

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/11/2020
Agenda Item: 10**

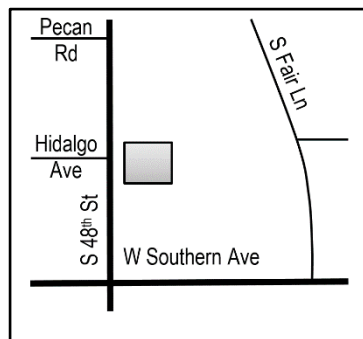
ACTION: Request a Use Permit to exceed 125% of the minimum parking and a Development Plan Review for a new 718 square-foot restaurant (take-out) building with a drive-through for SALAD & GO, located at 3229 South 48th Street.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: SALAD & GO (PL200066) is a proposed 718 square-foot restaurant with a drive-through and walk-up service kiosk/window for carry-out/pick-up service. The restaurant will operate daily from 6:30 a.m. to 9 p.m. with three (3) to four (4) employees per shift. The minimum parking requirements for the building and use is two (2) spaces and the maximum allowed (125% of the minimum standard) is three (3) spaces. The project is proposing a total of seven (7) parking space for customers and employees; four (4) more than the maximum allowed without a use permit. The request includes the following:

- ZUP200035 Use Permit to exceed 125% of the minimum parking standard by four (4) parking spaces.
- DPR200052 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	3229 S 48 th LLC
Applicant	Sake Reindersma, Stewart + Reindersma Architecture, PLLC
Zoning District	PCC-1
Net Site Area	0.57 acres
Total Building Area	1,007 s.f.
Lot Coverage	4% (50% max. allowed)
Building Height	20'-11" (35'-0" max. allowed)
Building Setbacks	84'-2" front, 30'-0" north side, 100'-6" south side, 39'-0" rear (0', 30', 30', 30" min.)
Landscape area	96% (15% min. required)
Vehicle Parking	7 spaces (2 min. required; 3 max. allowed)
Bicycle Parking	4 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

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

COMMENTS

This site is located between West Fairmont Drive, West Southern Avenue, South Fair Lane, and South 48th Street.

Existing entitlements for this property that will remain in effect are: None.

Existing uses on the site include: Unoccupied car wash facility.

This request includes the following:

1. Use Permit to exceed 125% of the minimum parking standard by four (4) parking spaces.
2. Development Plan Review which includes: a new single-story building with proposed uses that include a take-out restaurant with a drive-through within a 718 square-foot building area on 0.57 net acres.

The applicant is requesting the Development Review Commission take action on the items one and two listed above.

SITE PLAN REVIEW

This project was processed through one (1) preliminary interdepartmental site plan review (January 29, 2020) and two (2) interdepartmental site plan reviews after a formal application (April 22, 2020 and June 17, 2020). The following items, listed by category, were requested by staff (in italics) and addressed by the applicant as follows:

1. Site Plan
 - a. *Planning Staff requested upgraded paving at the driveway consisting of integral colored unit paving; the applicant accommodated the request.*
 - b. *Transportation Staff requested a pedestrian connection from the right-of-way to the building; the applicant accommodated the request.*
 - c. *Planning Staff requested additional landscape area to the south quarter of the site in lieu of pavement to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the applicant accommodated the request.*
 - d. *Solid Waste Services Staff requested a double refuse enclosure with a single gate to prevent drive through traffic from impeding refuse vehicles during collection times; the applicant accommodated the request.*
 - e. *Planning Staff requested a site circulation design that can function independent of the existing cross-access to and from the lot to the south; the applicant accommodated the request by shifting the refuse enclosure further north and the driveway further south for adequate refuse truck maneuvering.*
2. Building Elevations
 - a. *Planning Staff requested a carry-out/pick-up window on the west elevation; the applicant accommodated the request.*
 - b. *Planning Staff requested additional stucco reveals throughout the building; the applicant provided additional vertical reveals throughout the building.*
 - c. *Planning Staff requested a primary building color with a Light Reflectance Value (LRV) of 75 or less; the applicant accommodated the request by providing a primary color with an LRV of 74.*
 - d. *Planning Staff requested an air curtain system that is recessed and architecturally integrated into the building; the applicant accommodated the request.*
 - e. *Planning Staff requested a recessed S.E.S; the applicant accommodated the request.*

3. Landscape Plan

- a. *Planning Staff noted that the existing palm trees may remain but will not contribute to the required number of street trees since they do not provide an adequate shade canopy; the applicant acknowledged the note and provided shade trees along the frontage landscape areas.*
- b. *Planning Staff requested 70% vegetative landscape coverage within the landscape areas near the front and 50% coverage within the areas at the rear; the applicant accommodated the request.*
- c. *Planning Staff requested integral unit pavers to delineate pedestrian path from the asphalt; the applicant accommodated the request.*
- d. *Planning Staff requested multi-trunk trees within the larger landscape areas along the south and southeast corner of the site; the applicant accommodated the request and included vegetative ground cover.*
- e. *Planning Staff requested shifting the street trees closer to the public sidewalk between the 17-foot wide public utility easement and the back of sidewalk; the applicant accommodated the request.*

PUBLIC INPUT

- Neighborhood meeting not required
- No public comments received by Planning Staff as of the publishing of this staff summary report.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit to exceed 125% of the minimum parking standard by four (4) parking spaces.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic; the four (4) additional parking spaces are not expected to increase vehicular or pedestrian traffic more than a larger drive-through restaurant that can be accommodated on the site.*
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions; the four (4) additional parking spaces are not expected to generate emissions greater than ambient conditions and therefore will not cause a nuisance.*
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan; the four (4) additional parking spaces are appropriate for the new take-out restaurant which is an improvement over the unoccupied car wash that currently exists on the site.*
4. *Compatibility with existing surrounding structures and uses; the four (4) additional parking spaces are consistent with the amount of parking and uses provided on adjacent sites.*
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public; the four (4) additional parking spaces are not expected to generate disruptive behavior given that the parking spaces are located at the front and provided with natural surveillance from the street and the building.*

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

Site ingress and egress is primarily provided by the main driveway from South 48th Street, approximately 44 feet from the north property line. Secondary access is provided by means of cross-access from the lot directly to the south. A pedestrian connection is provided just south of the main driveway across the drive aisle and to the building. The building is setback 84'-2" from the front (west) property line, 30'-0" from the north side property line, 100'-6" from the south side property line, and 39'-0" from the rear (east) property line. A row of four (4) parking spaces is located to the west of the building and a row of three (3) spaces is located to the south. The double gateway drive-through entrance commences between the parking rows and traverses east/northeast while converging into a single lane after the menu board/speaker boxes as it rounds the corner and continues west to the pickup window on the north side of the building. Walkup carry-out/pickup service windows are provided on the west and south building walls. The employee service entrance is located to the east of the south carry-out/pickup window. A new screen wall will be installed north of the driveway while the existing screen wall to the south will remain.

Building Elevations

The front service areas of the building consist of metal panels and smooth stucco finishes for the remaining building. A parapet roof will screen mechanical systems and equipment with walkup windows on the west and south elevations, each adorned by shade canopies. The drive-through pickup windows is located on the north elevation and is also adorned by a shade canopy.

Landscape Plan

The landscape design provides a tree palette consisting of Sissoo Rosewoods, Desert Museum Palo Verdes, and Chinese Lacebark Elms. The ground cover palette consists of Varigated Century Plant, Bush Morning Glory, Red Yucca, Compact Texas Ranger, New Gold Lantana, Regal Mist Pink Muhly Grass, Orange Jubilee Yellow Bells, and Prostrate Germander. A total of five (5) street trees are required and provided. The sole on-site driveway will be upgraded with integral colored unit pavers 20'-0" onsite. Additionally, the pedestrian path from the public sidewalk will be delineated with pavers across the drive aisle to the building.

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 combination of the building location, drive-through lane circulation, landscape, and screen walls provide a 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*; the building is designed with canopies over the windows and doors, and is ideally oriented with the length of the building running west to east. Combined with the proposed landscaping, the site adequately mitigates heat gain/retention while providing shade for energy conservation and human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the materials and finishes are appropriate and complimenting to the surrounding area and were selected because of their superior quality and low maintenance for long-term upkeep.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; while the building may be considered small for the site, the landscape elements make up for the absence a larger building and/or structure.
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 parapet is higher along the service windows at the front and steps down along the remaining portion of the building, helping relieve monotony and create a sense of movement.

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building facades provide a variety of materials and finishes at the street level along with windows and doors which are adorned by metal shade canopies.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; a tree-shaded pedestrian connection is provided from/to the public sidewalk along South 48th Street.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; pedestrian access and circulation is adequately delineated from the drive-through and onsite vehicular circulation.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plans appropriately integrate CPTED principles by using appropriate landscaping, limiting hiding spaces, and providing natural surveillance from all angles of the site*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the proposed landscape design accentuates and delineates the vehicle maneuvering areas from the building, driveway aisles, and parking areas.*
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; all proposed signs are shown in concept but will require a separate sign permit review and approval.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; the lighting will conform with the standard set forth in Part 4, Chapter 8, Lighting, of the Zoning and Development Code.*

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 Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

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

1. This Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

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 dated July 21, 2020, building elevations dated May 29, 2020, and landscape plan dated July 2, 2020. 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 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.
3. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
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.
6. **Maintain cross-access connection with the adjacent lot to the south as it currently exists.**

Building Elevations

7. The materials and colors are approved as presented:
Primary Building – Painted Smooth Stucco by DRYVIT – Sherwin Williams – “Incredible White” #SW7028
Secondary Building – Metal Panel Siding – CF Architectural Panel – “Slate Gray”
Building Accent – Sherwin Williams – “Electric Lime” #SW6921
Parapet Accent and Canopies – Painted Metal – Sherwin Williams – “Navel” #SW6887
Windows – Aluminum Storefront by Kawneer – “Clear Anodized”
Glazing - Clear
Provide primary building colors and materials with a light reflectance value of 75 percent or less.
8. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. 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.
11. **Locate the electrical service entrance section (S.E.S.) inside the building, inside a secure yard that is concealed from public view or recessed into the wall.**

Lighting

12. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
13. Illuminate building 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 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants 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.

USE PERMIT:

- The Use Permit is valid for SALAD & GO and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.

- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

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:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, 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.
- 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.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- 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 <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/>.

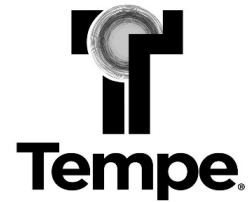
HISTORY & FACTS:

September 17, 1981 Building Safety Department pass the final inspection for a new car wash facility located at 3229 South 48th Street in the PCC-1, Planned Commercial Center Neighborhood District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

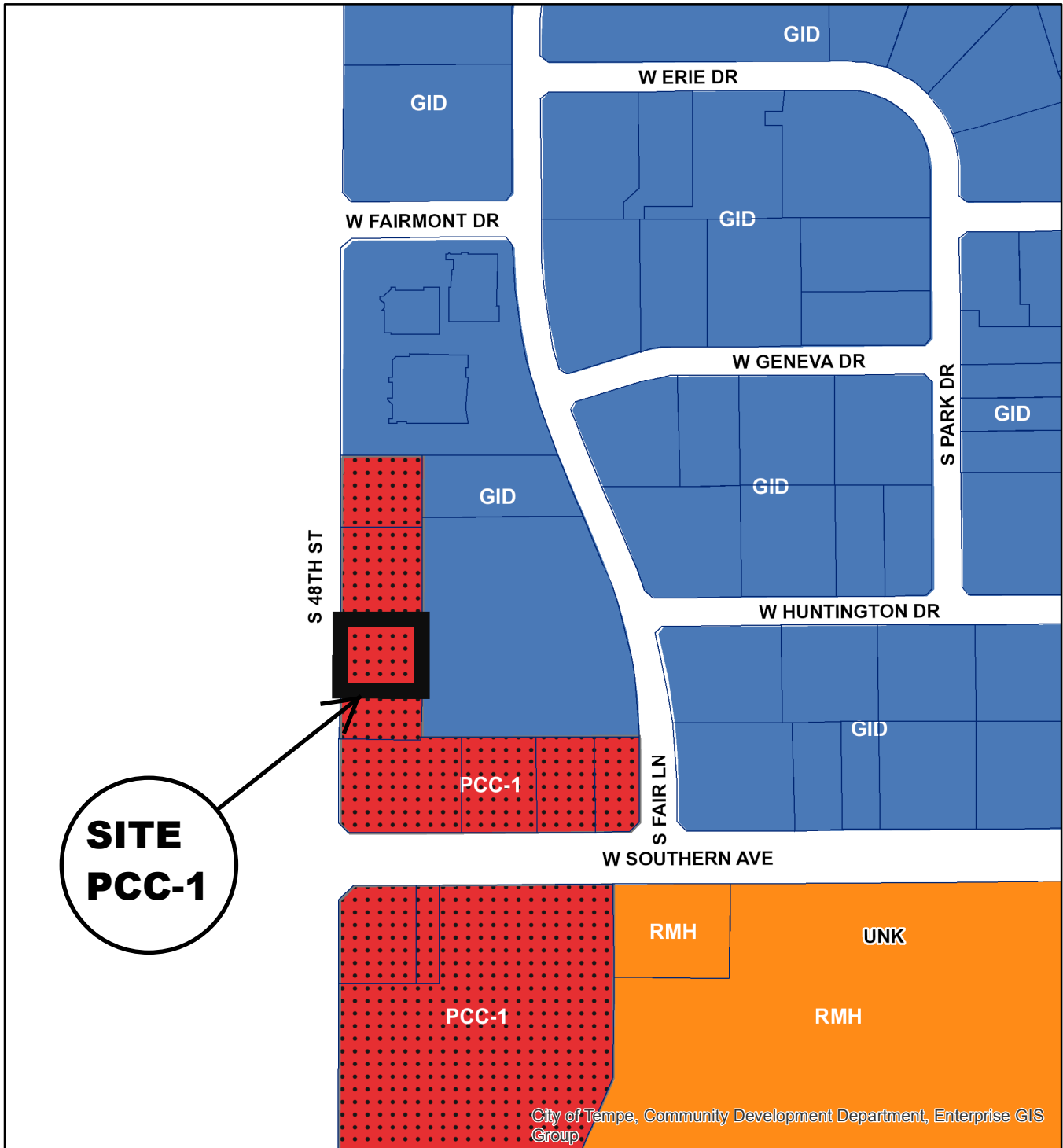


DEVELOPMENT PROJECT FILE

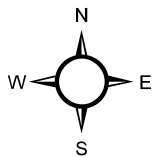
for
SALAD & GO
(PL200066)

