.I. FASCIA, COLOR TO BE DUNN EDWARDS #DEA112 "EXUBERANT ORANGE"
20. ROOF MOUNTED MECHANICAL UNIT BEHIND PARAPET
21. 12" HIGH ADDRESS NUMBERS (BLACK)
22. 20ga G.I. PARAPET CAP, COLOR TO BE BEHR #P360-6 "FRESH APPLE"
23. EIFS WITH FINE SAND FINISH, COLOR TO BE SHERWIN WILLIAMS #SW2827 "COLONIAL REVIVAL STONE"

GENERAL NOTES

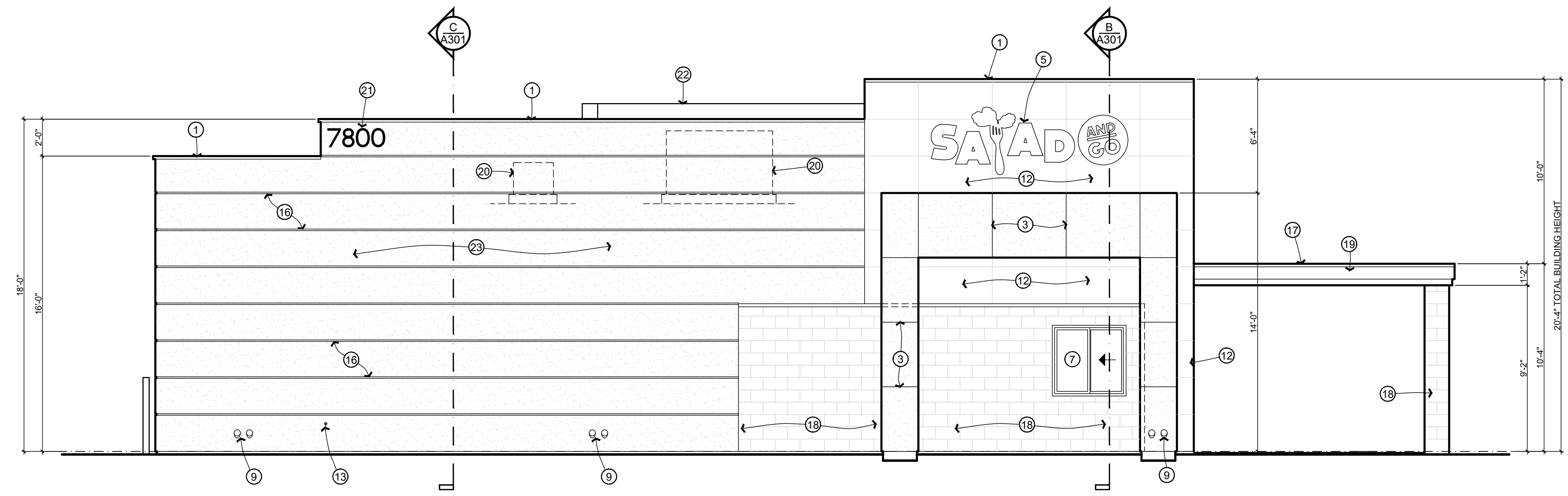
1. PAINT ALL EXPOSED FOUNDATIONS BELOW WALL FINISH/DRIP SAME COLOR AS WALL ABOVE.



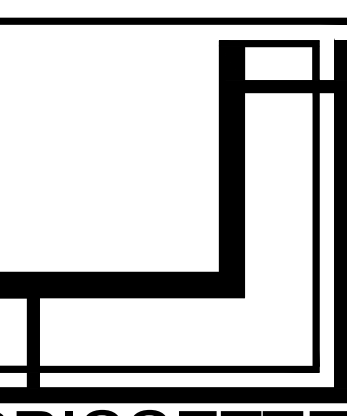
2 EAST ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"



4 WEST ELEVATION
1/4"=1'-0"

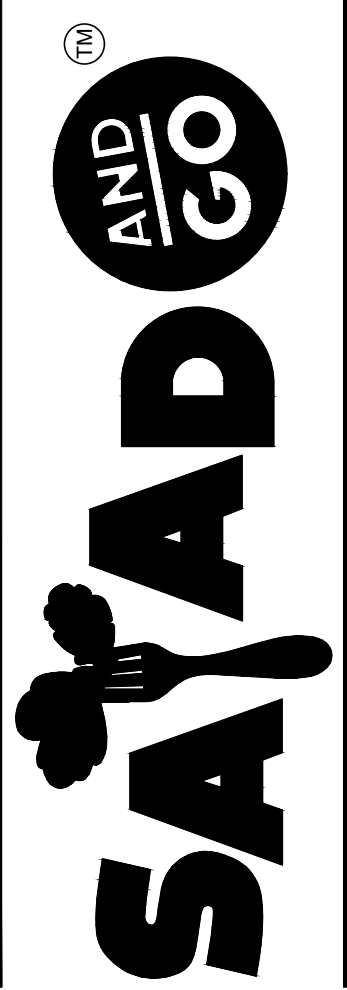


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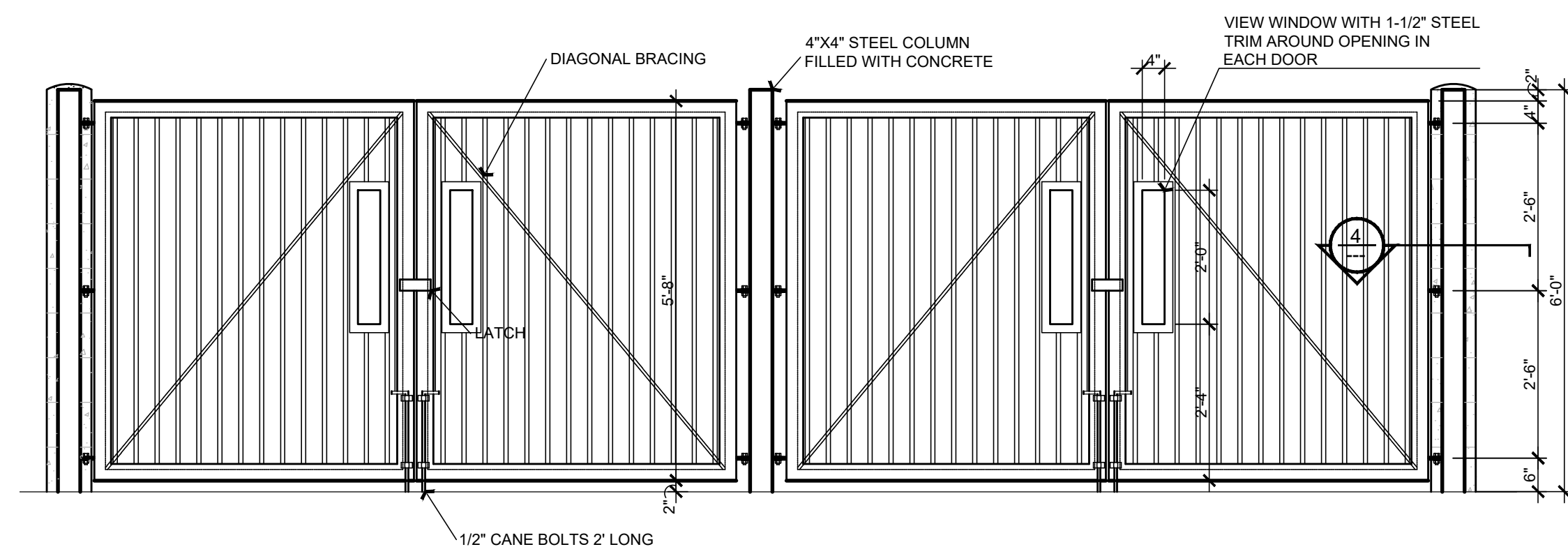


