

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/25/2022
Agenda Item: 7**

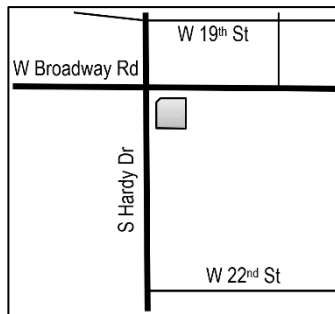
ACTION: Request a Use Permit to allow a drive-through restaurant for FERRIS 808 REMODEL, located at 833 West Broadway Road. The applicant is James M Day & Associates.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: FERRIS 808 REMODEL (PL220202) proposes to operate a drive-through restaurant in the former First National Bank of Arizona building, located at the southeast corner of South Hardy Drive and West Broadway Road in the GID, General Industrial District. The project is considered an Adaptive Reuse Project and will provide it relief from City of Tempe Zoning and Development Code required parking and landscape standards. Should the use permit be granted, the design review of the proposed interior and exterior modifications will be processed as a Building Development Plan Review application by the Building Safety Division. In addition, two (2) other suites will be provided in the building; three (3) total, including the drive-through restaurant. One suite will provide office area for the restaurant and the other will consist of vanilla shell for a future office or commercial tenant. The request includes the following:

ZUP220056 Use Permit to allow a drive-through restaurant in the GID zoning district.



Property Owner	833 W Broadway Rd RE, LLC
Applicant	James M. Day, James M Day & Associates
Zoning District	GID
Site Area	22,303 s.f.
Building Area	3,310 s.f.
Suite Area	1,425 s.f.
Lot Coverage	20% (no max. standard required)
Landscape Coverage	23% (10% min. required)
Building Height	21'-9" (35'-0" max. allowed)
Building Setbacks	55' front, 52' street side, 15' side, and # rear (25', 25', 0', and 0' min. required)
Vehicle Parking	15 spaces (8 min. required)
Bicycle Parking	8 spaces (7 min. required)
Hours of Operation	11 a.m. to 7 p.m., Daily
Building Code Occupancy	B

ATTACHMENTS: Development Project File

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

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

Pursuant to the City of Tempe Zoning and Development Code [Section 4-602\(E\), Parking Standards Applicable in the Adaptive Reuse Program](#), parking for restaurant uses shall be calculated at one parking space per 150 square-feet of net area and shall exclude hallways, restrooms, kitchens, and storage areas from the net area, essentially only requiring the dining areas to be parked. However, the lot shall maintain the existing number of provided parking spaces, except for modifications required by the American with Disabilities Act.

PUBLIC INPUT

Staff has received one (1) public comment by telephone. The caller is not opposed to the project but is a little concerned about potential traffic backup at and before the South Hardy Drive driveway for southbound traffic.

HISTORIC PRESERVATION OFFICER INPUT

- The First National Bank of Arizona building (circa 1967) at 833 West Broadway Road is in the Neo-Expressive style, with Neo-Sonoran elements.
- It not listed in the National Register of Historic Places or designated in the Tempe Historic Property Register.
- While only the State Historic Preservation Office can make an official determination of eligibility for the National Register, ACS/Commonwealth, in its survey of Tempe buildings constructed between 1961 and 1975, has stated that the building is eligible for the National Register under both criteria A and C, which speaks to the building's historical and architectural importance.
- HPO recommends that the applicant consult with Tempe Historic Preservation Office/State Historic Preservation Office regarding any proposed façade changes, as these could impact the building's potential eligibility for the National Register.

USE PERMIT

The proposed use requires a Use Permit to allow a drive-through restaurant in the GID zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; an increase in vehicular and pedestrian traffic is anticipated but not significantly more than other uses permitted by right in this zoning district. Furthermore, the project is considered an Adaptive Reuse Project and will conform to code required parking standards.
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 proposed use is not expected to generate emissions greater than ambient conditions that would otherwise cause a nuisance to the surrounding area.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is 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 proposed use does not conflict with any City adopted plans and is consistent with the General Plan 2040.
4. *Compatibility with existing surrounding structures and uses*; the building has been vacant for more than a decade but has been previously occupied by financial institutions and cable television providers. The proposed use and building/site modifications are compatible with surrounding structures and uses.
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 nature of the proposed use is not expected to cause disruptive behavior.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) 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.