ATTACHMENTS:

- 1-12. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 13-18. Applicant's Letters of Explanation
- 19-23. Site Design (Site Plan, Landscape Plan, Preliminary Underground Utility Plan with Tree Overlay, and Preliminary Grading & Drainage Plan)
- 24-31. Building Design (Blackline Elevations, Color Elevations, Sections, Renderings, Material Samples, Floor Plan)

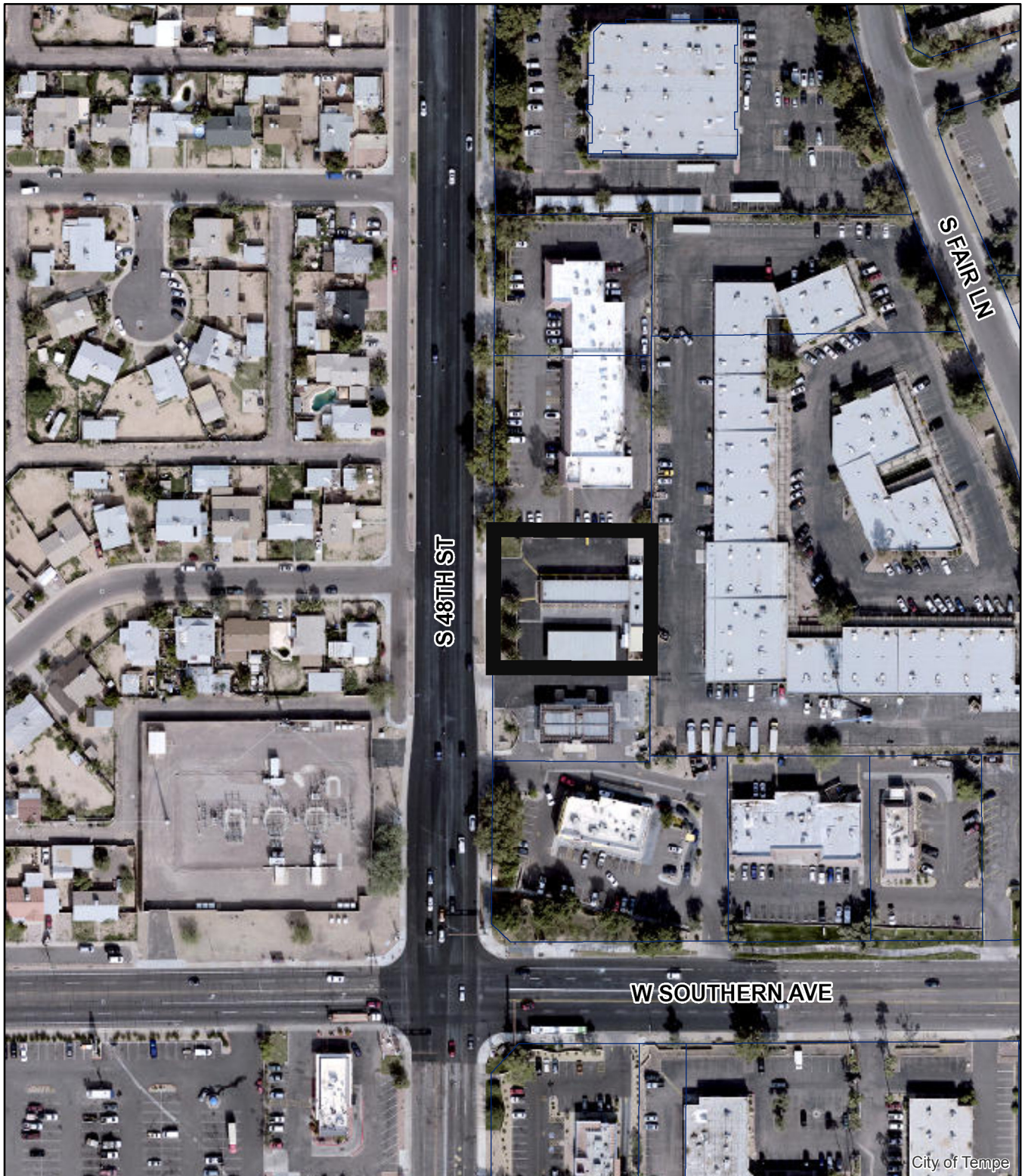


- General Industrial District (GID)
- Planned Commercial Center Neighborhood (PCC-1)
- Mobile Home Residence (RMH)

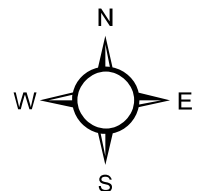


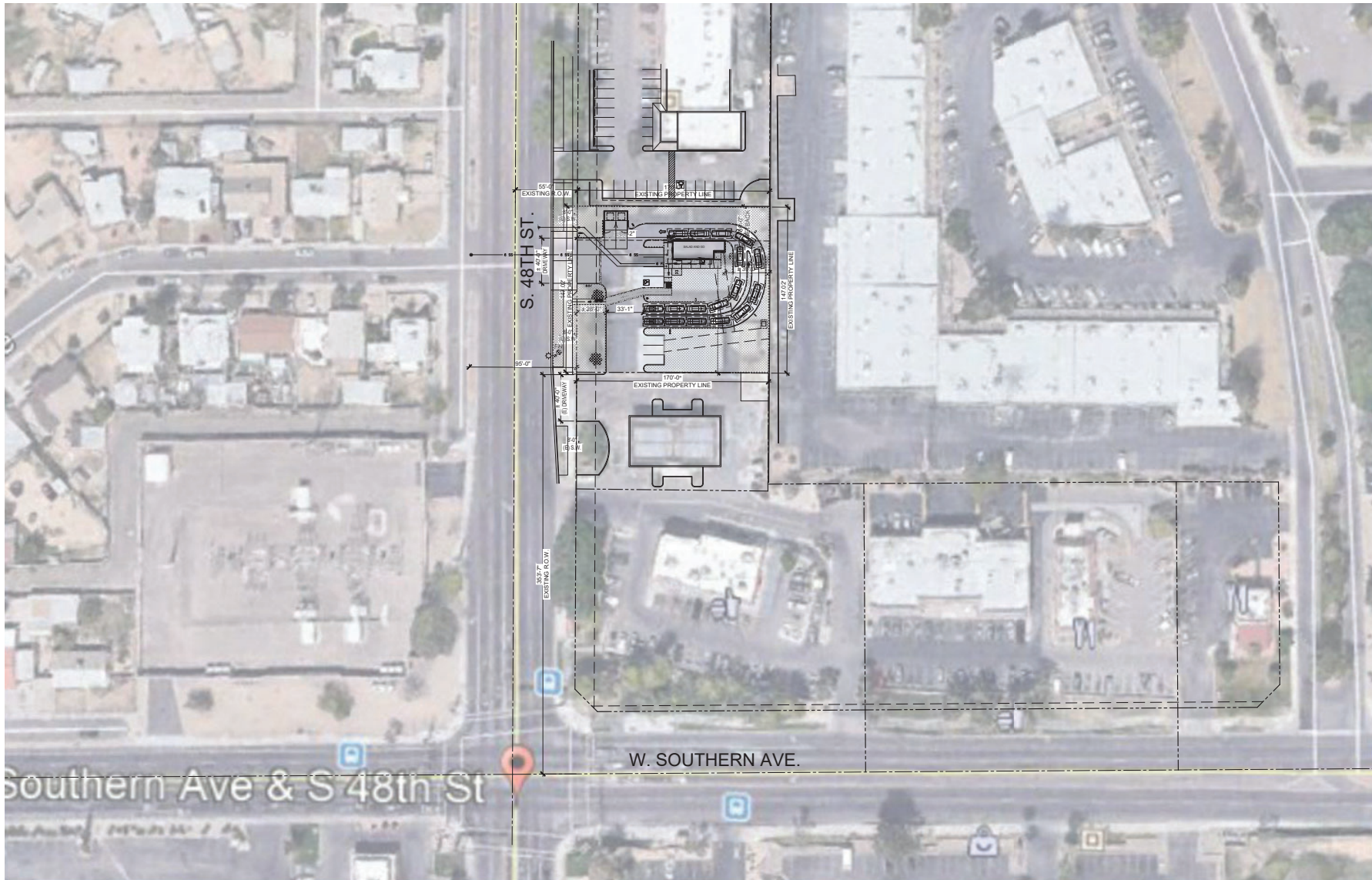
SALAD & GO

PL200066

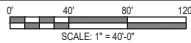


Aerial Map





1 CONTEXTUAL AERIAL MAP SITE OVERLAY



STEWART + RINDLER
ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
p: 480.516.5123
www.srs360.com

architect
SAKE H.
RINDLER
05/29/20
EXP. 01/31/2022

consultant:

contact:
SALAD AND GO CONCEPTS, LLC
PHOENIX, AZ 85008
CONTACT: MATTHEW COPENHAVER
T: (480) 371-1655

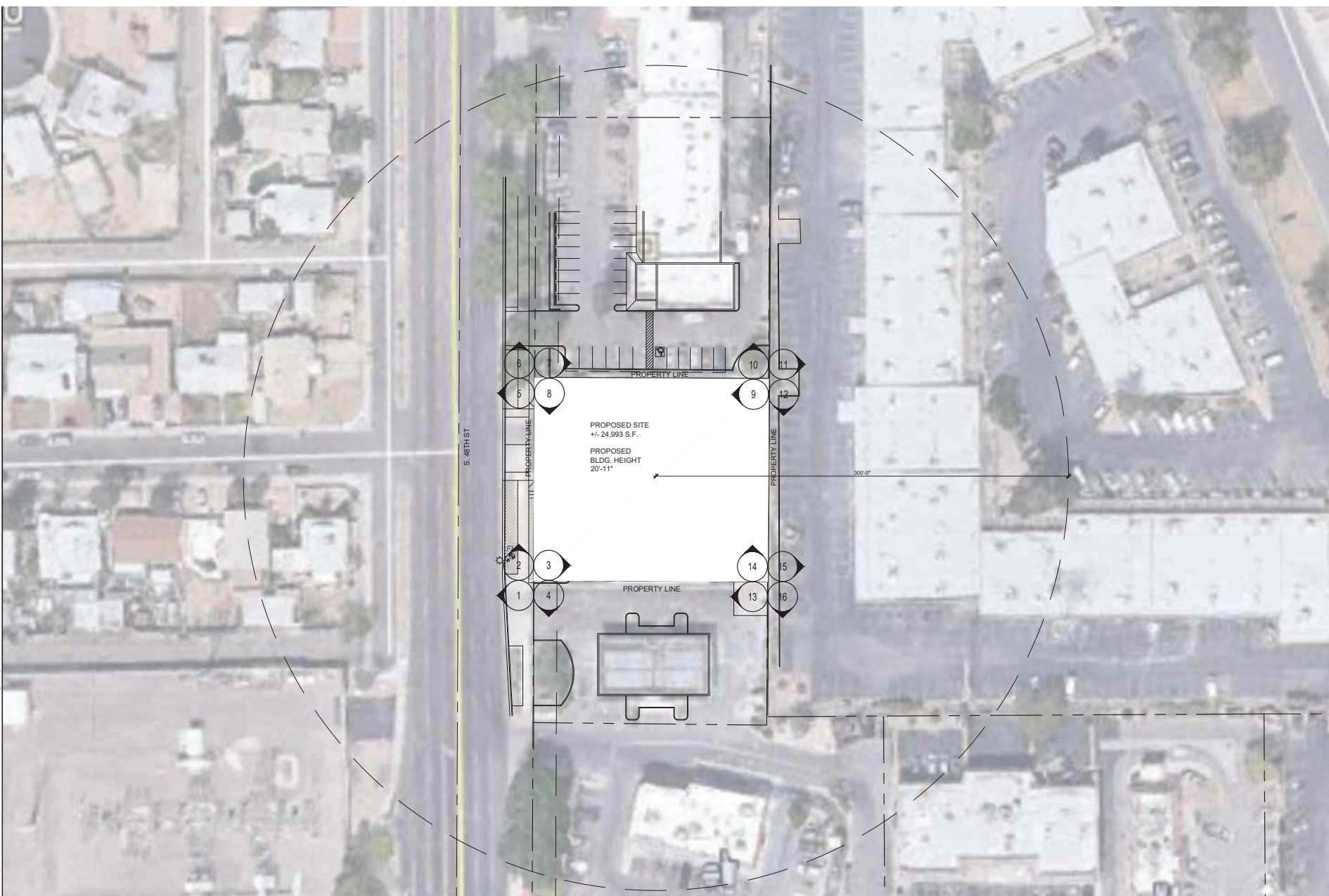
project:
SAYAD AND GO
3229 S. 48TH STREET
TEMPE, ARIZONA 85282

date:	05/29/20
issued for:	PERMIT SUBMITTAL
revision no.:	date:
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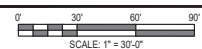
sheet title:
CONTEXTUAL AERIAL MAP

sheet no.:
CAM.1

S:\2019\19-134 - SayadGo - Tempe S 48th Street\Arch\DD\005 - 19-134 - CP.1 Context Plan.dwg May 29, 2020 7:44am \Zamir



1 CONTEXT SITE PLAN



360
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SAKE H.
RENDERMA
05/29/20
EXP 05/29/20

consultant:

contact:
SALAD AND GO CONCEPTS, LLC
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CONTACT: MATTHEW COPENHAVER
T: (602) 371-1655

3229 S. 48TH STREET
TEMPE, ARIZONA 85282

project: _____ date: 05/29/20

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revision no.:	date:
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job no.: 19-134

sheet title:
CONTEXT SITE PLAN

sheet no.:
CP.1

ATTACHMENTS



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



STEWART + REINDERSMA ARCHITECTURE, PLLC.