DATE: 8/12/2019
DRAWN: JLK
REVISIONS

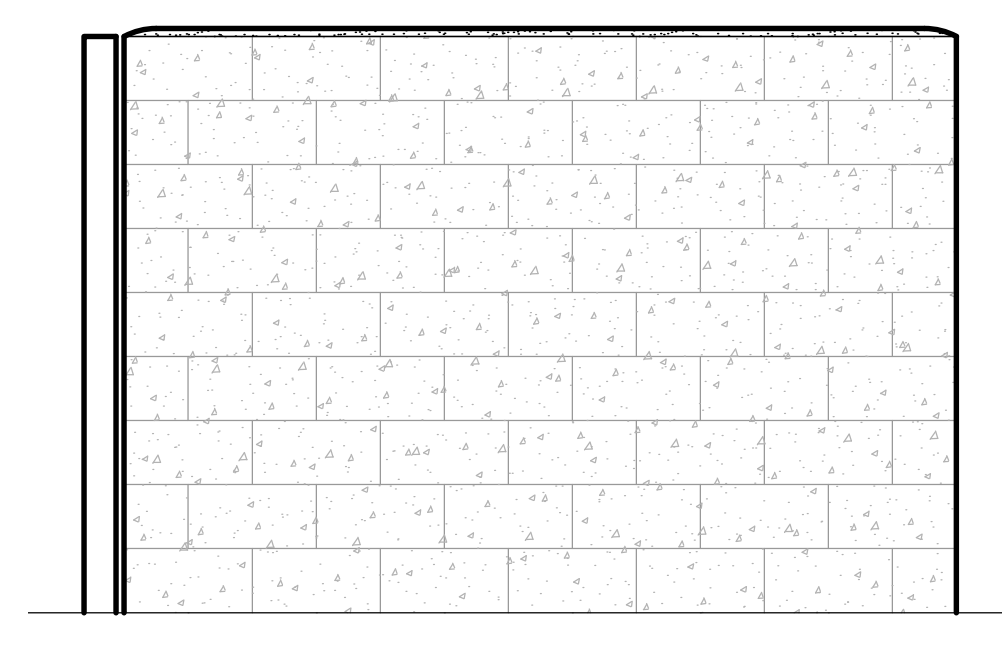
BLACKLINE ELEVATIONS

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

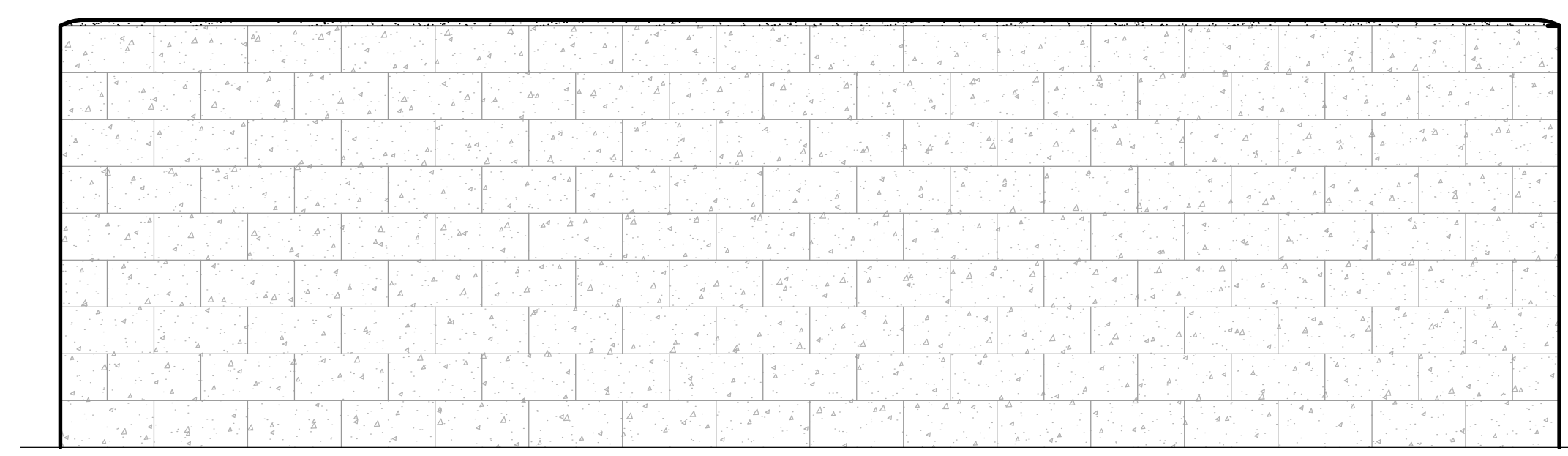
A-201



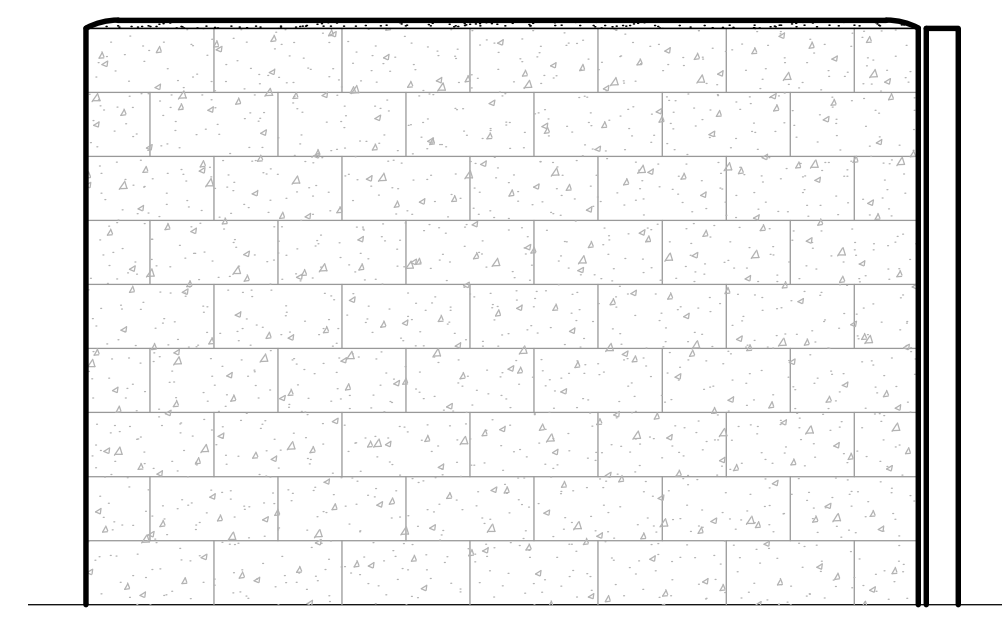
A TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



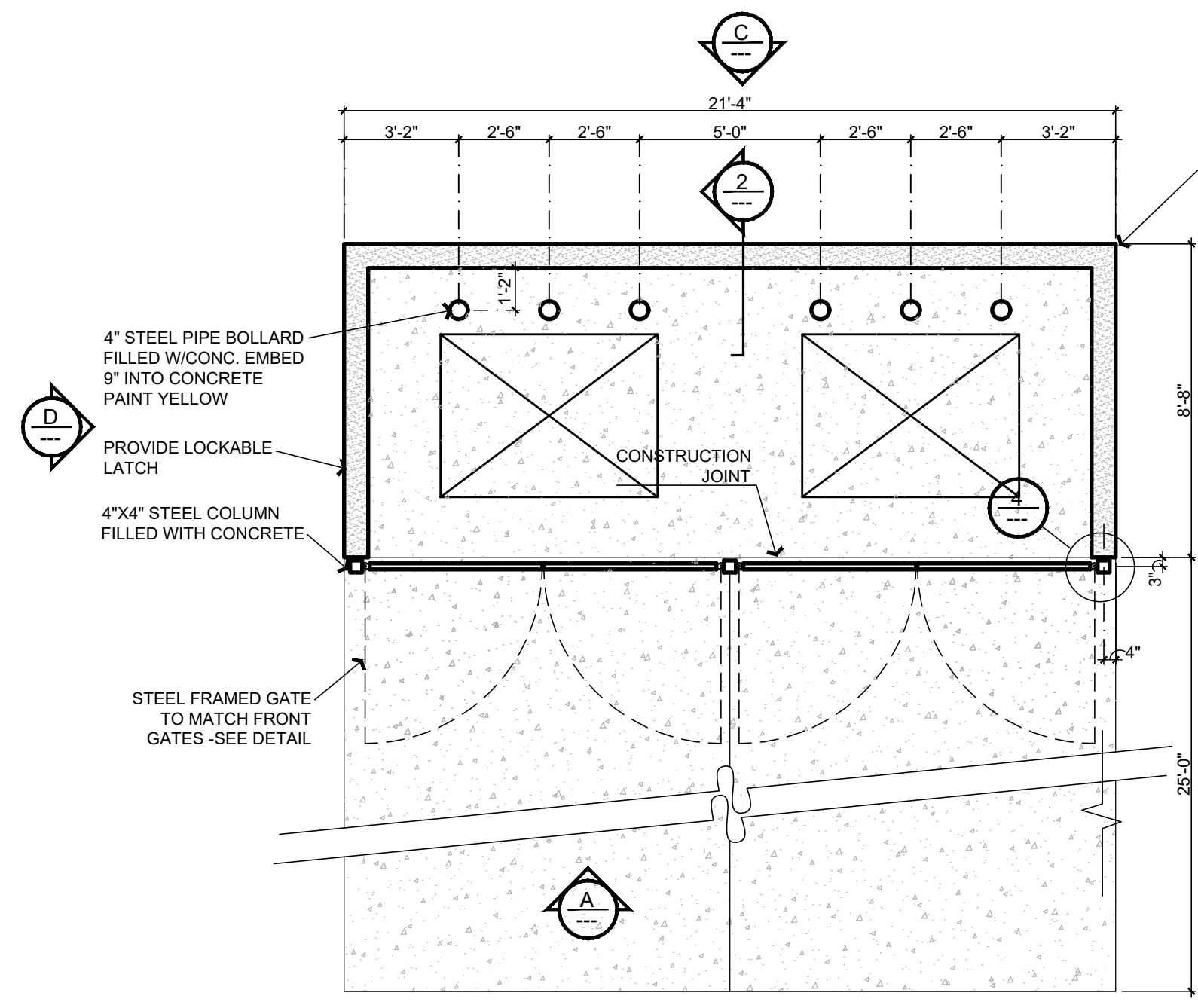
B TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