1. The Use Permit is valid only after a Building Development Plan Review and a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
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.
3. Hours of operation to end no later than twelve o'clock in the morning (12:00 a.m.), daily.
4. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details to be resolved during Building Safety Division Plan Check Review.
5. All rear exit doors require a security vision panel. Details to be approved through Building Safety Plan Review. Details to be resolved during Building Safety Division Plan Check Review.
6. **Provide a minimum of eight (8) bicycle parking spaces on-site per City of Tempe bicycle rack detail T-578 standard or equivalent design prior to the Use Permit becoming effective. Details to be resolved during Building Safety Division Plan Check Review.**
7. **Replace all dead or missing street trees along the South Hardy Drive and West Broadway Road landscape frontage areas and within all required landscape islands, along with another other missing landscape material. Details to be resolved during Building Safety Division Plan Check Review.**

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 FERRIS 808 REMODEL 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.
- 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- Live entertainment (indoor and/or outdoor) requires a separate use permit.
- Operating a business with a Series 6 or 7 liquor license requires a separate use permit.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.

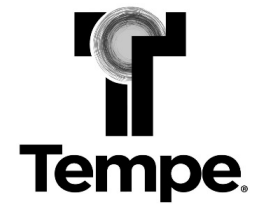
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

- June 9, 1967 Building Inspections Department issued a certificate of occupancy to FIRST NATIONAL BANK OF ARIZONA, located at 833 West Broadway Road in the I-1, Light Industrial District.
- April 21, 1969 Board of Adjustment approved a Variance to reduce the required landscape area from 65% to 12% for FIRST NATIONAL BANK OF ARIZONA (A-69-4.2), located at 833 West Broadway Road in the I-1, Light Industrial District.
- March 2, 2016 Hearing Officer approved the following for ROUTE 66 PAWN AND GUNS (PL150506), located at 833 West Broadway Road in the GID, General Industrial District:
1. Use Permit to allow resale retail (pawn establishment) in the GID zoning district.
 2. Use Permit to allow the sale of firearms in the GID zoning district.
- April 19, 2016 Development Review Commission approved an appeal of the March 1, 2016 Hearing Officer's decisions (2) for ROUTE 66 PAWN & GUNS (PL150506), located at 833 West Broadway Road in the GID, General Industrial District.

ZONING AND DEVELOPMENT CODE REFERENCE:

- [Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)
- [Section 3-302, Permitted Uses in Office/Industrial Districts](#)
- [Section 3-408, Drive-Through Facilities](#)
- [Section 3-503, Legal Non-Conforming Development](#)
- [Section 4-204, Development Standards for Office/Industrial Districts](#)
- [Section 6-308, Use Permit](#)
- [Section 6-314, Adaptive Reuse Program](#)