May 29, 2020

City of Tempe
Community Development Department -Planning Division
Lee Jimenez, Senior Planner
31 East 5th Street
Garden Level East
Tempe, AZ 85281

**RE: Use Permit Narrative - Letter of Explanation
Salad and Go
3229 South 48th Street
Tempe, AZ**

DPR: PL 200066

Dear: Mr. Lee Jimenez:

Stewart + Reindersma Architecture, PLLC in association with Salad & Go is pleased to present this application for Use Permit to allow parking in excess of 125% of minimum required for our project located at 3229 South 48th Street.

Salad and Go is an approximately 718 Square foot restaurant with drive-thru and walk-up service kiosk/windows for carry-out/pick-up service. No seating or on-site dining is being provided. Most customers use the drive-thru to order, pay and pick-up food. Walk-up order kiosks with a pick-up window are also provided for pedestrian customers and those on bicycles. The restaurant will operate daily from 6:30 AM to 9:00 PM with 3-4 employees per shift.

The proposed project will be built on an existing 0.57-acre square-shaped site within the existing PCC-1 zoned district that is currently a vacant carwash. The proposed single-story building will be accessed by a re-built 40-foot wide driveway and 33-foot drive aisle for maneuvering that will also serve as a fire lane.

Due to the site constraints of the property, parking and circulation have been well-considered for the proposed configuration. The minimum required number of parking spaces, calculated based on building square footage, equals 3, with one of those being handicap accessible. This is adequate for customer parking but does not address the need for employee parking. Additional parking for employees is proposed along the main drive aisle at the south end of the lot and the additional space in front of the building.

Building design will evoke a modern design, expressing clean lines through a contemporary material palette. Specifically, the front, or service area, of the building will be metal panels and smooth stucco finishes for the rest of the building.

An urban, park-like setting is embraced by landscaping which will provide shade, greenery, or color to the community. Street frontage will be planted with large shade trees as per city zoning ordinance requirements. In addition, shrub vegetation and ground cover will be installed along the west property line while colorful plants with plentiful ground cover will be peppered throughout the remainder of the site. Existing CMU screen walls run along the north and east property lines of the site as per zoning ordinance requirements.

The request for additional parking is not detrimental to surrounding properties, the neighborhood, or persons residing or working in the vicinity because the additional parking, which only totals 3 additional parking spaces is primarily for employees and therefore not subject to high volume turn-over. Our request is in character with other similar type businesses which utilize a small kiosk-style building and a drive-thru.

Specific factors of consideration per Section 6-308(E):

- a. Any significant pedestrian or vehicular traffic in adjacent areas: None created by our request as parking and vehicular traffic are designed to be contained within the project site. Salad & Go will improve the South 48th Street frontage with a new pedestrian pathway to existing sidewalks that will minimize pedestrian impact from vehicles and provide a walk-able vibe to building within the development given constraints afforded by the site.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions: None of the listed nuisances are inherent with our request for additional parking. The original carwash development created far greater negative impact. Salad & Go will, instead, enhance the 48th street corridor by use of modern design, landscaping and Urban synergy.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies of the city's adopted plans for General Plan: Salad & Go is contributing to the upgrading of the neighborhood and will have a positive impact on property values. Our project is being developed in conformance with all of the City of Tempe development standards and, as such, will be in conformance with the General Plan.
- d. Compatibility with existing surrounding structures and uses: Salad & Go will be situated along the South 48th Street corridor and is uniquely positioned between existing retail property along south 48th street. The modern aesthetic of Salad & Go directly ties into the neighboring project to the north. This language is deliberate and will establish the developments as related projects while being uniquely their own through configuration, density, and color palette.

- e. Adequate control of disruptive behavior both inside and outside the premises, which create a nuisance to the surrounding area or general public: The site will include a visible, well-lit and accessible common landscape area on the South 48th Street frontage for public enjoyment and incorporates appropriate lighting for safety throughout the development while maintaining all the required zoning and code standards. It will also acknowledge the required safety in providing illumination levels consistent with other existing developments in the area.

Salad and Go is a vibrant, growing business and will have a positive effect on the surrounding neighborhood and other businesses by generating interest and commerce on what is currently an abandoned site. We are very proud to be involved in creating such a quality project to serve the needs of the surrounding neighborhood and community.

Sincerely,

Stewart Reindersma Architecture, pllc.

A handwritten signature in black ink, appearing to be 'Sake Reindersma', written over a horizontal line.

Sake Reindersma, AIA
Sr. Partner



STEWART + REINDERSMA ARCHITECTURE, PLLC.

April 13, 2020

City of Tempe
Community Development Department
Planning Division
Attn: Lee Jimenez
31 East 5th Street
Garden Level East
Tempe, AZ 85281

RE: Letter of Explanation for *Salad & Go*; at 3229 South 48th Street

Mr. Jimenez:

Stewart + Reindersma Architecture, PLLC in association with Salad & Go is proud to present the proposed project located at 3229 South 48th Street in Tempe.

The proposed project will be built on an existing 0.43 acre square-shaped site within the existing PCC-1 zoned district. The proposed single-story building will be accessed by two existing between 41 and 44-foot wide minimum driveway and 33-foot drive aisle for maneuvering that will serve as a fire lane.

Due to the site constraints of the property, parking and circulation have been well-considered and will not be an issue for the proposed configuration. As such, the use of the drive aisle for parking will not be required. Guest parking spaces are provided on site as well. Overall landscaping will provide shade, greenery, or color to the community. Existing CMU screen walls run along the north and east property lines of the site as per zoning ordinance requirements.

Building design will evoke a modern design. Exterior finishes for the Salad & Go will express clean lines through a contemporary material palette. Specifically, the front or service area of the building will be metal panels and smooth stucco finishes for the rest of the building. The building will include a parapet wall enclosure for screening of rooftop mechanical systems and equipment. Ingress and egress from the building will be walkup from the sidewalk or hardscaped area. Wall-mounted exterior sconces or recessed down lights will illuminate entry door.

Landscaping will embrace an urban park-like setting. Street frontage will be planted with large shade trees as per city zoning ordinance requirements. In addition, shrub vegetation and ground cover will be installed along the west property line while colorful plants with plentiful ground cover will be peppered throughout the remainder of the site.

The building will be served with separate sewer service, electric, and water with individual meters. Dry and wet utilities will be provided without crossing property lines. The property is to be entirely electric. The property does have an existing easement for a gas main with no defined width that is to be abandoned during vertical construction.

All underground and surface retention storage, common areas, open spaces, as well as landscape easements along South 48th Street will be perpetually maintained by Salad & Go as designed herein.

Specific conformance with Tempe design expectations for *Salad & Go* are included below:

1. ***Placement, form, and articulation of buildings and structures provide variety in the streetscape.*** The front will face South 48th Street frontage with small landscape to face the south. Stacked drive thru lanes will have entrances facing South 48th Street but will be screened by existing three-foot high screen wall.
2. ***Materials are of a superior quality providing detail appropriate with their location and function while complimenting the surroundings.*** The project have proposed materials of superior quality and level of detail. The modern aesthetic of *Salad & Go* directly ties into the neighboring project to the north. This language is deliberate and will establish the developments as related projects while being uniquely their own through configuration, density, and color palette. Materials were selected to ensure low maintenance and upkeep while also providing sustainability.
3. ***Building facades provide architectural detail and interest overall with visibility at street level while responding to varying climatic and contextual conditions.*** The modern aesthetic that will be true for *Salad & Go* harkens back to the modern industrial design.
4. ***Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.*** *Salad & Go* is designed to promote an retail experience thus keeping vehicles secondary to the intended lifestyle. While the building will have a two-car lane drive thru lane, the project is well-sited to promote and encourage a walking and biking kind of urbanity.
5. ***Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.*** *Salad & Go* will improve the South 48th Street frontage with new pedestrian pathway to existing sidewalks that will minimize pedestrian impact from vehicles and provide a walk-able vibe to building within the development given constraints afforded by the site.
6. ***Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.*** In order to discourage vagrancy, the site will include a visible, well-lit and accessible common landscape area on the South 48th Street frontage for public enjoyment and incorporates appropriate lighting for safety throughout the development while maintaining all the required zoning and code standards.
7. ***Landscape accents and provides delineation from parking, buildings, driveways and pathways.*** The project will have large shade trees along the street frontage with smaller landscape elements throughout the remainder of the site.
8. ***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.*** Signage to be submitted separately under separate permit.
9. ***Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*** Lighting for *Salad & Go* will be sensitive to the nature of the project as commercial development. It will also acknowledge the required safety in providing illumination levels consistent with other existing developments in the area.

Salad & Go will be situated along the south 48th street corridor and is uniquely positioned between existing retail property along south 48th street. As such, the project respects several standards established thereto.

- A. Street + Alley Character** - Proposed building entrances for the project face South 48th Street promoting the project's visibility. As part of that visibility, the landscape planting palette acknowledges the project's location with the use of varied and colorful trees, shrubs, accents, and annuals. These plantings are specific to the common tract areas. These efforts in aggregate define the project's street character.
- B. Block Character** - The block character of the project is fully realized due to site constraints set by city ordinance setbacks and building height – all of which have informed the project's overall massing and scale. Trees and concrete masonry walls provide shade and buffer in areas where needed. Landscaping respects both the established historic plant palette and will afford the project visual interest and screening of utilities while not competing with the overall architecture expressed in the project.
- C. Building Character** - The building character of the project also respects south 48th street standards by utilization of metal panels, steel, and EIFS throughout. Specifically, the massing of the service area is materially distinguished as a pedestal from the building through the use of metal panels and steel canopies while the rest of the building is clad in EIFS. Open space is afforded by the project's proposed common tracts aid in visual open space.
- D. Parking, Lighting + Site Amenities** – The project also affords illuminated buildings by combination of exterior wall pack lighting and exterior site light fixtures. Walkways and common area tracts are illuminated using said lighting. Site amenities for the project include a (4) four guest parking space and designated bicycle parking for up to (4) four bicycles.
- E. Integrated Art** – The project will not have any integrated art.

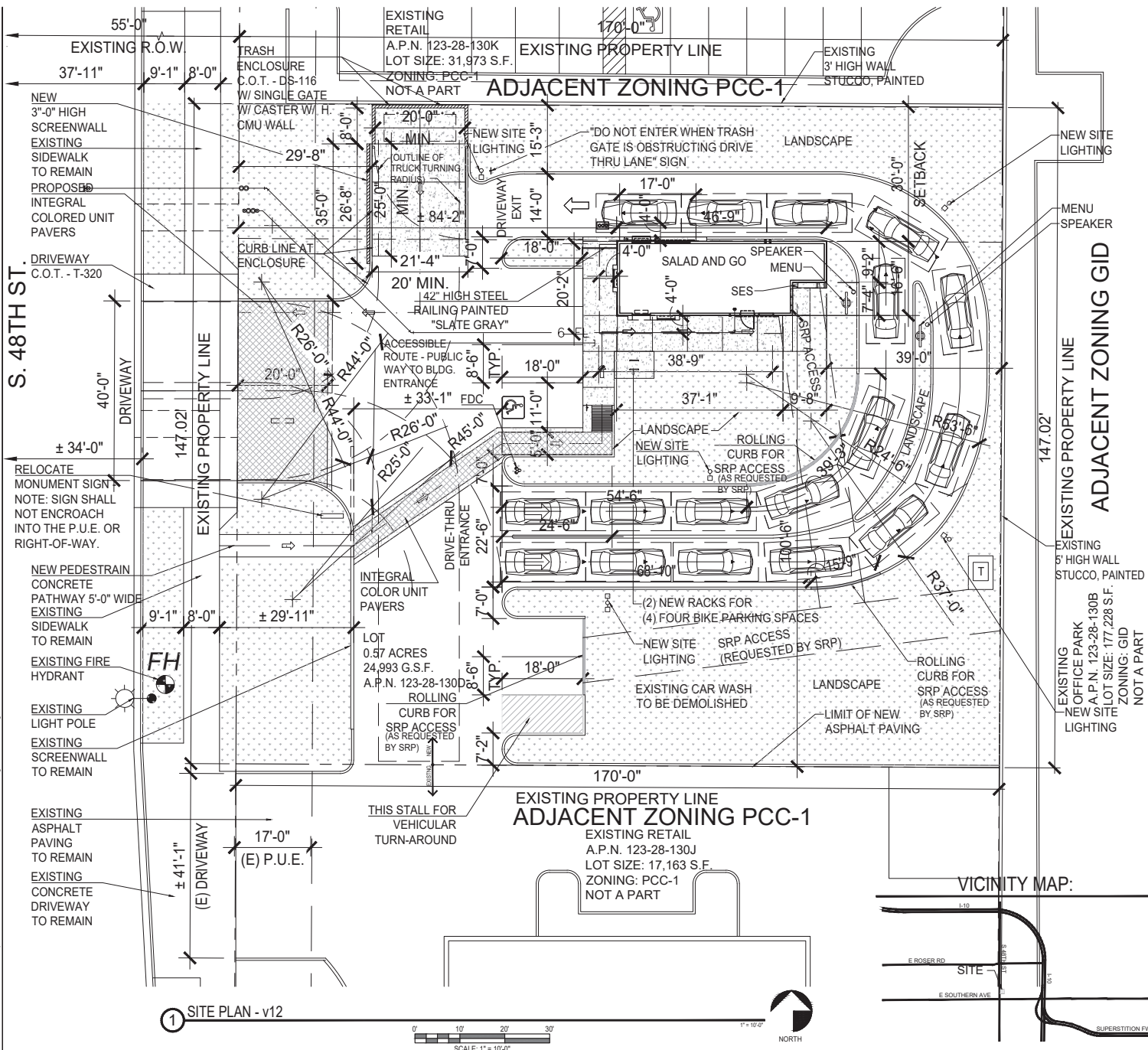
Sincerely,

Stewart + Reindersma Architecture, PLLC



Sake Reindersma, AIA
Sr. Partner

S:\2019\19-134 - SaladGo - Tempe 5 48th Street\Arch\DD\004 - 19-134 - AS.2 V12 Entitled Site Plan.dwg Jul 2, 2020 9:27 am BJDara