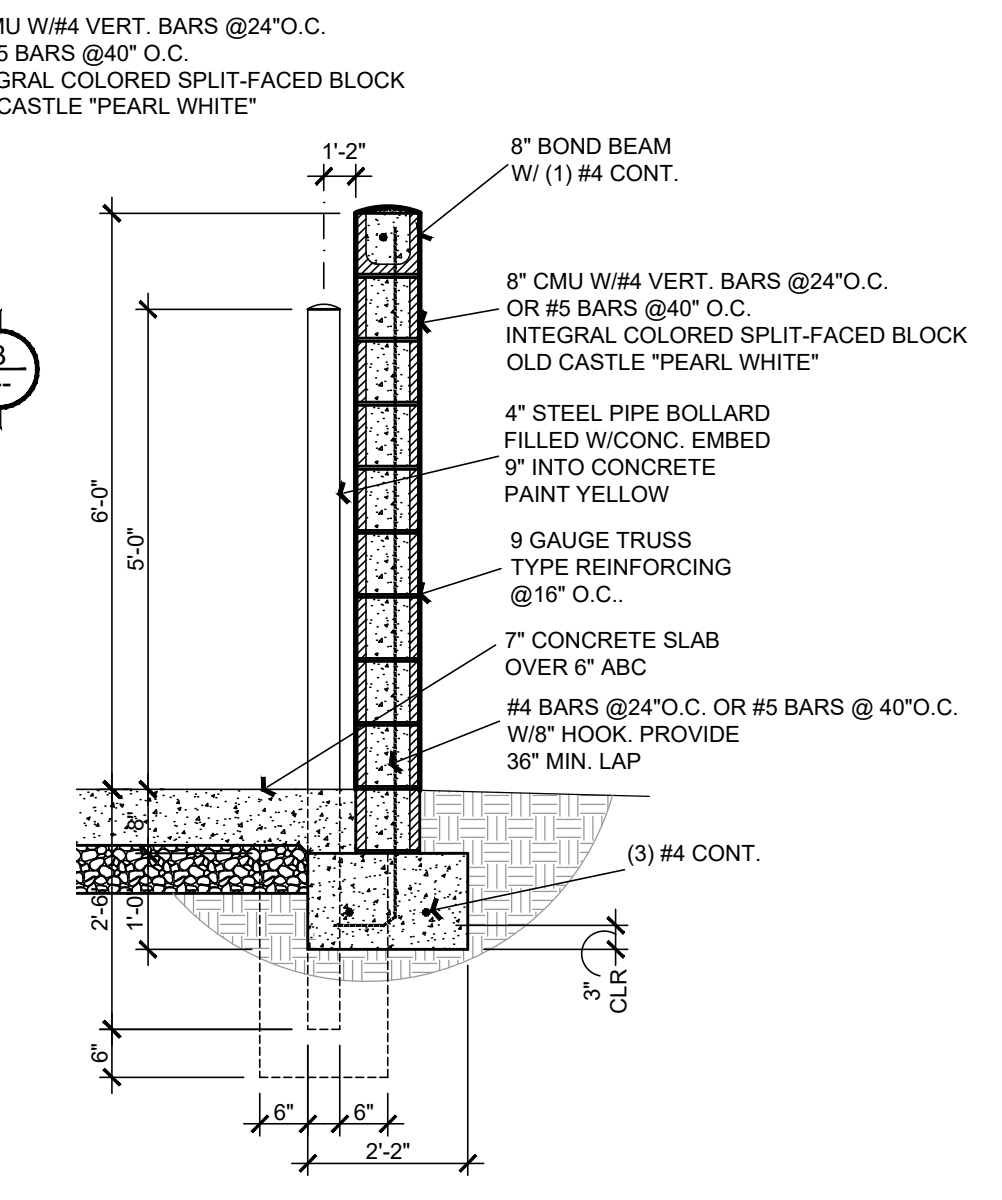
C TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



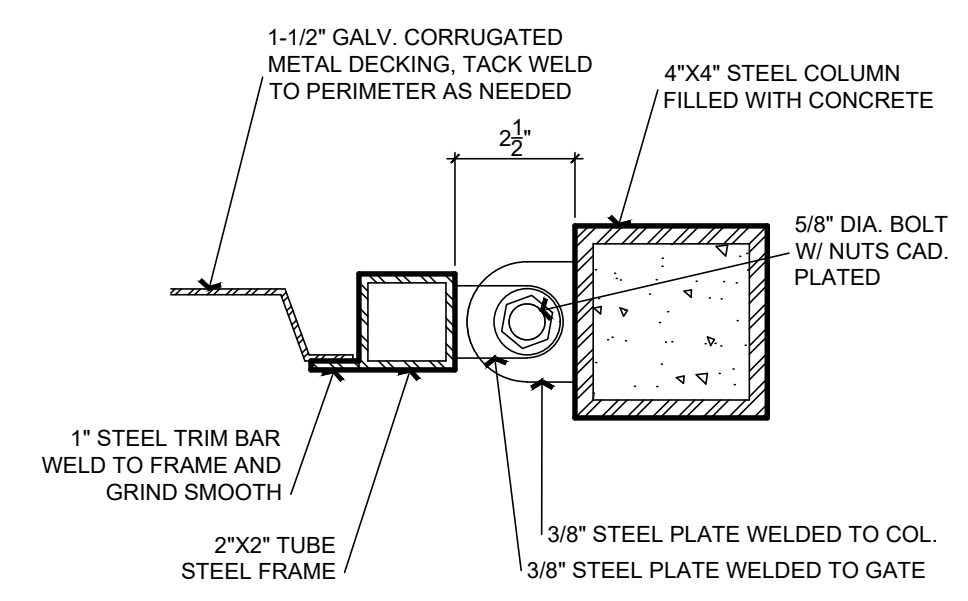
D TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



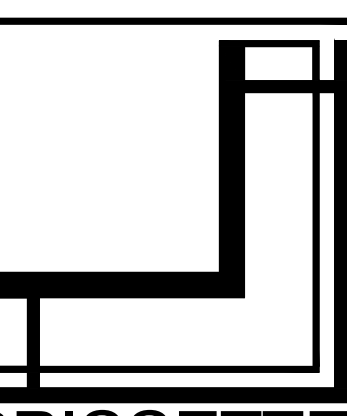
1 TRASH ENCLOSURE PLAN 1/4"=1'-0"



2 TRASH ENCLOSURE 1/2"=1'-0"



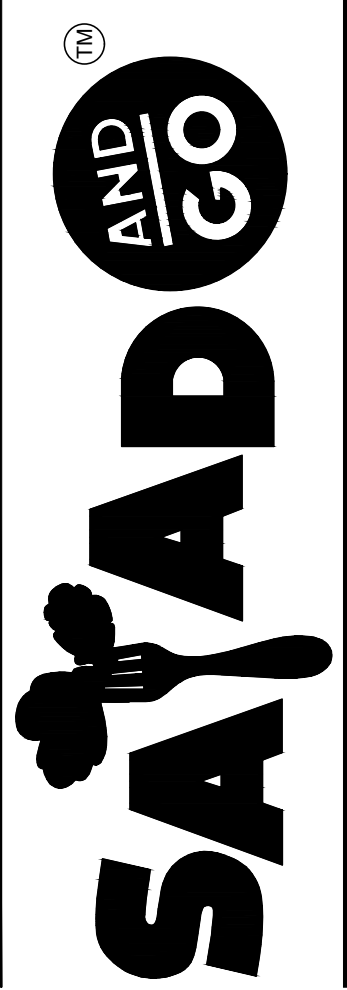
3 HINGE DETAIL 3"=1'-0"



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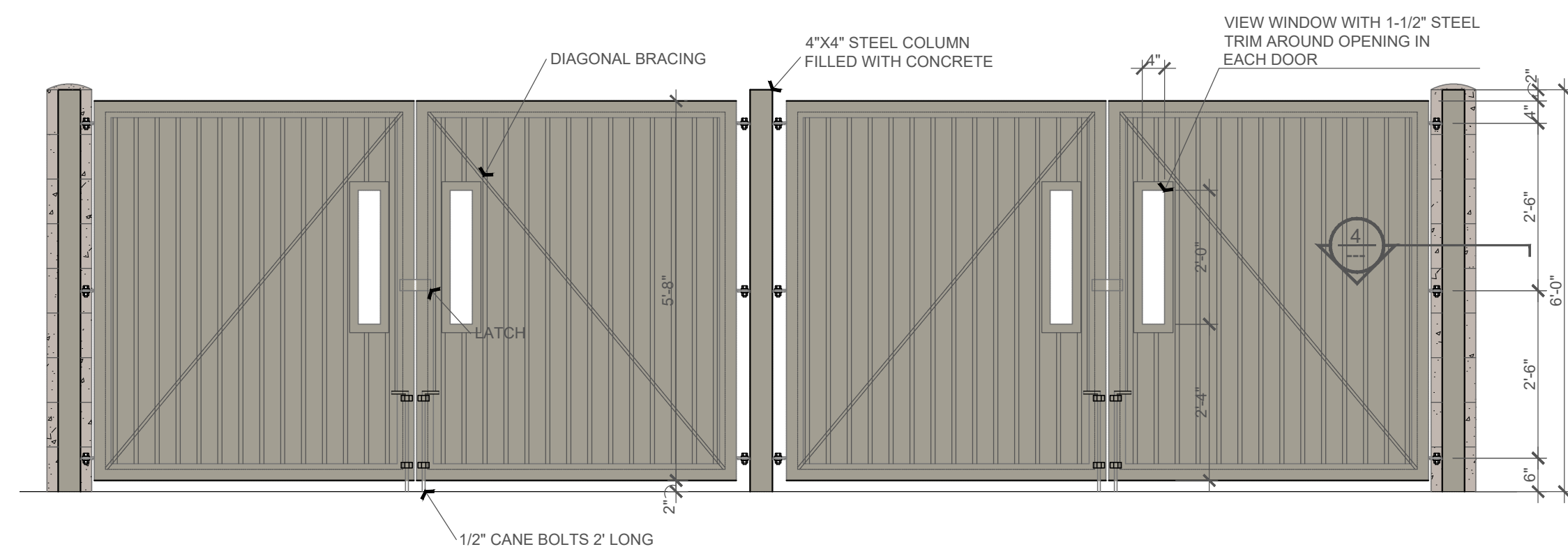
7800 SOUTH PRIEST DRIVE
 TEMPE, AZ 85284