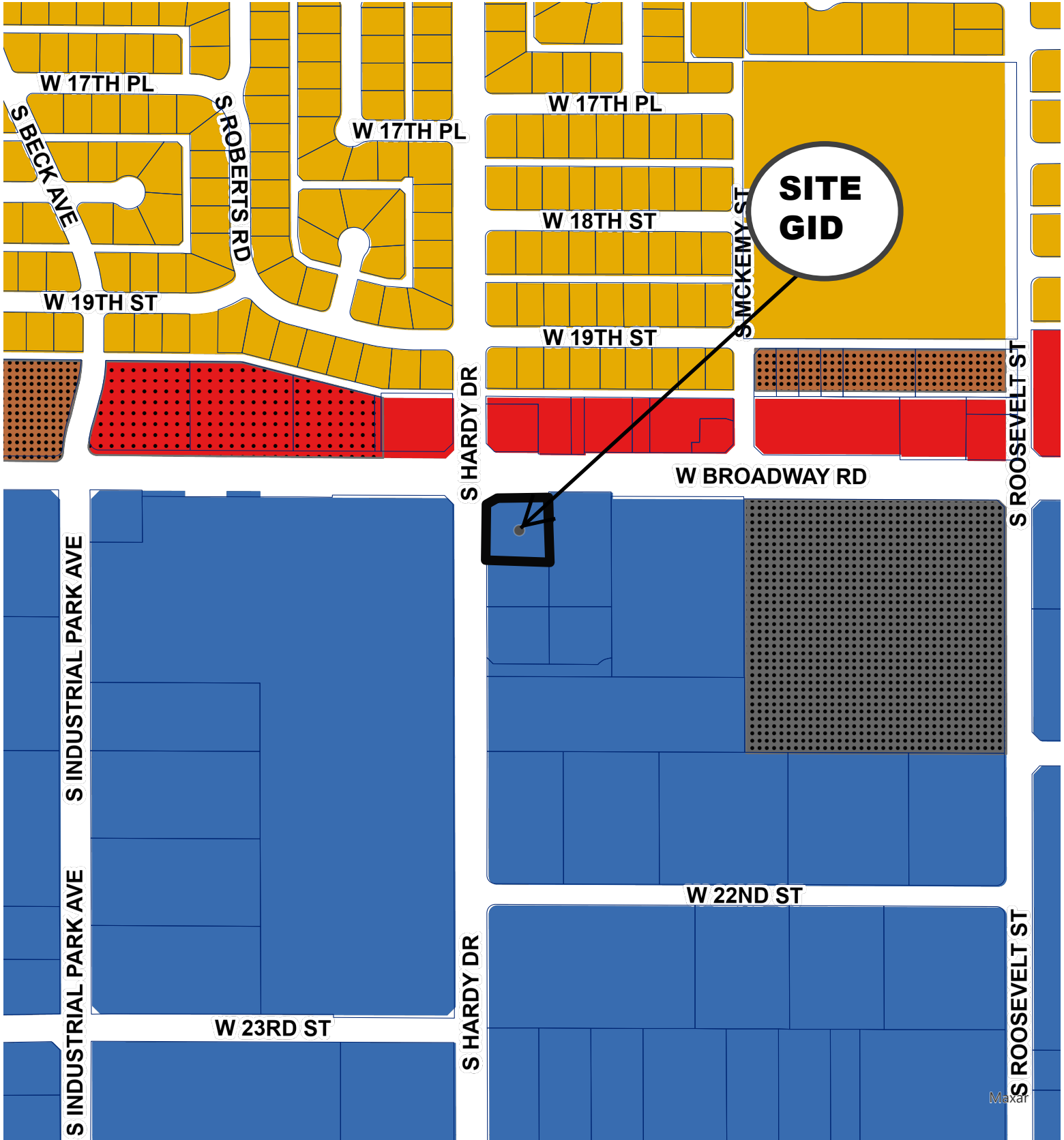
DEVELOPMENT PROJECT FILE
for
FERRIS 808 REMODEL
(PL220202)

ATTACHMENTS:

1. Location Map
2. Aerial Map
- 3-5. Letter of Explanation
6. Site Plan
7. Floor Plan
- 8-9. Building Elevations
10. Site Context Photos
11. Historic Preservation Officer Correspondence

Ferris 808 Remodel

PL220202



- General Industrial District (GID)
- Mixed Use High (MU-4)
- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Single-Family Residential (R1-6)
- Multi-Family Residential Limited (R-3)
- Override 1

- Twelve Point CenterlineSubType**
- ADOT
 - Canal
 - Monument
 - Private

- Railroad
- Street
- <all other values>

- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)