SITE DATA:

BUILDING ADDRESS:	3229 SOUTH 48TH STREET, TEMPE, AZ 85282
LOT - PARCEL NUMBER:	123-28-1300
CURRENT ZONING:	PCC-1
LOT AREA:	0.57 ACRES (24,993 S.F.)
MAX. BUILDING HEIGHT:	30' (FROM TOP OF CURB)
BUILDING HEIGHT:	20' 11" (FROM TOP OF CURB)
OCCUPANCY GROUP:	B (RESTAURANT)
CONSTRUCTION TYPE:	V-B (M.F.E.S.)
SETBACK ZONING:	REQUIRED EXISTING PCC-1 PROVIDED
FRONT (WEST):	84'-2"
LEFT SIDE (NORTH):	30'
RIGHT SIDE (SOUTH):	30'
REAR (EAST):	30'
PARKING:	20'
BUILDING AREA:	SALAD AND GO RESTAURANT (1,007 GROSS S.F.) 121 TOTAL BLDG. S.F.
BUILDING AREA (NET):	721 S.F.
RESTAURANT (NO INDOOR SEATING):	453 S.F.
PRODUCTION SERVING AREA:	128 S.F.
WALK-IN COOLER:	48 S.F.
RESTROOM:	48 S.F.
MISCELLANEOUS WALLS & CHASES:	94 S.F.
PARKING REQUIRED:	SALAD AND GO RESTAURANT: 2
MIN. PARKING REQ'D:	2 RESTAURANT NO INDOOR SEATING: 2
MAX. PARKING ALLOWED:	3
BUILDING PROVIDED:	7 SPACES (INCLUDES 1 ACCESSIBLE SPACE) = 2.5 (OR 3)
BICYCLE PARKING PROVIDED:	4 SPACES
SALAD AND GO RESTAURANT:	BICYCLE SPACES REQ. = 2
RESTAURANT NO INDOOR SEATING:	0.072 of 2 (MIN.)

MAIN REFERENCE CODES:

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL FIRE CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2017	NATIONAL ELECTRICAL CODE
2018	TEMPE BUILDING SAFETY ADMINISTRATIVE CODE

LOT COVERAGE:
 MAXIMUM: 50%
 PROPOSED: 1,007 S.F. / 24,993 S.F. = 0.0403 (4.03%)

PARKING LOT AREA: 11,518 S.F.
 MIN. LANDSCAPE AREA REQ'D: 1,152 S.F. (10% OF PARKING AREA)
 LANDSCAPE AREA PROVIDED: 11,191 S.F. (11,191 S.F. / 11,518 S.F. = 0.972 (97.2%))
 LANDSCAPE AREA IN Y.O.C.: 1,148 S.F. (EXISTING)
 HARDSCAPE AREA: 799 S.F.

SCOPE OF WORK:
 PROPOSED PROJECT IS A 5,719 SQ. FT. GROUND-UP BUILDING PROJECT ON A RETAIL PAD WITHIN THE LOT.

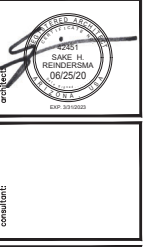
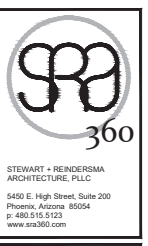
THE PROPOSED PROJECT INCLUDES A NEW RESTAURANT AND DRIVE-THRU FACILITY. BUSINESS OF THIS FACILITY IS CARRY-OUT AND PICK-UP SERVICES. THERE WILL BE NO INTERIOR & EXTERIOR EATING/DRINKING FACILITY AVAILABLE IN THIS RESTAURANT. THE BUILDING SHALL BE A ONE STORY RESTAURANT OF APPROXIMATE 100 S.F. INTERIOR SPACE AND OUTDOOR CANOPY AREA SHALL HAVE APPROXIMATELY 975 S.F. IT WILL HAVE SERVICE WINDOW AND COVERED PATIO AT DRIVE-THRU PICK-UP LOCATION. THIS FACILITY SHALL HAVE AUTOMATIC SPRINKLER SYSTEM. ADDITIONALLY, THIS FACILITY SHALL COMPLY WITH ALL CITY'S ZONING AS WELL AS LIFE SAFETY REGULATIONS.

THE SITE IS LOCATED AT 3229 S. 48TH ST., TEMPE, ARIZONA 85282. THE USE OF THE BUILDING IS FOR RESTAURANT. PRIOR TO OBTAINING A BUILDING PERMIT AND ANY DEMOLITION WORK, THE G.C. IS TO HAVE AN ASSESSMENT OF THE WORK AREA.

CASE NUMBER: 180 DAYS TO APPLY AND PAY FOR BUILDING PERMITS.

SITE PLAN GENERAL NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE TO 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ZERO FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
- ALL SERVICES AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ASPHALTIC CONCRETE SURFACE PAVING, PAVING ALLOCATION PER THE CITY OF TEMPE.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- SEE CIVIL DRAWINGS FOR LAYOUT DIMENSIONS OF BUILDING, CURB DIMENSIONS, HORIZONTAL CONTROL, PROPERTY DIMENSIONS AND DRIVES.
- SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
- SEE LANDSCAPE DRAWINGS FOR SITE LANDSCAPE PLANS, DIMENSIONS, TEXTURES, PATTERNS, AND SITE DETAILS.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
- VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- WALKWAYS ARE STANDARD GRAY CONCRETE U.N.O. WITH BROOM FINISH.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.



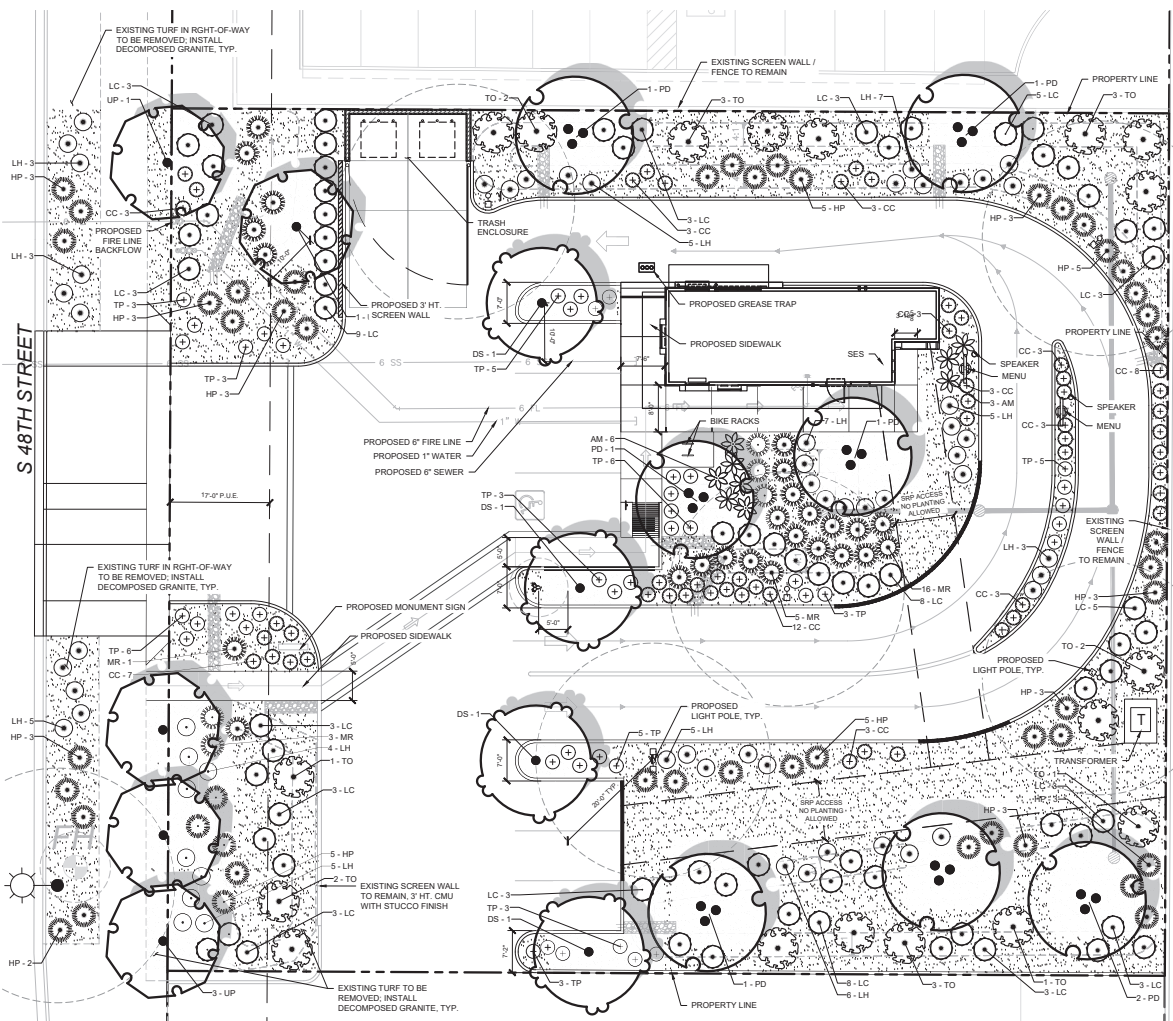
STEWART + HENDERSON ARCHITECTURE, PLLC
 5450 E. High Street, Suite 200
 Phoenix, Arizona 85054
 p: 480.516.5123
 www.srh360.com



3229 S. 48TH STREET
 TEMPE, ARIZONA 85282

DATE: 07/21/20
 PERMITTED BY: PERMIT SUBMITTAL
 REVISION NO.:
 SHEET TITLE: SITE PLAN V12
 SHEET NO.: AS.2

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	DS	DALBERGIA SISSOO ROSEWOOD MATURE SIZE: 40' X 30'	24" BOX	1.5" CAL MIN	6'-8" HT	4
	PD	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALM VERDE MATURE SIZE: 30' X 30'	24" BOX	3-5 CANES, 2" CAL OVERALL	8'-10" HT	7
	UP	ULMUS PARVIFOLIA CHINESE LACEBARK ELM, SPECIMEN MATURE SIZE: 40' X 30'	36" BOX	1.5" CAL MIN	8' HT MIN	5
	AM	AGAVE MURPHEYI VARIGATED CENTURY PLANT MATURE SIZE: 4' X 4'	5 GAL			9
	CC	CONVOLVULUS CNEORUM BUSH MORNING GLORY MATURE SIZE: 2' X 3'	1 GAL			54
	HP	HESPERALOE PARVIFLORA RED YUCCA MATURE SIZE: 3' X 3'	5 GAL			49
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER MATURE SIZE: 4' X 4'	5 GAL			71
	LH	LANTANA X 'NEW GOLD' NEW GOLD LANTANA MATURE SIZE: 2' X 3'	1 GAL			58
	MR	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM REGAL MIST PINK MUHLY GRASS MATURE SIZE: 3' X 3'	5 GAL			30
	TO	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS MATURE SIZE: 6' X 6'	5 GAL			18
	TP	TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' PROSTRATE GERMANDER MATURE SIZE: 2' X 2'	1 GAL			45
	CODE	BOTANICAL / COMMON NAME	CONT			
	DG	DECOMPOSED GRANITE 12" SCREENED, 2" DEEP GOLD CONTRACTOR TO SUBMIT SAMPLES TO OWNER REPRESENTATIVE FOR APPROVAL.	MULCH			

LANDSCAPE CALCULATIONS

PROPERTY ZONING:	RCC-1
GROSS SITE AREA:	24,993 SF (0.57 Ac)
LANDSCAPE AREA REQUIRED:	3,748 SF (15% OF AREA)
LANDSCAPE AREA PROVIDED:	10,809 SF (43% OF AREA)
RIGHT-OF-WAY LANDSCAPE AREA:	1,150 SF
LOW WATER USE LANDSCAPE (SEC. 4-702)	
PLANTS SELECTED FROM AZDWR LOW WATER USE:	DROUGHT TOLERANT PLANT LIST
MAXIMUM HIGH WATER USE ALLOWED:	N/A (LANDSCAPE UNDER 20,000 SF)
HIGH WATER USE (TURF) PROPOSED:	0 SF
STREET TREES (SEC. 4-703)	
TREES REQUIRED (1 TREE PER 30 LF):	5 (147 LF)
TREES PROVIDED:	
PARKING LOT LANDSCAPE (SEC. 4-704)	
OPTION 1: STANDARD DIMENSIONS	
LANDSCAPE AREA REQUIRED (15%):	391 SF (2,804 SF PARKING AREA)
LANDSCAPE AREA PROVIDED:	452 SF (17%)
TREES REQUIRED (1 PER 12 SPACES):	1
TREES PROVIDED:	4
REQUIRED GROUND COVER PLANTING PER REQUIREMENTS	