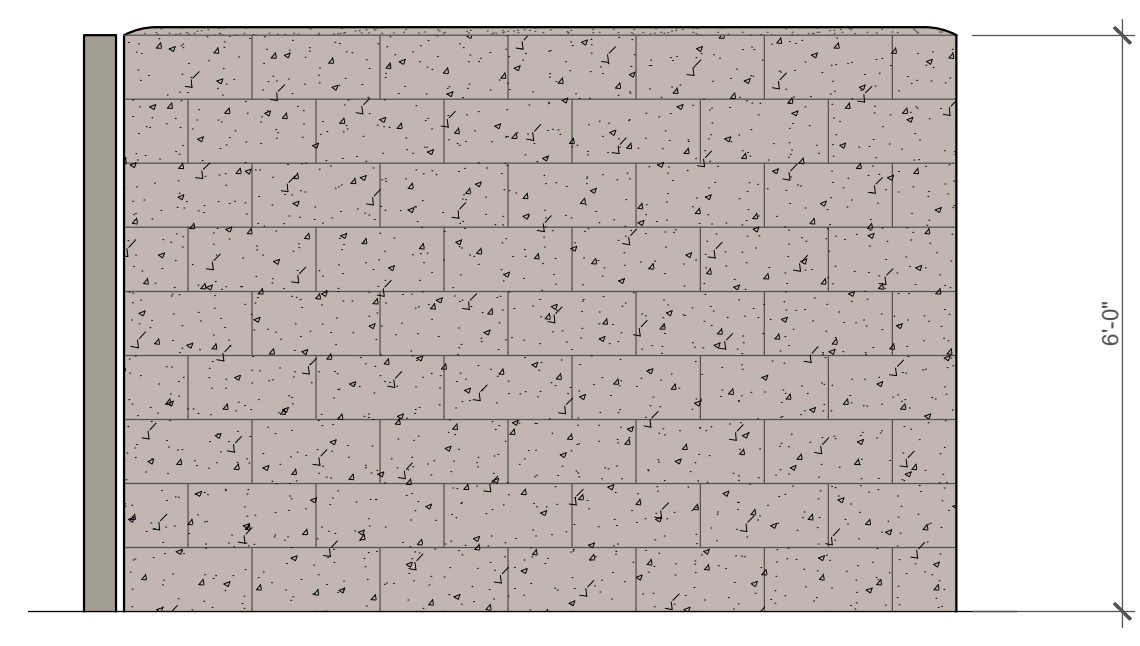
DATE: 8/12/2019
 DRAWN: JLK
 REVISIONS

SITE DETAILS
 SCALE: AS NOTED

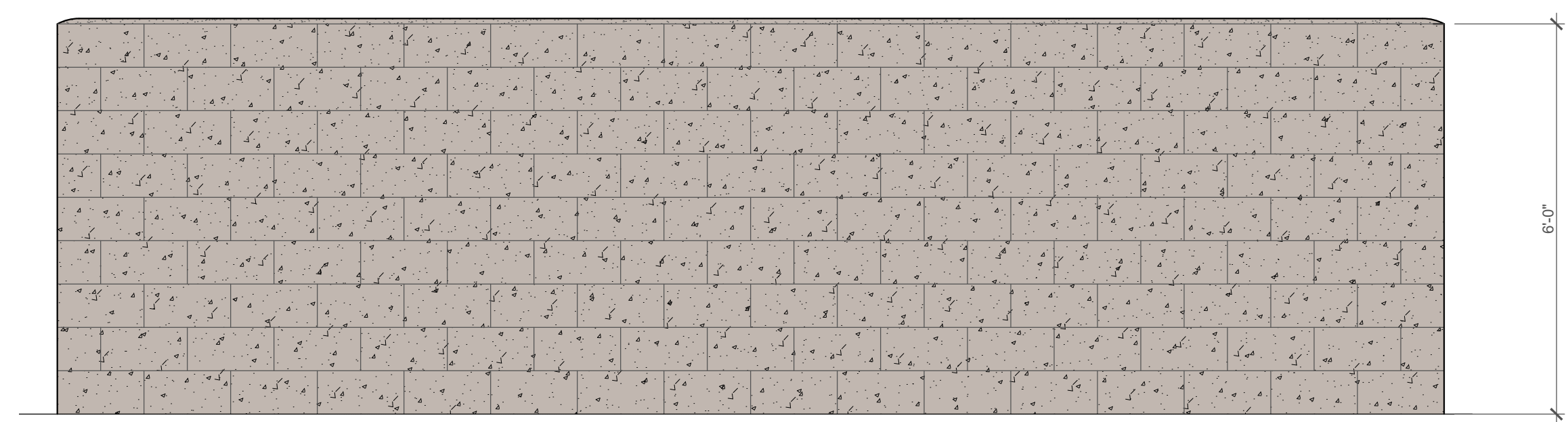
A-102



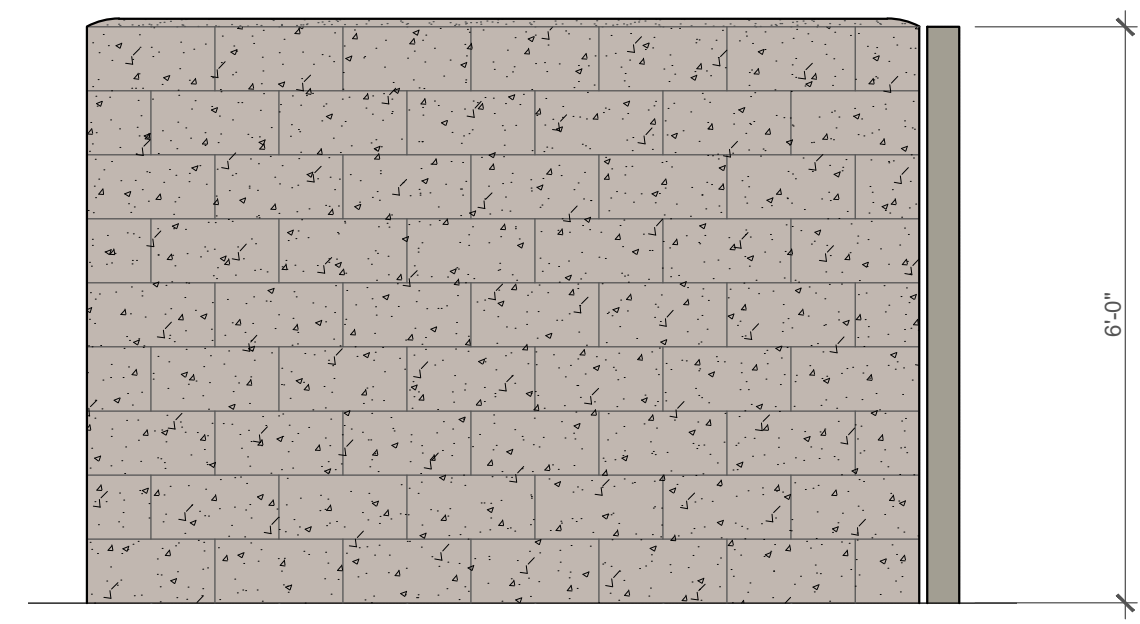
A TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



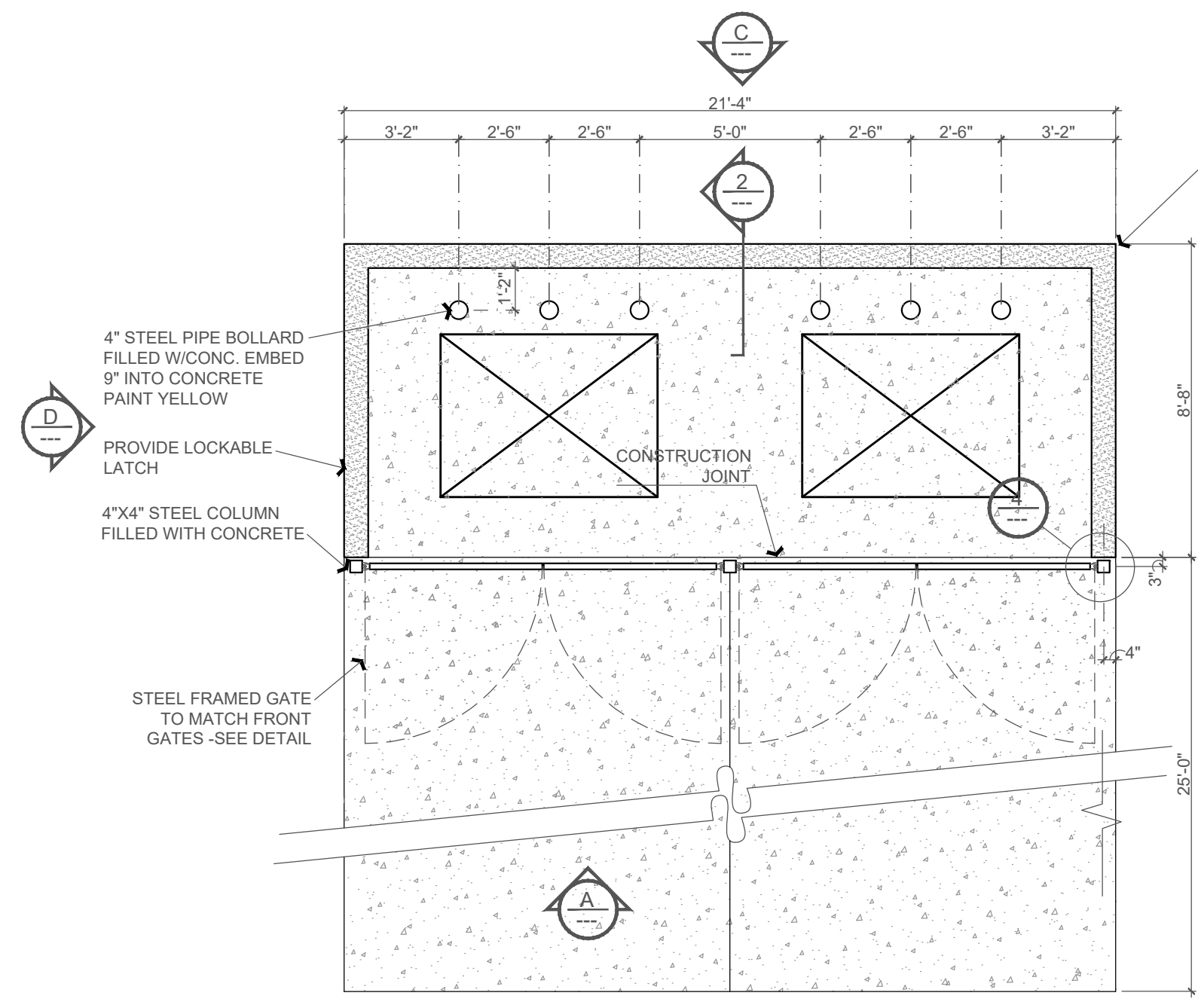
B TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