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS, AND FOR ALL TREES PLANTED LESS THAN 10' FROM AN EXISTING OR PROPOSED UTILITY (INCLUDING WATER, SANITARY SEWER, STORM DRAIN, AND IRRIGATION MAIN LINES). ROOT BARRIERS SHALL BE A CONTINUOUS MATERIAL, A MINIMUM OF 0.98" 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". WHERE USED ADJACENT TO HARDSCAPE, BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF DECOMPOSED GRANITE MULCH WITH PER-EMERGENT HERBICIDE APPLICATION IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REVEAL EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

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LANDSCAPE PLANTING PLAN

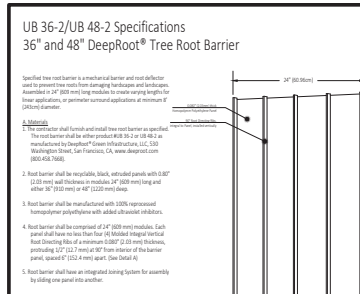
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PLANTING SPECIFICATIONS

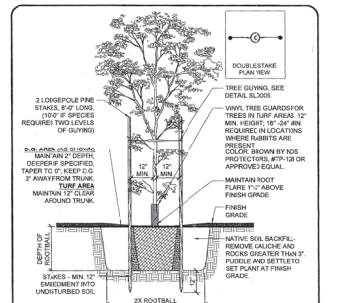
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM REGISTERED LANDSCAPE CONTRACTOR.
 2. A LIST OF RECENTLY COMPLETED PROJECTS OF THIS SIZE, TYPE AND NATURE MAY BE REQUESTED BY THE OWNER BEFORE THE CONTRACTOR SHALL BE AWARD OF THE JOB AND NOT AFTER THE APPROPRIATE LOCAL JURISDICTION.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES AND ALL CALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND PERMITS REQUIRED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- C. PRODUCTS**
- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- D. CONTAINER AND BURLAP-SHEPPED PLANTS**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANS 206.1204. PROVIDE WELL-SHAPED, FULLY DEVELOPED HEALTHY VIGOROUS STOCK PLANTS OF THE SPECIES AND VARIETAL FORMS INDICATED. SUCH AS KNIFE, SUN, BUCKLE, INFLATED, ABRAZOS, AND DISBURSEMENT. ALL PLANTS WITH A BRANCH SHALL HAVE SIMILAR SIZE AND SHALL BE OF 4:00 CM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITH 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS. NON-POD-NOD, FREE FROM ENDED, INFLATED AND/OR GROUNDING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JAWPOD ROOTS).
3. ANY PLANT DISEASED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AS THE CONTRACTOR DETERMINES AND SHALL BE REPLACED WITHIN 14 DAYS. THE CONTRACTOR SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. TREES SPECIFIED WITH BRANCHES SHALL NOT BE ACCEPTED. THE LANDSCAPE CONTRACTOR AND LEADER WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PLANT ALL DAMAGED TWIGS AFTER PLANTING.
5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR CALIPER HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
8. SOIL PROFILES WILL BE TESTED TO DETERMINE SOIL TYPE AND PH. SOIL SHALL BE CLOUTER TO HEALTHY, MATURE TOP SOIL WITH 5% ORGANIC MATTER. THE COMPOSITION OF THE SOIL SHALL BE DETERMINED BY A CERTIFIED LABORATORY. THE LABORATORY SHALL REPORT THE PERCENTAGES OF PERLITE, ORGANIZATION, AND MINIMUM PERCENTAGE OF NEEDED AS INDICATED ON EACH. EACH OF THESE SHALL BE ACCOMPANIED BY A TEST REPORT FROM THE LABORATORY. THE COMPOSITION OF THE SOIL.
9. TOPSOIL: SANDY TO SILTY CLAY TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
10. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 7.0; MOISTURE CONTENT IS TO BE PRESENT BY WEIGHT, NO MORE THAN 10% PASSED THROUGH 3/4 INCH SIEVE; SOLUBLE SALINITY CONTENT OF 10 TO 15 EC/CMH; NO PHENOLIC OR ANIMAL-BASED PRODUCTS SHALL BE USED.
11. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, AND POTASSIUM AND OTHER NUTRIENTS IN PROPORTIONAL AMOUNTS, AND IRON. FERTILIZER SHALL BE APPLIED TO PLANTS FROM A MULCH SIZE AND 1/2 AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUSTAINABLE AS A MULCH. MULCH SIZE AND 1/2 AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUSTAINABLE AS A MULCH.
1. TREE STAKING AND GUYING
1. STAKES: 1/2 INCH GREEN GALV. 1 FOOT
2. GUY AND WIRE: ASTM A141, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
3. STRAP CHARGING GUY: REINFORCED NYLON ON CANVAS AT LEAST 1-1/2 INCH WIDTH, WITH DIMENSIONS TO MATCH TREE TRUNK PERIMETER.
4. J. STEEL GROUND: PROFESSIONAL STEEL EDDING, 1/4 GAUGE THICK 4 X 6 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COI, NET OR APPROVED EQUAL.
- K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANNING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR USE ON PLANT MATERIALS OR TURF ON THE PLANS WILL BE USED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELLED RATES.

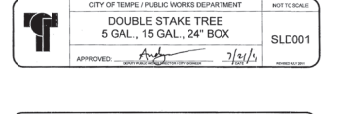
- METHODS**
- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS IS WITHIN +/- 0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING
 - a. IF PER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURE, NITROGEN, PHOSPHORUS, POTASSIUM, AND IRON. ORGANIC MATTER CONTENT, AND CATION EXCHANGE CAPACITY. REPORT SHALL BE SUBMITTED TO THE OWNER WITHIN 14 DAYS OF TESTING.
 - b. ALLOCATION RATES SHALL BE 10% OF THE AVERAGE OF THE ABOVE TESTS. MULCH AND 1/2 AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUSTAINABLE AS A MULCH.
 3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
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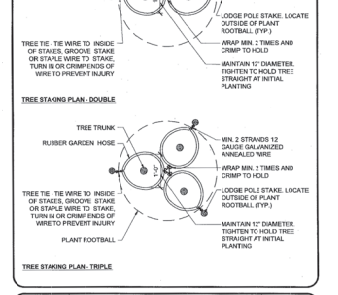
Material and Quantity	Manufacturer/Supplier
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- NOTES:**
1. LEAVE LOWER TRUNK/LATERAL BRANCHES ON TRUNK
 2. STAKES SHALL BE TRIMMED DOWN IF THEY WILL CONTACT OR DAMAGE PERMANENT BARK/DROPPED IN ANY CONDITIONS
 3. REMOVE EXCESS STAKE, UNLESS DIRECTED TO LEAVE
 4. DO NOT COVER CROWN OF TRUNK



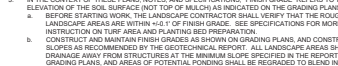
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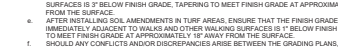
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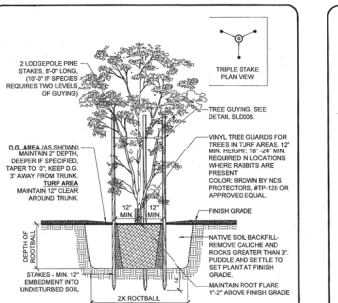
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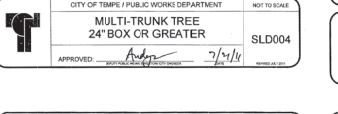
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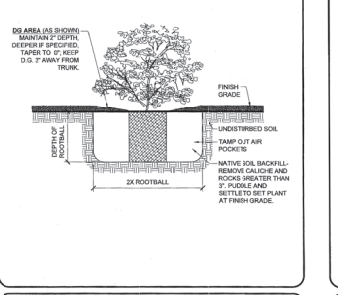
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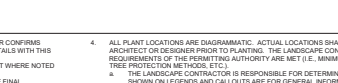
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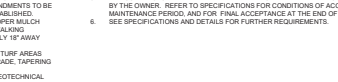
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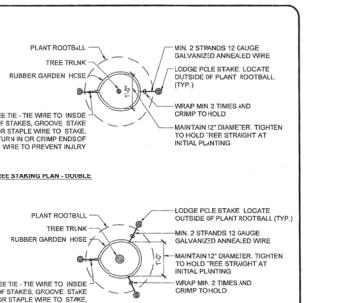
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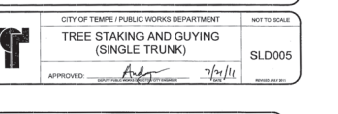
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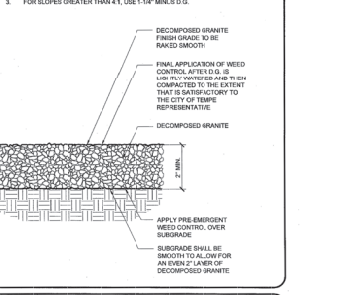
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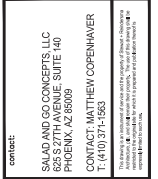
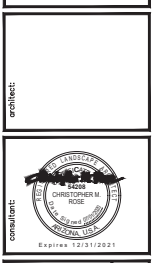
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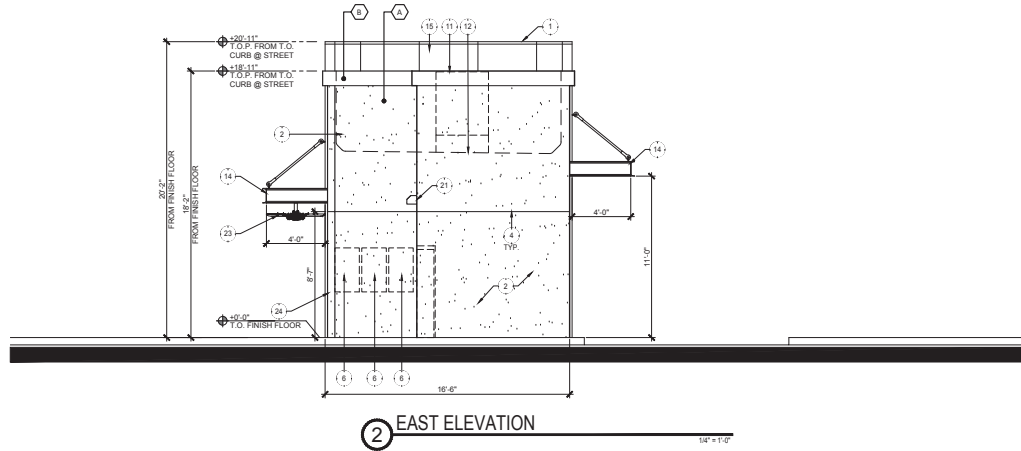


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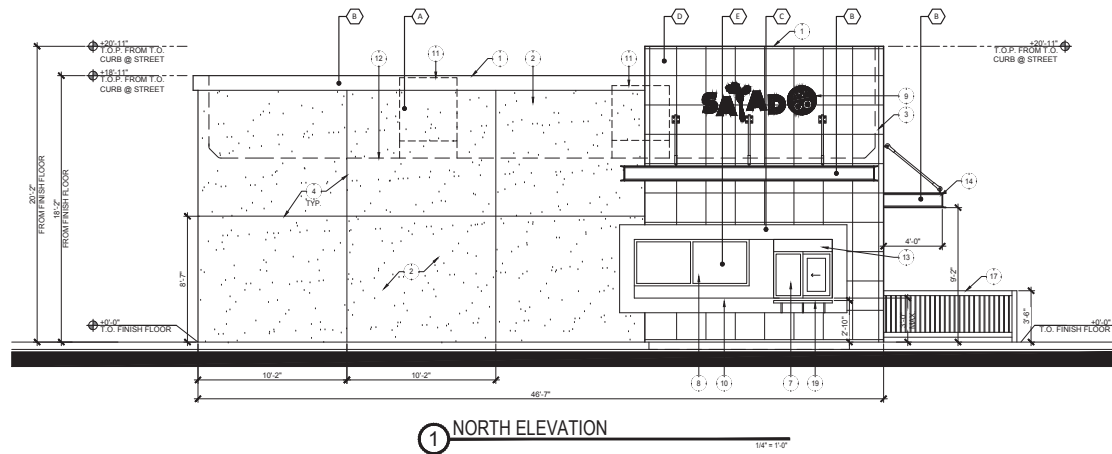
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job no.:	19-134
sheet title:	LANDSCAPE DETAILS AND SPECIFICATIONS
sheet no.:	LP-2





2 EAST ELEVATION

NOTE:
TOP OF CURB ELEVATION: 58.25'



1 NORTH ELEVATION

KEYED NOTES & MATERIAL LEGEND:

- 1 METAL PARAPET CAP. MATCH ADJACENT BUILDING COLOR - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS PARAPET ACCENT AND METAL CANOPIES. AT METAL SIDING LOCATION, MATCH THE PARAPET CAP (SLATE GRAY) WITH METAL SIDING.
- 2 EIFS SYSTEM PAINT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.
- 3 METAL SIDING - CF ARCHITECTURAL PANEL "SLATE GRAY" - MBCI METAL SIDING.
- 4 1/2" WIDE x 1/4" DEEP EIFS CONTROL JOINTS.
- 5 FIRE DEPARTMENT KNOX BOX.
- 6 ELECTRICAL PANEL (RECESSED). SEE ELECTRICAL DRAWINGS. PANELS SHALL BE PAINTED TO MATCH ADJACENT WALL.
- 7 SLIDER WINDOW WITH DOUBLE INSULATED GLASS. ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER.
- 8 FIXED WINDOW WITH DOUBLE INSULATED GLASS. ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER.
- 9 BUILDING SIGNAGE UNDER SEPARATE PERMIT. PROVIDE BLOCKING WITHIN WALL CAVITY FOR ANCHORAGE.
- 10 FOAM POP-OUT. PAINTED - SW 6921 146-C3 "ELECTRIC LIME" - SHERWIN WILLIAMS.
- 11 ROOF MOUNTED MECHANICAL UNIT BEHIND PARAPET WALL.
- 12 OUTLINE OF ROOF LINE.
- 13 AIR CURTAIN TO BE RECESSED ARCHITECTURALLY INTERGRATED INTO THE BUILDING.
- 14 PAINTED C-CHANNEL CANOPY. PAINT - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS.
- 15 METAL SIDING AT ROOF SIDE. SEE BUILDING SECTION.
- 16 DISPLAY KIOSK WITH SLIDING GLASS DOORS. ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER.
- 17 PAINTED METAL GUARD RAIL - 3'-6" HIGH. PAINT TO MATCH "SLATE GRAY".
- 18 BUILDING NUMBER.
- 19 NO AIR CURTAIN AT DISPLAY KIOSK.
- 20 ACCESSIBLE SERVICE COUNTER ONE FOR EACH TYPE PER IBC SECTION 1109.12.3 REFER TO BUILDING SECTIONS.
- 21 WALL PACK LIGHT FIXTURE.
- 22 MECHANICAL VENT.
- 23 CEILING FAN.
- 24 FOAM POP-OUT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.