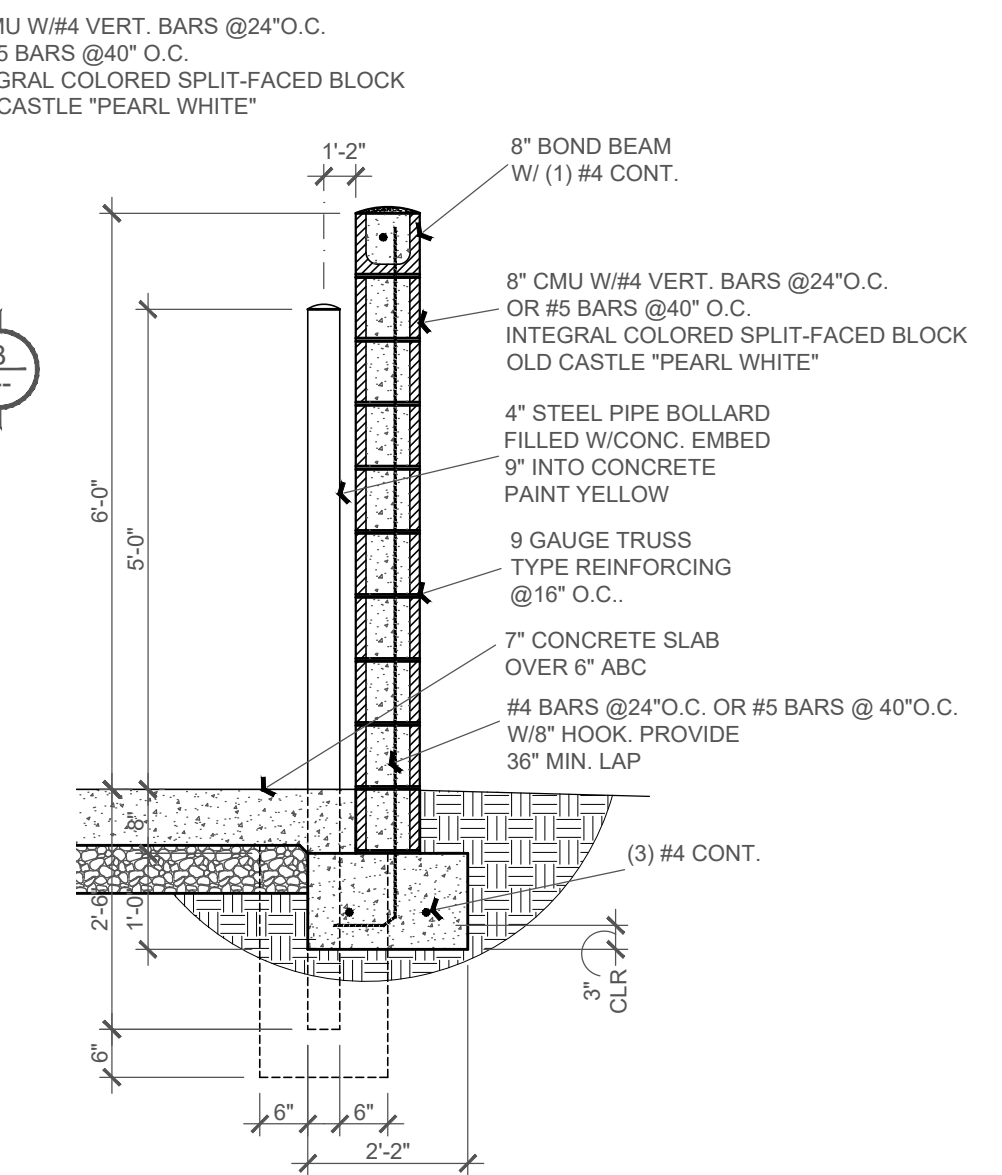
C TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



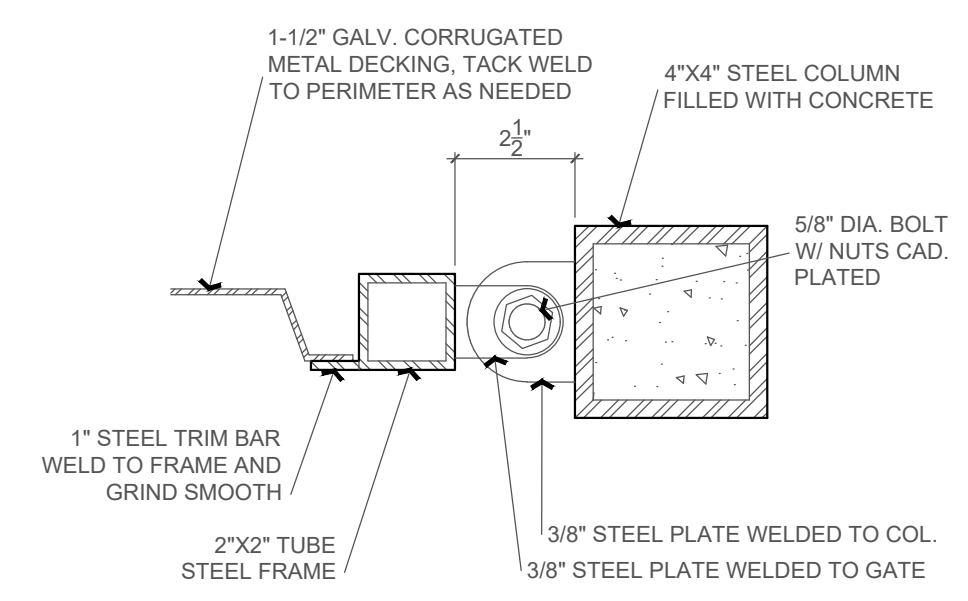
D TRASH ENCLOSURE ELEVATION 1/2"=1'-0" NOTE: ALL STEEL SHALL BE PAINTED SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"



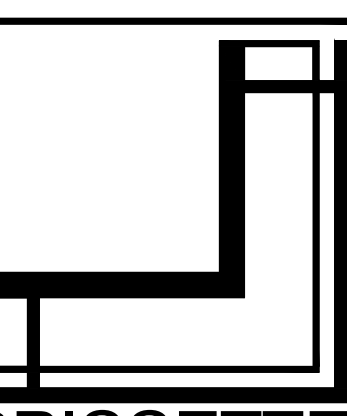
1 TRASH ENCLOSURE PLAN 1/4"=1'-0"