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consultant:

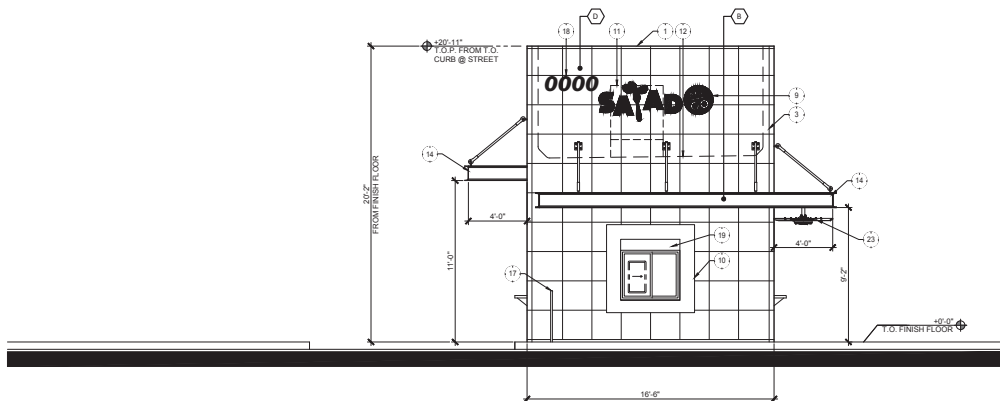
contact:
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CONTACT: MATTHEW COPELANDER
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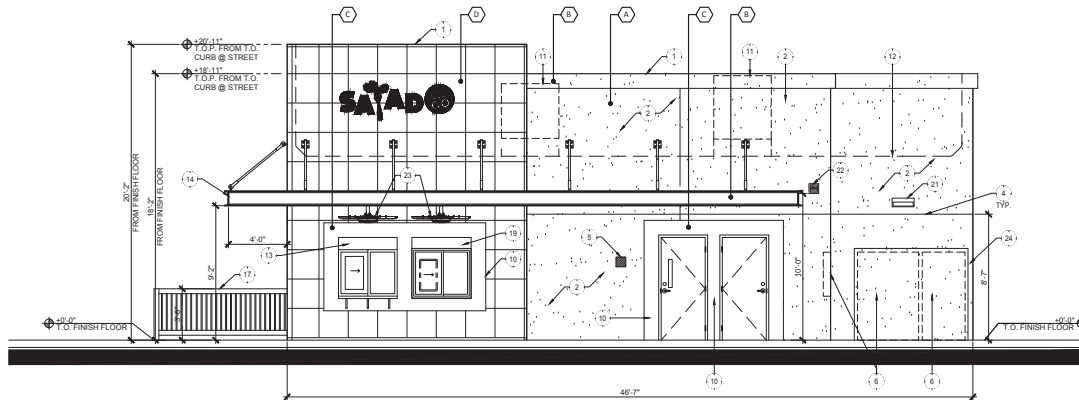
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2 WEST ELEVATION
1/4" = 1'-0"

NOTE:
TOP OF CURB ELEVATION: 58.25'



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

KEYED NOTES & MATERIAL LEGEND:

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- 10 FOAM POP-OUT. PAINTED - SW 6921 146-C3 "ELECTRIC LIME" - SHERWIN WILLIAMS.
- 11 ROOF MOUNTED MECHANICAL UNIT BEHIND PARAPET WALL.
- 12 OUTLINE OF ROOF LINE.
- 13 AIR CURTAIN TO BE RECESSED ARCHITECTURALLY INTERGRATED INTO THE BUILDING.
- 14 PAINTED C-CHANNEL CANOPY. PAINT - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS.
- 15 METAL SIDING AT ROOF SIDE. SEE BUILDING SECTION.
- 16 DISPLAY KIOSK WITH SLIDING GLASS DOORS. ALUMINUM STOREFRONT "CLEAR ANODIZED" - KAWNEER.
- 17 PAINTED METAL GUARD RAIL - 3'-6" HIGH. PAINT TO MATCH "SLATE GRAY".
- 18 BUILDING NUMBER.
- 19 NO AIR CURTAIN AT DISPLAY KIOSK.
- 20 ACCESSIBLE SERVICE COUNTER ONE FOR EACH TYPE PER IBC SECTION 1109.12.3 REFER TO BUILDING SECTIONS.
- 21 WALL PACK LIGHT FIXTURE.
- 22 MECHANICAL VENT.
- 23 CEILING FAN.
- 24 FOAM POP-OUT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.

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05/29/20
EXP 05/29/20

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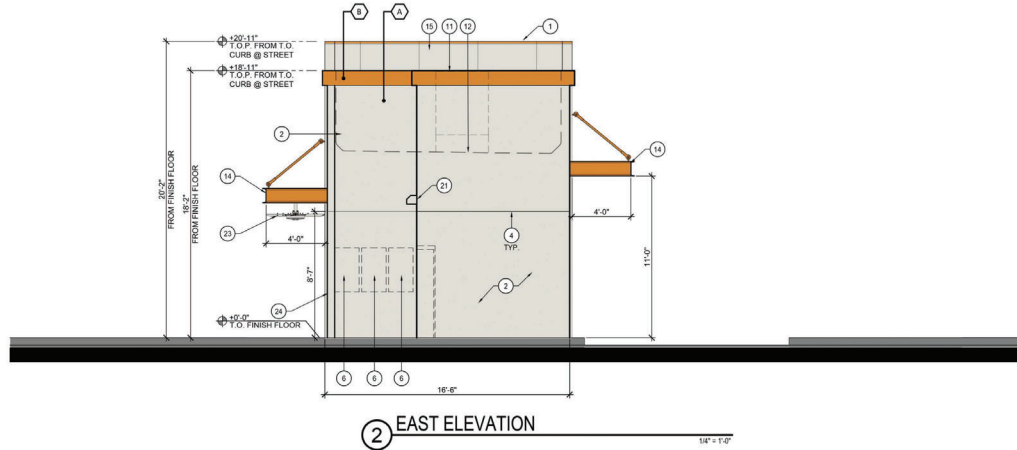
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revision no.:	date:
job no.:	19-134

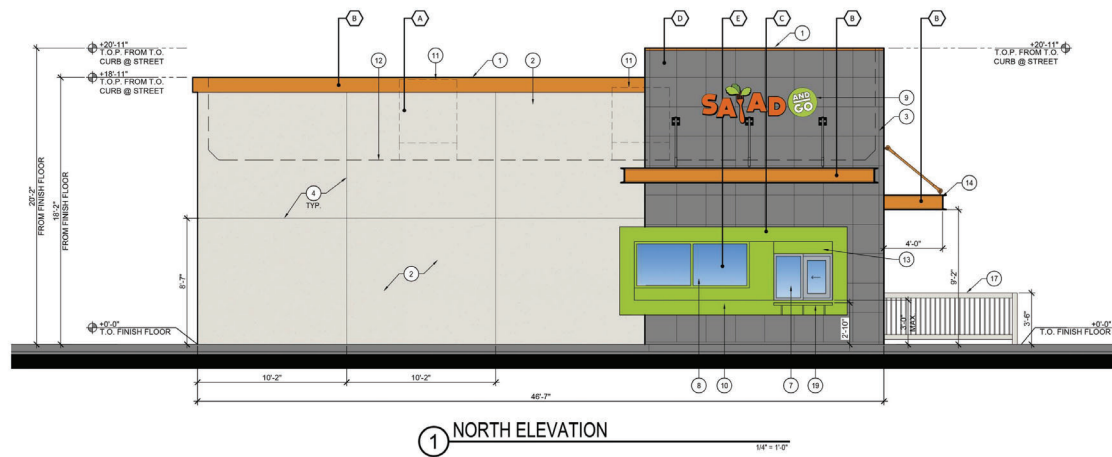
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EXTERIOR ELEVATIONS

sheet no.:
A5.2



2 EAST ELEVATION

NOTE:
TOP OF CURB ELEVATION: 58.25'



1 NORTH ELEVATION

KEYED NOTES & MATERIAL LEGEND:

- (A) 1 METAL PARAPET CAP. MATCH ADJACENT BUILDING COLOR - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS PARAPET ACCENT AND METAL CANOPIES. AT METAL SIDING LOCATION, MATCH THE PARAPET CAP (SLATE GRAY) WITH METAL SIDING.
- (A) 2 EIFS SYSTEM. PAINT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.
- (D) 3 METAL SIDING - CF ARCHITECTURAL PANEL "SLATE GRAY" - MBCI METAL SIDING.
- (A) 4 1/2" WIDE x 1/4" DEEP EIFS CONTROL JOINTS.
- (A) 5 FIRE DEPARTMENT KNOX BOX.
- (A) 6 ELECTRICAL PANEL (RECESSED). SEE ELECTRICAL DRAWINGS. PANELS SHALL BE PAINTED TO MATCH ADJACENT WALL.
- (E) 7 SLIDER WINDOW WITH DOUBLE INSULATED GLASS. ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER.
- (E) 8 FIXED WINDOW WITH DOUBLE INSULATED GLASS. ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER.
- (A) 9 BUILDING SIGNAGE UNDER SEPARATE PERMIT. PROVIDE BLOCKING WITHIN WALL CAVITY FOR ANCHORAGE.
- (C) 10 FOAM POP-OUT. PAINTED - SW 6921 146-C3 "ELECTRIC LIME" - SHERWIN WILLIAMS.
- (A) 11 ROOF MOUNTED MECHANICAL UNIT BEHIND PARAPET WALL.
- (A) 12 OUTLINE OF ROOF LINE.
- (A) 13 AIR CURTAIN TO BE RECESSED ARCHITECTURALLY INTERGRATED INTO THE BUILDING.
- (E) 14 PAINTED C-CHANNEL CANOPY. PAINT - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS.
- (D) 15 METAL SIDING AT ROOF SIDE. SEE BUILDING SECTION.
- (E) 16 DISPLAY KIOSK WITH SLIDING GLASS DOORS. ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER.
- (D) 17 PAINTED METAL GUARD RAIL - 3'-6" HIGH. PAINT TO MATCH "SLATE GRAY".
- (A) 18 BUILDING NUMBER.
- (A) 19 NO AIR CURTAIN AT DISPLAY KIOSK.
- (A) 20 ACCESSIBLE SERVICE COUNTER ONE FOR EACH TYPE PER IBC SECTION 1109.12.3 REFER TO BUILDING SECTIONS.
- (A) 21 WALL PACK LIGHT FIXTURE.
- (A) 22 MECHANICAL VENT.
- (A) 23 CEILING FAN.
- (A) 24 FOAM POP-OUT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.