2 TRASH ENCLOSURE 1/2"=1'-0"



3 HINGE DETAIL 3"=1'-0"



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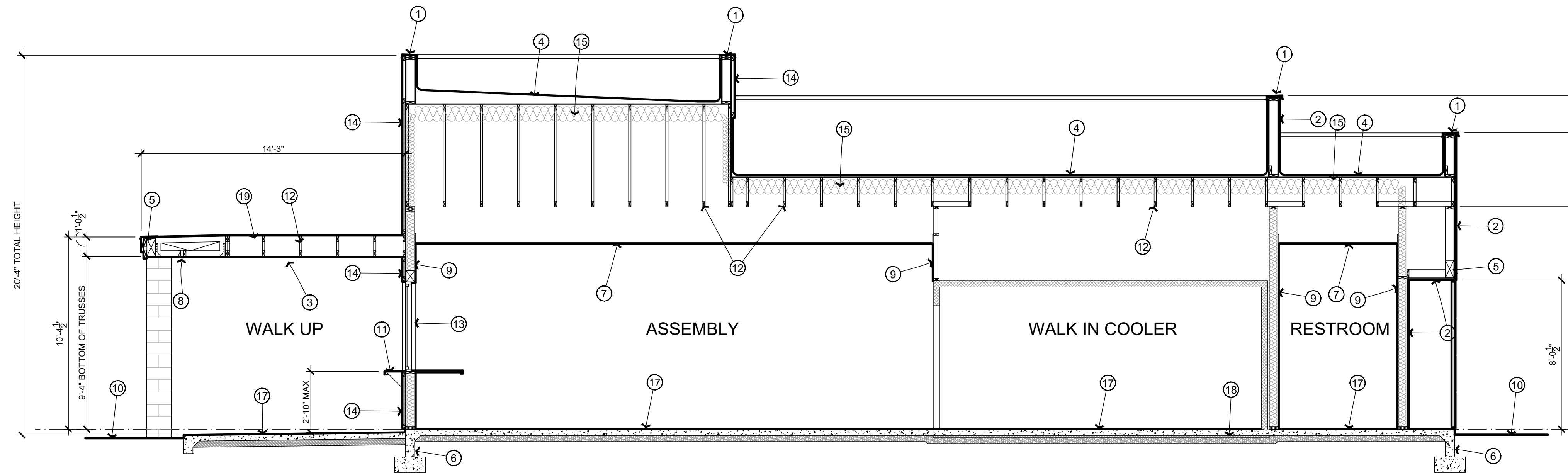
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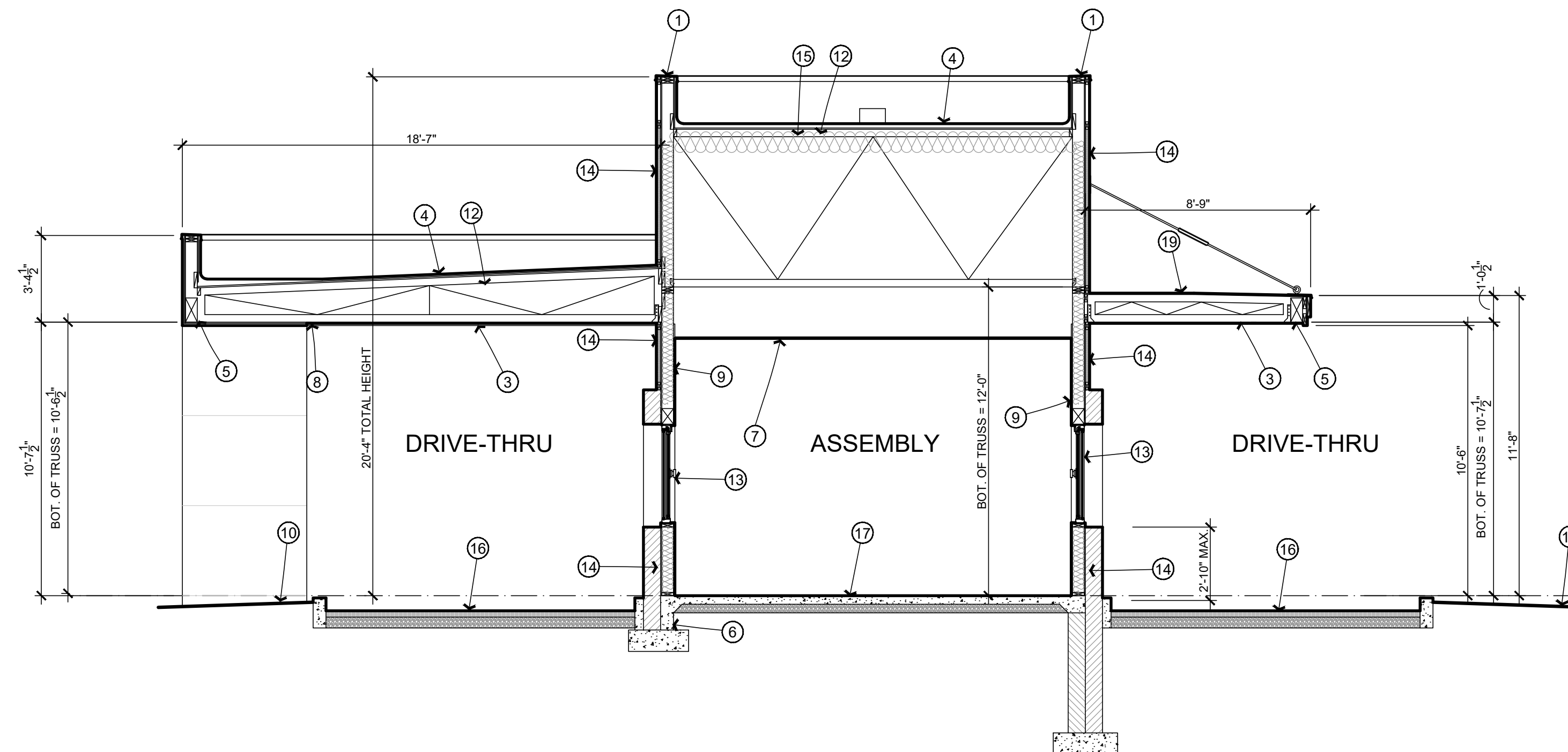
DATE: 8/12/2019
 DRAWN: JLK
 REVISIONS:

SITE DETAILS
 SCALE: AS NOTED

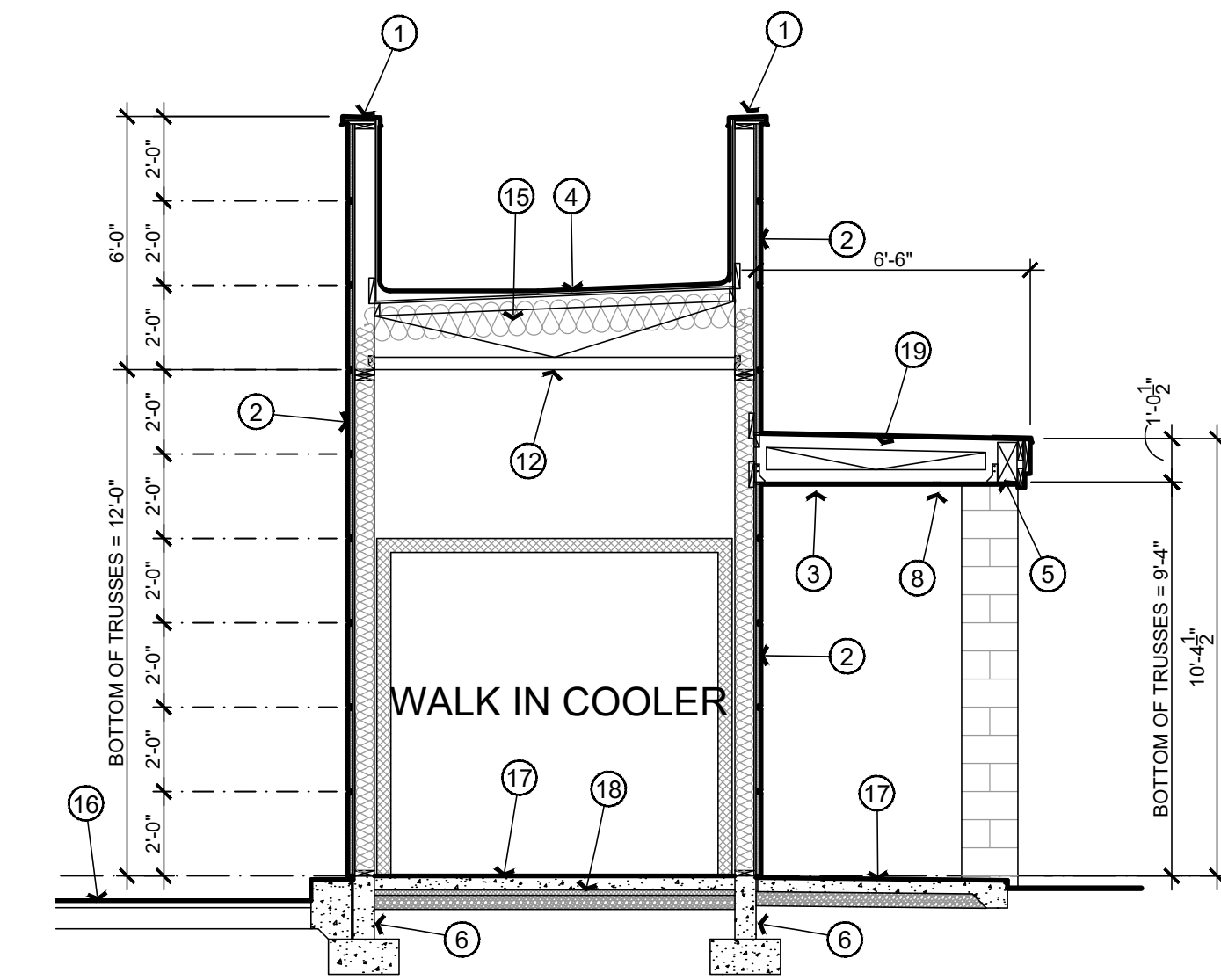
A-102



A BUILDING SECTION
SCALE: 1/4"=1'-0"



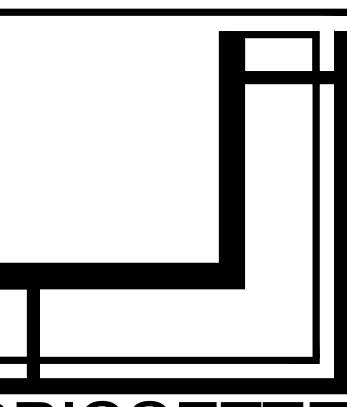
B BUILDING SECTION
SCALE: 1/4"=1'-0"



C BUILDING SECTION
SCALE: 1/4"=1'-0"

KEYNOTES

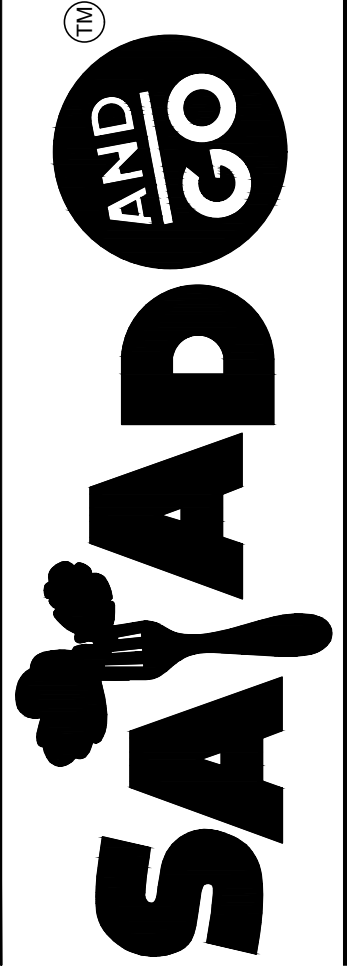
1. 20ga PRE-FINISHED G.I. CAP FLASHING, COLOR TO MATCH FASCIA
2. EIFS OVER BLOCKING OR SHEATHING
3. 1/2" EXTERIOR GYP. BD. OVER FRAMING (PAINTED)
4. FOAM ROOFING (ICCF ESR2532) SWD URETHANE, MIN. 1" THICK W/ WHITE ELASTOMERIC COATING, OVER SHEATHING
5. BEAM - SEE STRUCTURAL
6. STEM WALL - SEE STRUCTURAL
7. ACOUSTICAL TILE CEILING
8. 2" CONTINUOUS SOFFIT VENT - SEE RCP
9. SMOOTH FACED FRP BOARD OVER 1/2" GYP. BD.
10. FINISH GRADE
11. 12ga STAINLESS STEEL COUNTER
12. SLOPED TRUSSES @ 24' O.C. (SEE STRUCTURAL)
13. WINDOW
14. PRE-FINISHED STEEL PANELS OVER 1/2" SHEATHING OVER 2x4'S OVER WATERPROOFING MEMBRANE OVER SHEATHING AND 2x6'S @16" O.C. ABOVE INSULATION BARRIER
15. R-30 BATT INSULATION
16. ASPHALT PAVING
17. 4" CONCRETE SLAB OVER ABC
18. PROVIDE 1-1/2" RIGID INSULATION UNDER SLAB UNDER WALK-IN COOLER
19. MODIFIED BUILT-UP ASPHALTIC ROOFING (ICCF ESR1184) OVER SHEATHING



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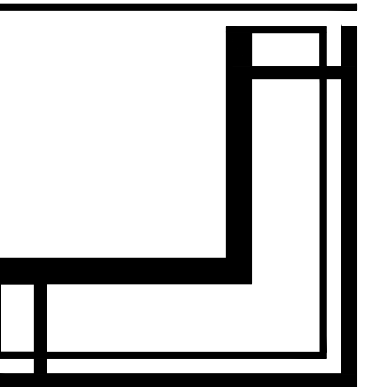
DATE: 8/12/2019
DRAWN: JLK
REVISIONS

BUILDING SECTIONS
SCALE: NOTED

A-301



VIEW FROM NORTHEAST ON PRIEST DRIVE

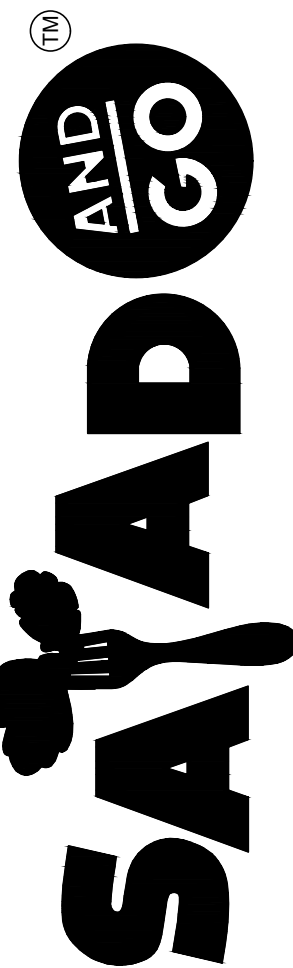


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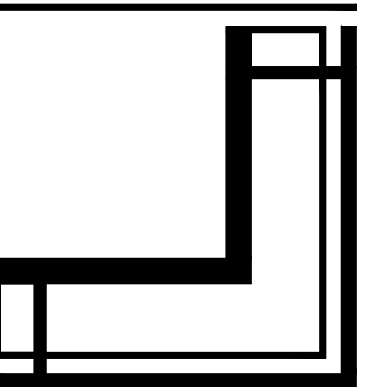
PERSPECTIVE

SCALE: NO SCALE

A-01



VIEW FROM SOUTHEAST ON PRIEST DRIVE

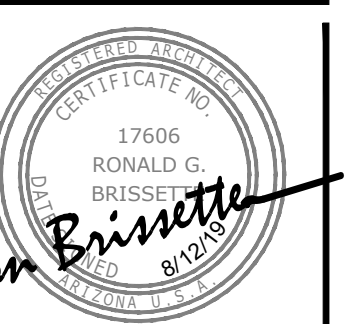
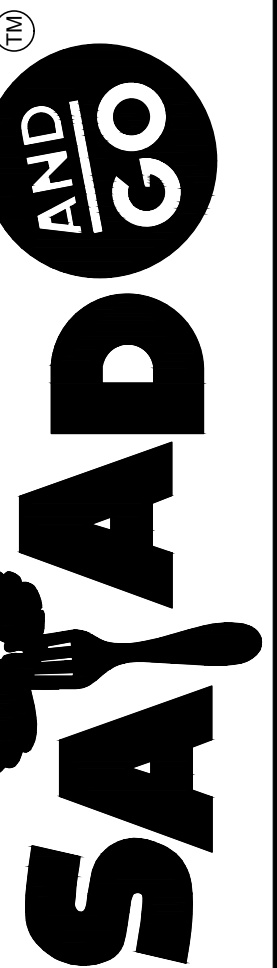


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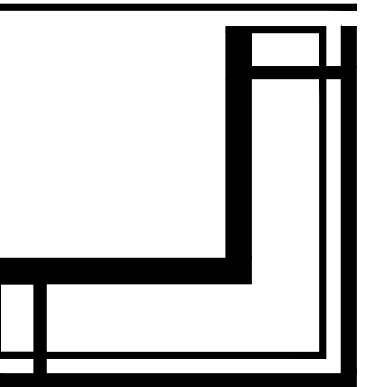
PERSPECTIVE

SCALE: NO SCALE

A-02



VIEW FROM NORTHWEST



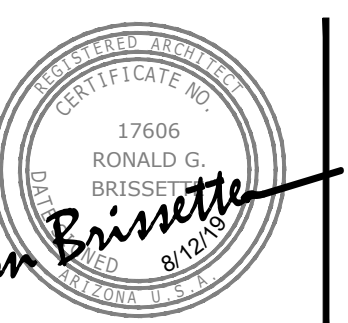
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DATE: 8/12/2019
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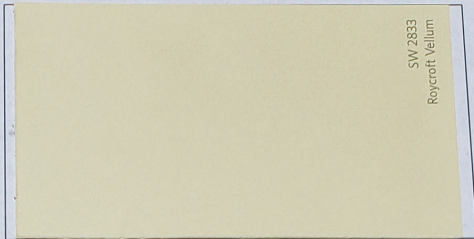
PERSPECTIVE

SCALE: NO SCALE

A-03



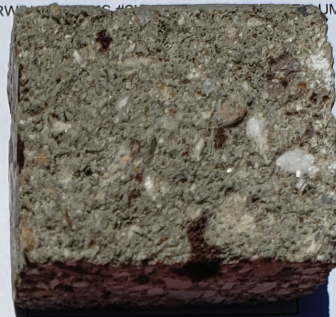
PAINTED STEEL PANEL SYSTEM
SHERWIN WILLIAMS #SW7060 "ATTITUDE GRAY"
LRV 20



EFIS
SHERWIN WILLIAMS #SW2883 "ROYCROFT VELLUM"



EFIS
SHERWIN WILLIAMS #SW2827 "COLONIAL REVIVAL STONE"
LRV 31



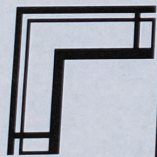
INTRAGAL COLORED SPLIT-FACED MASONRY
"OLD CASTLE" PEARL WHITE



GREEN ACCENT COLOR
BEHR #P360-6 "FRESH APPLE"
LRV 33.3



ORANGE ACCENT COLOR
DUNN EDWARDS #DEA112 "EXUBERANT ORANGE"
LRV 26



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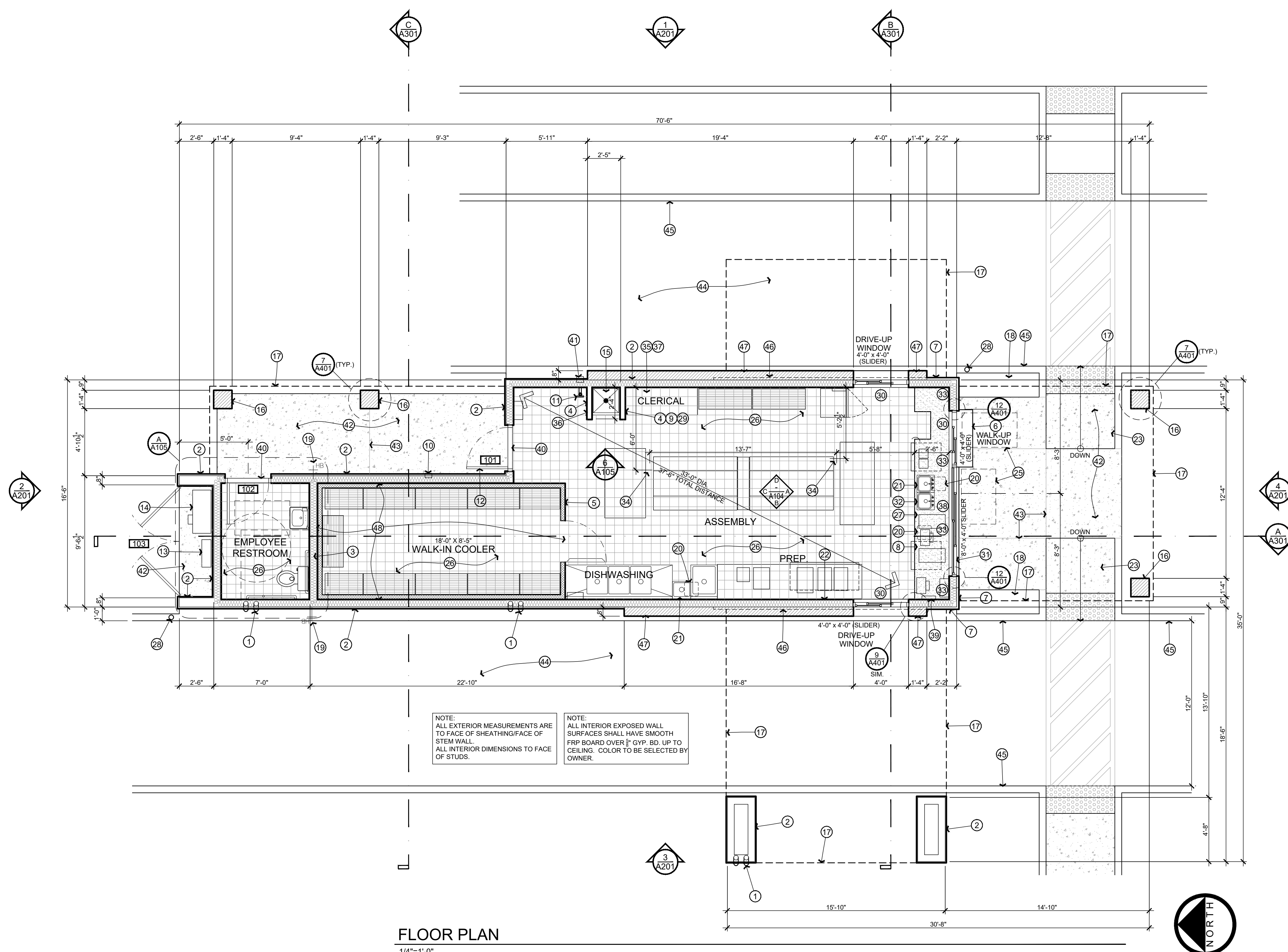
DATE: 6/28/19
DRAWN: JLK
SCALE: NONE