MATERIAL LEGEND:

- (A) SW 7028 INCREDIBLE WHITE - SHERWIN WILLIAMS EIFS SYSTEM
- (E) SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS PARAPET ACCENT AND METAL CANOPIES
- (C) SW 6921 146-C3 "ELECTRIC LIME" - SHERWIN WILLIAMS FOAM POP OUT
- (D) CF ARCHITECTURAL PANEL "SLATE GRAY" - MBCI METAL SIDING
- (A) ALUMINUM STOREFRONT "CLEAR ANODIZED - KAWNEER



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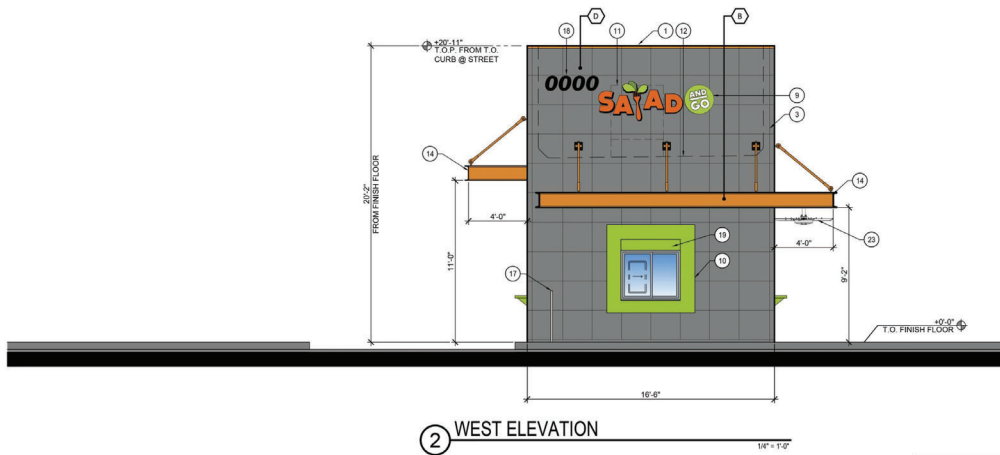
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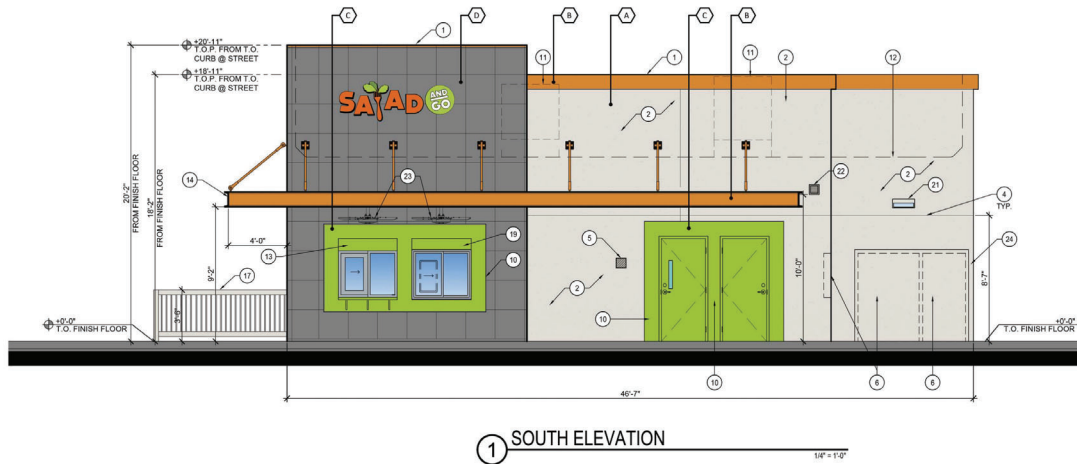
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job no.:	19-134
sheet title:	EXTERIOR ELEVATIONS

sheet no.:
A5.1



2 WEST ELEVATION

NOTE:
TOP OF CURB ELEVATION: 58.25'



1 SOUTH ELEVATION

KEYED NOTES & MATERIAL LEGEND:

- (A) 1 METAL PARAPET CAP. MATCH ADJACENT BUILDING COLOR - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS PARAPET ACCENT AND METAL CANOPIES. AT METAL SIDING LOCATION, MATCH THE PARAPET CAP (SLATE GRAY) WITH METAL SIDING.
- (A) 2 EIFS SYSTEM. PAINT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.
- (B) 3 METAL SIDING - CF ARCHITECTURAL PANEL "SLATE GRAY" - MBCI METAL SIDING.
- (4) 1/2" WIDE x 1/4" DEEP EIFS CONTROL JOINTS.
- (5) FIRE DEPARTMENT KNOX BOX.
- (6) ELECTRICAL PANEL (RECESSED). SEE ELECTRICAL DRAWINGS. PANELS SHALL BE PAINTED TO MATCH ADJACENT WALL.
- (E) 7 SLIDER WINDOW WITH DOUBLE INSULATED GLASS. ALUMINUM STOREFRONT "CLEAR ANODIZED" - KAWNEER.
- (E) 8 FIXED WINDOW WITH DOUBLE INSULATED GLASS. ALUMINUM STOREFRONT "CLEAR ANODIZED" - KAWNEER.
- (9) BUILDING SIGNAGE UNDER SEPARATE PERMIT. PROVIDE BLOCKING WITHIN WALL CAVITY FOR ANCHORAGE.
- (C) 10 FOAM POP-OUT. PAINTED - SW 6921 146-C3 "ELECTRIC LIME" - SHERWIN WILLIAMS.
- (11) ROOF MOUNTED MECHANICAL UNIT BEHIND PARAPET WALL.
- (12) OUTLINE OF ROOF LINE.
- (13) AIR CURTAIN TO BE RECESSED ARCHITECTURALLY INTERGRATED INTO THE BUILDING.
- (E) 14 PAINTED C-CHANNEL CANOPY. PAINT - SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS.
- (D) 15 METAL SIDING AT ROOF SIDE. SEE BUILDING SECTION.
- (E) 16 DISPLAY KIOSK WITH SLIDING GLASS DOORS. ALUMINUM STOREFRONT "CLEAR ANODIZED" - KAWNEER.
- (D) 17 PAINTED METAL GUARD RAIL - 3'-6" HIGH. PAINT TO MATCH "SLATE GRAY".
- (18) BUILDING NUMBER.
- (19) NO AIR CURTAIN AT DISPLAY KIOSK.
- (20) ACCESSIBLE SERVICE COUNTER ONE FOR EACH TYPE PER IBC SECTION 1109.12.3 REFER TO BUILDING SECTIONS.
- (21) WALL PACK LIGHT FIXTURE.
- (22) MECHANICAL VENT.
- (23) CEILING FAN.
- (A) 24 FOAM POP-OUT - SW 7028 256-C4 "INCREDIBLE WHITE" - SHERWIN WILLIAMS.

MATERIAL LEGEND:

- (A) SW 7028 INCREDIBLE WHITE - SHERWIN WILLIAMS EIFS SYSTEM
- (1) SW 6887 116-C5 "NAVEL" - SHERWIN WILLIAMS PARAPET ACCENT AND METAL CANOPIES
- (C) SW 6921 146-C3 "ELECTRIC LIME" - SHERWIN WILLIAMS FOAM POP OUT
- (D) CF ARCHITECTURAL PANEL "SLATE GRAY" - MBCI METAL SIDING
- (E) ALUMINUM STOREFRONT "CLEAR ANODIZED" - KAWNEER

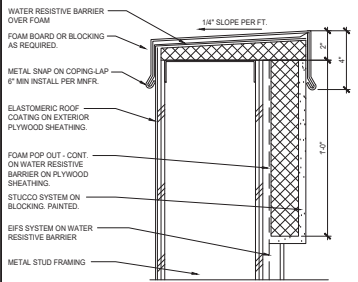


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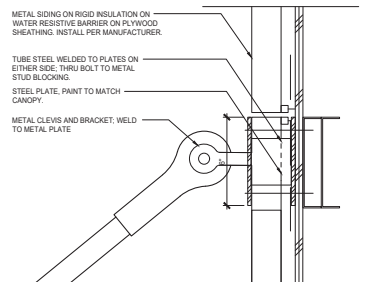
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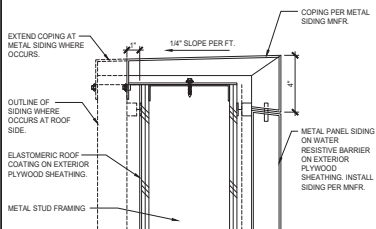
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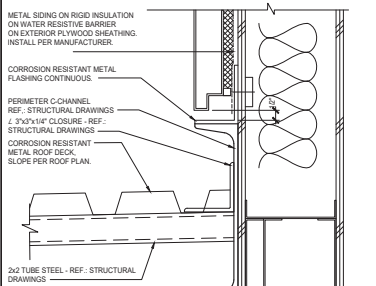
3 METAL COPING AT PARAPET



7 CLEVIS ROD TOP CONNECTION

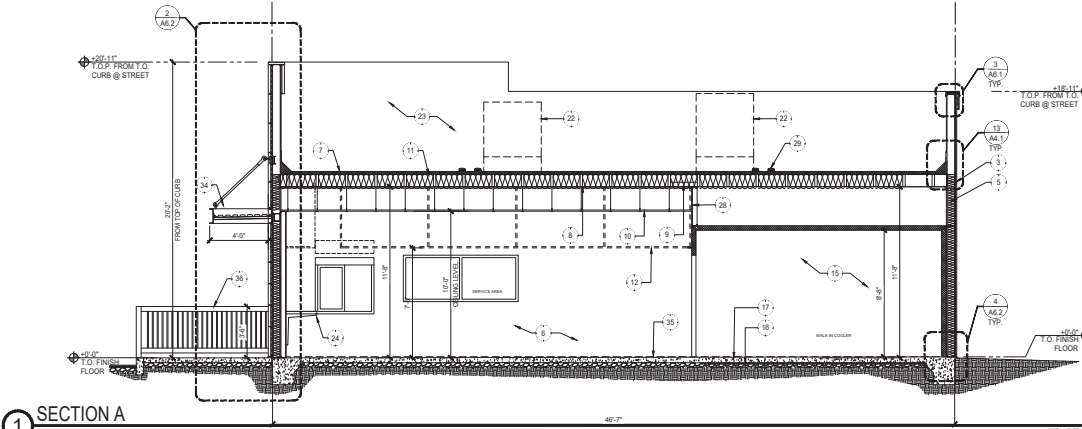


4 METAL COPING AT METAL SIDING

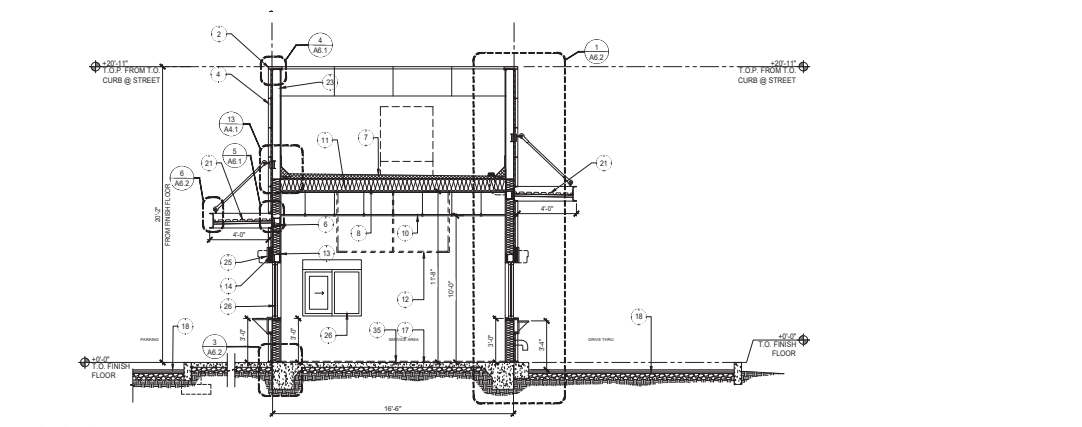


5 FLASHING AT WALL

6 NOT USED



1 SECTION A



2 SECTION B

KEYED NOTES:

- 1 SHEET METAL CAP
- 2 METAL PARAPET CAP PER WALL PANEL MANUFACTURER
- 3 EIFS SYSTEM ON WATER RESISTIVE BARRIER ON EXTERIOR PLYWOOD SHEATHING ON 6" METAL WALL FRAMING. SEE WALL TYPES ON PLAN SHEET.
- 4 METAL PANEL SIDING ON RIGID INSULATION ON WATER RESISTIVE BARRIER ON EXTERIOR PLYWOOD SHEATHING ON 6" METAL WALL FRAMING. SEE WALL TYPES ON PLAN SHEET.
- 5 R-19 INSULATION AT WALL CAVITY.
- 6 FRP ON INTERIOR SHEATHING. SEE WALL TYPES AT PLAN SHEET.
- 7 1" THICK MIN. FOAM ROOFING SYSTEM OVER EXTERIOR PLYWOOD SHEATHING OVER METAL DECK. SLOPE FOR DRAINAGE.
- 8 STEEL STUDS - REF: STRUCTURAL DRAWINGS.
- 9 METAL BRIDGING - REF: STRUCTURAL DRAWINGS.
- 10 ACOUSTICAL CEILING TILE SUSPENDED FROM ROOF TRUSS.
- 11 R-38 ROOF INSULATION
- 12 OUTLINES OF STAINLESS STEEL SHELVES SUPPORTED BY ROOF TRUSSES. COORDINATE WITH OWNER FOR LEVEL.
- 13 LINETS. SEE STRUCTURAL.
- 14 3X12 FOAM POP-OUT. PROVIDE EIFS SYSTEM OVER WATER RESISTIVE BARRIER OVER FOAM POP-OUT.
- 15 INSULATION WALL & CEILING AT WALK IN COOLER. INSTALL PER MANUFACTURER.
- 16 UNDER FLOOR 1" THICK RIGID INSULATION AT WALK IN COOLER.
- 17 CONCRETE FLOOR SLAB ON ABC. SEE STRUCTURAL.
- 18 ASPHALT PAVEMENT AT DRIVE THRU AND DRIVE WAY.
- 19 STEEL COLUMN. SEE STRUCTURAL.
- 20 STEEL BEAM. SEE STRUCTURAL.
- 21 22 GA. MIN. THICKNESS CORROSION RESISTANT METAL DECK ON 2X STEEL TUBES AT 5'-0" SLOPE THE DECK TO DRAIN. SEE SPECIFICATIONS. SEE STRUCTURAL GSN SHEETS.
- 22 MECHANICAL UNITS ON CURBS.
- 23 ELASTOMERIC ROOF COATING OVER EXTERIOR PLYWOOD SHEATHING AT PARAPET WALL AT ROOF SIDE.
- 24 WORK DESK AND INTERIOR FURNISHING. SEE EQUIPMENT PLAN ON SHEET A2.1
- 25 AIR CURTAIN.
- 26 SERVICE WINDOW WITH FUTURE FLY FAN.
- 27 DISPLAY KIOSK. SEE DETAIL 14A7.0.
- 28 2X4 FRAMING WITH GYPSUM BOARD WALL FINISH AT OPEN SIDE. FIELD VERIFY HEIGHT WITH WALK IN COOLER MANUFACTURER.
- 29 ROOF DRAIN AND OVERFLOW DRAIN LEADER.
- 30 PROVIDE METAL SIDING AT ROOF SIDE - 2'-0" MIN.
- 31 HSS 8x2. SEE STRUCTURAL DRAWING.
- 32 HSS 8x2. SEE STRUCTURAL DRAWING.
- 33 PERIMETER C-CHANNEL. SEE STRUCTURAL.
- 34 2X TUBE STEEL SUPPORT AT 5'-0" O.C. HEIGHT IS AS SHOWN ON DRAWING. SEE STRUCTURAL FOR MORE INFORMATION.
- 35 FLOOR FINISH.
- 36 PAINTED METAL GUARD RAIL BEYOND.