KEYNOTES ①

1. ROOF DRAIN LEADER. SEE PLUMBING FOR SIZING
2. EIFS OVER WATER-RESISTIVE BARRIER OVER SHEATHING OVER 2X6 STUDS @16" O.C. (SEE STRUCTURAL) W/ R-19 BATT INSULATION (WHERE REQUIRED). PROVIDE WEEP SCREED AT BOTTOM OF EIFS.
3. 2X6 STUDS @16" O.C. W/ 5/8" GYP. BD. (BOTH SIDES)
4. 2X4 STUDS @16" O.C. W/ 5/8" GYP. BD. (BOTH SIDES) W/ SOUND BATT INSULATION WHERE INDICATED
5. PRE-FAB WALK IN COOLER BY OWNER
6. 1" DEEP S.S. SERVICE SHELF AT +34" AFF
7. PRE-FINISHED STEEL PANEL SYSTEM ON 1/2" SHEATHING OVER 1" RIGID INSULATION ON 2X4'S OVER WATERPROOF MEMBRANE. SHEATHING AND 2X8 STUDS AT 16" O.C. WITH R-19 BATT INSULATION.
8. CORIAN (OR EQUAL) COUNTERTOP WITH TUBE STEEL BRACES (SEE DETAIL A-104). OWNER TO SELECT COLOR
9. TELEPHONE PANEL
10. KNOX BOX MOUNTED @60" ABOVE GRADE (RECESSED). KNOX BOX REQUIRED AREA ADDRESSED IN T.O.G. FIRE PREVENTION REGULATION 2006-019. A HINGED SERIES 3200 BOX IS REQUIRED.
11. FIRE RISER LOCATION
12. "NO SMOKING" SIGNAGE PER STATE AND C.O.M. TITLE 6, CHAPTER 11, ON FACE OF DOOR
13. ELECTRICAL PANELS (SEE ELEC.)
14. ELECTRICAL SERVICE ENTRANCE (SEE ELEC.)
15. MOP SINK - WATER HEATER ABOVE (SEE PLUMBING)
16. 16X16 MASONRY COLUMN (SEE STRUCTURAL)
17. ROOF ABOVE
18. PLANTER BARRIER
19. HOSE BIB (SEE PLUMBING)
20. FLOOR SINK (SEE PLUMBING)
21. HAND WASHING SINK WITH SIDE AND BACK SPLASHES (SEE PLUMBING)
22. WALL HUNG MONITOR UNIT
23. ADA RAMP (SEE SITE PLAN)
24. PAVEMENT MARKINGS (SEE SITE PLAN)
25. ADA ACCESS
26. 6X6 QUARRY TILE FLOOR AND BASE THROUGHOUT
27. VERIFY DIMENSIONS AND LAYOUT W/ EQUIPMENT BEFORE MANUFACTURING OF COUNTERTOP
28. STEEL BOLLARD (SEE DETAIL A-102)
29. FIRE AND BUILDING ALARM PANELS
30. "READY ACCESS" 48" WIDE ELECTRIC OPEN/CLOSING SLIDING SERVICE WINDOW. 600 SERIES, DOUBLE INSULATED GLASS W/ SATIN ANODIZED FINISH.
31. SLIDING DOUBLE INSULATED GLASS IN ALUMINUM, NON-THERMALLY BROKEN FRAME W/ SATIN ANODIZED FINISH. OPERABLE SECTION TO BE THE EXTERIOR SIDE. PROVIDE A KEYPED LOCK FROM THE EXTERIOR FOR OPERATION.
32. PREP SINK TIGHT TO ADJACENT SINK (SEE SCHEDULE)
33. PROVIDE (2) COUNTERTOP GROMMETS AT EACH OUTLET BELOW FOR THIS COUNTER
34. LOCATION OF ELECTRICAL DROP (SEE ELECTRICAL)
35. PROVIDE IN WALL BLOCKING FOR COUNTER TOP BRACKETS
36. FIRE EQUIPMENT AND PANEL
37. PROVIDE FOR UNDER COUNTER SAFE (BY OWNER) 22"W X 18"D X 27" TALL
38. RUN COUNTER TO WINDOW FRAME AT SAME LEVEL
39. HEADSET CHARGER STATION
40. 1" MAXIMUM OFFSET AT DOOR THRESHOLD
41. FIRE DEPARTMENT CONNECTION (FDC) BELOW
42. CONCRETE SLAB W/ BROOM FINISH
43. CONCRETE SCORE LINE
44. ASPHALT PAVING
45. CONCRETE CURB (SEE SITE PLAN AND CIVIL)
46. METAL PANEL SYSTEM BELOW/ABOVE (SEE ELEV.)
47. INTEGRAL COLORED SPLIT FACED CMU VENEER OVER WATERPROOF MEMBRANE AND SHEATHING
48. PROVIDE 1-1/2" RIGID INSULATION UNDER SLAB AT COOLER LOCATION
49. STAINLESS STEEL SERVICE COUNTER (SEE DETAILS)
50. BLACK OUT FILM TO HIDE COUNTERTOP AND BELOW

GENERAL NOTES

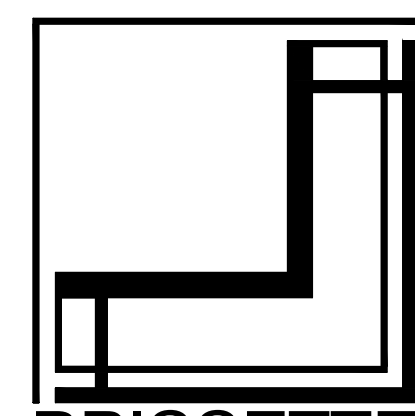
1. ROOF DRAINAGE WILL BE INTERNAL DOWN SPOUTS AND OVERFLOWS
2. HVAC UNITS WILL BE ROOF LOCATED BEHIND PARAPET AND COMPLETELY SCREENED
3. EXTERIOR SOFFITS SHALL HAVE EXTERIOR TYPE CAN LIGHTING
4. SEE SHEET A-104 FOR EQUIPMENT LAYOUT AND SPECIFICATIONS



NOTE: ALL EXTERIOR MEASUREMENTS ARE TO FACE OF SHEATHING/FACE OF STEM WALL. ALL INTERIOR DIMENSIONS TO FACE OF STUDS.

NOTE: ALL INTERIOR EXPOSED WALL SURFACES SHALL HAVE SMOOTH FRP BOARD OVER 5/8" GYP. BD. UP TO CEILING. COLOR TO BE SELECTED BY OWNER.

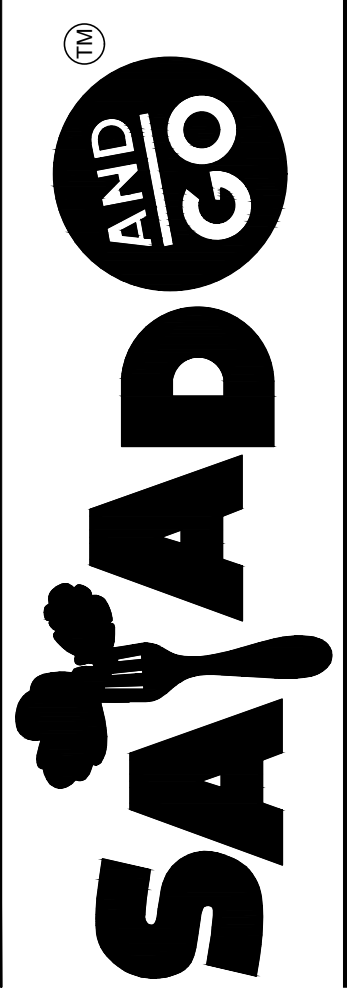
FLOOR PLAN
1/4"=1'-0"



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DATE: 8/12/2019
DRAWN: JLK
REVISIONS:

CONCEPTUAL FLOOR PLAN
SCALE: 1/4"=1'-0"
A-103