NOTE:
TOP OF CURB ELEVATION: 58.25'

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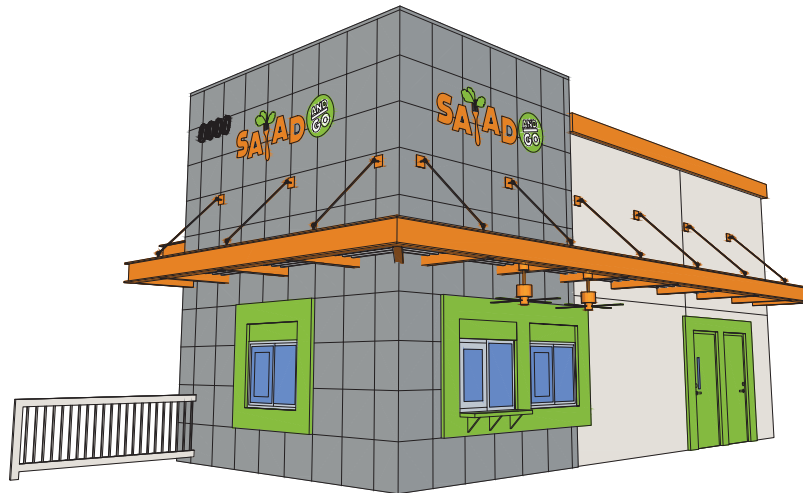
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A6.1



① COLOR PERSPECTIVE (LEFT)

NTS



② COLOR PERSPECTIVE (RIGHT)

NTS



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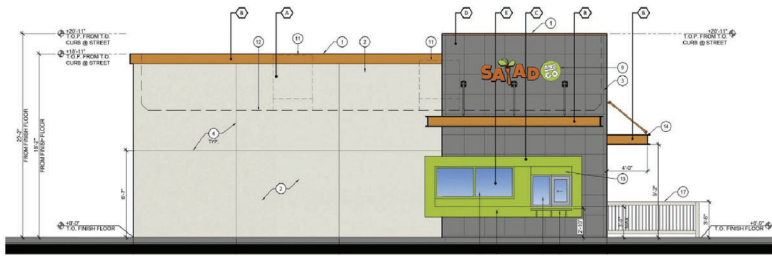
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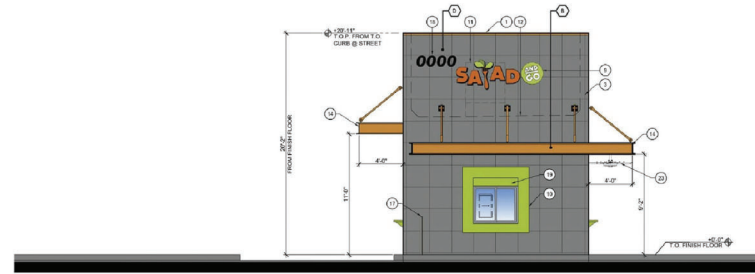
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sheet title:
COLOR PERSPECTIVE

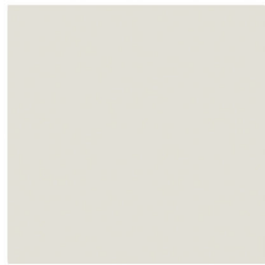
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NORTH ELEVATION



WEST ELEVATION



A SW 7028 "INCREDIBLE WHITE"
BY SHERWIN WILLIAMS



B SW 6887 "NAVEL"
BY SHERWIN WILLIAMS



C SW 6921 "ELECTRIC LIME"
BY SHERWIN WILLIAMS

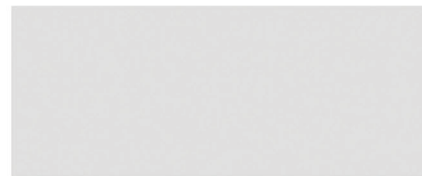
COLOR / MATERIAL PALETTE :

COLOR / MATERIAL

- A** SHERWIN WILLIAMS SW 7028 "INCREDIBLE WHITE"
EIFS SYSTEM
- B** SHERWIN WILLIAMS SW 6887 "NAVEL"
PARAPET ACCENT AND METAL CANOPIES
- C** SHERWIN WILLIAMS SW 6921 "ELECTRIC LIME"
FOAM POP OUT ACCENT
- D** MBCI CF ARCHITECTURAL PANEL "SLATE GRAY"
METAL SIDING
- E** KAWNEER ALUMINUM STOREFRONT "CLEAR ANODIZED"



D "SLATE GRAY"
MBCI CF ARCHITECTURAL PANEL



E "CLEAR ANODIZED"
KAWNEER ALUMINUM STOREFRONT



EIFS SYSTEM TEXTURE
BY DRYVIT

NEW DRIVE-THRU RESTAURANT



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6-23-2020

PL200066

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		
				MATERIAL/ FINISH	MATERIAL/ FINISH	MATERIAL/ FINISH	MATERIAL/ FINISH	MATERIAL	FINISH	HEIGHT
100	SERVICE AREA	6"X6" QUARRY TILE	6"X6" COVE QUARRY TILE	FRP	FRP	FRP	FRP	ACT	--	10'-0"
101	WALK IN COOLER	6"X6" QUARRY TILE	6"X6" COVE QUARRY TILE	INSULATED PANEL	INSULATED PANEL	INSULATED PANEL	INSULATED PANEL	INSULATED PANEL	INSULATED PANEL	8'-0"
102	ACCESSIBLE RESTROOM	6"X6" QUARRY TILE	6"X6" COVE QUARRY TILE	FRP	FRP	FRP	FRP	ACT	--	10'-0"

FLAME SPREAD CLASSIFICATION

PER IBC TABLE 803.13
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

NON SPRINKLERED

GROUP	EXIT ENCLOSURE AND PASSAGE WAY	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	A	B	C

PER IBC SECTION 803.1.2

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

FINISH SCHEDULE LEGEND

ACT 2X4 WHITE VINYL WASHABLE TILES USS OR EQ.
FRP MARLITE FRP PANEL P106 BEIGE CLASS A TEXTURED
PAINT (DOORS) COAT PRIMER W/ 2 COATS SEMI GLOSS LATEX PAINT (WHITES)

GENERAL NOTES:

- REFER TO EQUIPMENT PLAN SHEET A2.0 FOR ALL EQUIPMENT SCHEDULE AND LAYOUT.
- DIMENSION SHOWN ON THIS PLAN IS FROM FACE OF STUD TO FACE OF STUD AT INTERIOR U.I.D.
- GENERAL CONTRACTOR TO COORDINATE ALL FLOOR SINKS AND FLOOR DRAINS WITH EQUIPMENT PLAN PRIOR TO PLACEMENT.
- PROVIDE INTERNAL WALL BLOCKING FOR LADDERS, GRAB BARS, MIRRORS, COUNTERTOPS, CEILING FANS, OVERHEAD METAL SHELVES.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS WHERE DIMENSIONS ARE IN QUESTION. CALL ARCHITECT'S OFFICE FOR CLARIFICATIONS.
- COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL DRAWINGS AND SOILS REPORT.
- EXTERIOR WALL DIMENSIONS SHOWN FROM FACE OF STEM WALL U.I.D.
- WALLS SHOWN ON ALIGNMENT ARE IN ALIGNMENT WITH FINISH SURFACE.
- TOP OF FLOOR LEVEL = 100'-0" ± 0'-0" IS TOP OF CONCRETE PER ARCHITECTURAL PLAN AND ELEVATION. THIS DOES NOT INCLUDE FLOOR FINISH. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADE LEVEL.
- APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE CODE REGULATION OF ONE EXTINGUISHER WITHIN 75 FT. OF ANY INTERIOR SPACE. FINAL LOCATION SHALL BE VERIFIED PER FIRE MARSHAL.
- APPROVED SIGN INDICATING MAXIMUM OCCUPANCY FOR THE ROOM SHALL BE LOCATED NEAR MAIN EXIT. FINAL LOCATION SHALL BE VERIFIED BY FIRE MARSHAL.
- PROVIDE 1" THICK SOUND ATTENUATION BATT INSULATION FULL HEIGHT OF WALL TO ROOF DECK AT RESTROOM.
- ALL TRIMS MECHANICAL ITEMS, RECESSED LIGHT FIXTURES SHALL MATCH COLORS WITH ADJACENT SURFACES.
- PAINT ALL EXPOSED SPRINKLER PIPES (NOT HEAD), J-BOXES TO MATCH ADJACENT FINISH.
- COMPLY WITH REQUIREMENTS OF IBC SECTION 803.1.2 TABLE 803.13 FOR INTERIOR FINISH FLAME SPREAD CLASSIFICATION, CLASS C RATING FOR NON-SPRINKLERED SPACES.
- WALK IN COOLER SHALL COMPLY WITH IBC SECTION 2003 CENTER AND FREEZER WALLS. FOAM PLASTIC INSTALLED IN A MAXIMUM THICKNESS OF 3/8 INCHES IN COOLER AND FREEZER WALL SHALL:
 - HAVE FLAME SPREAD INDEX OF 25 OR LESS AND SMOKE DEVELOPED INDEX OF NOT MORE THAN 450, WHEN TESTED IN 4 INCHES (103MM) THICKNESS.
 - HAVE FLASH IGNITION AND SELF-IGNITION TEMPERATURES OF NOT LESS THAN 600 DEGREES F TO 800 DEGREES F.
 - HAVE A COVERING OF NOT LESS THAN 0.032 INCH (0.8MM) ALUMINUM OR CORROSION RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.0162 INCH (0.4MM) AT ANY POINT.
 - BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM, WHEN BUILDING IS PROTECTED BY AUTOMATIC SPRINKLER SYSTEM.



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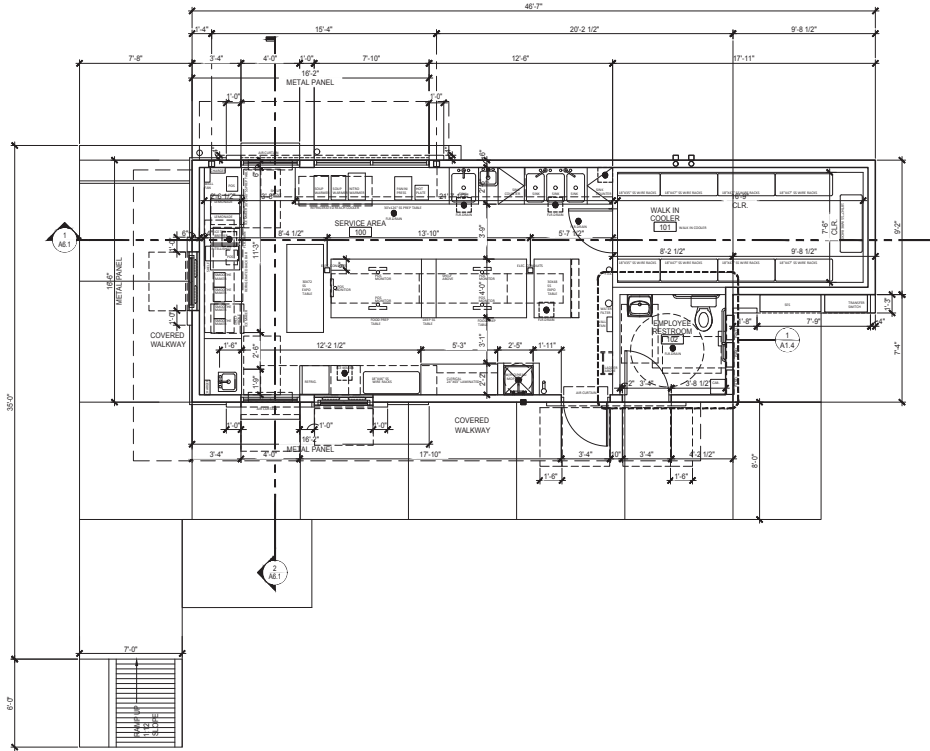
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sheet title: DIMENSION FLOOR PLAN

sheet no.: A1.1

MARICOPA COUNTY PLAN REVIEW NOTES:

- WALK IN UNIT WALLS, CEILINGS, AND FLOORWALL JUNCTURES SHALL BE METAL OR EQUAL AND PROPERLY COVED.
- PROVIDE 3/8" RADIUS QUARRY TILE COVE BASE.
- GROUT AND MORTAR SHALL BE SMOOTH AND FINISHED FLUSH WITH THE SURFACE OF ALL TILES, BRICK, STONE, AND OTHER SIMILAR SURFACES.



1 DIMENSION FLOOR PLAN

1/4" = 1'-0"



S:\2019\19-134 - Tempe S 48th Street\Arch\CD\018 - 19-134 - A1.1 Floor Plan.dwg May 28, 2020 - 4:10pm Zmamanga