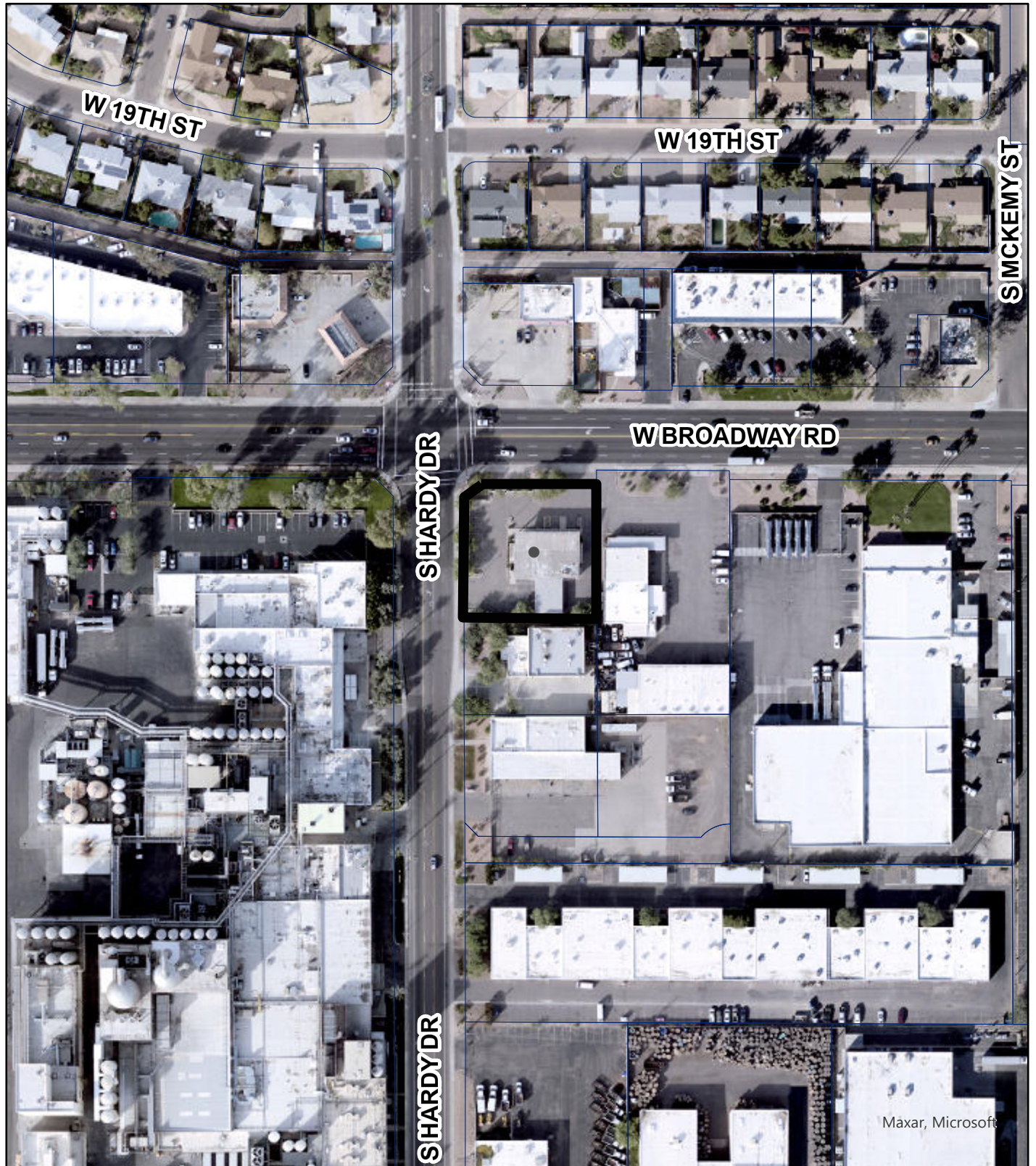
ATTACHMENT 1



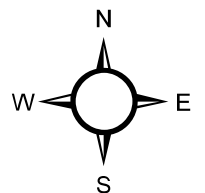
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Feris 808 Remodel

PL220202



Aerial Map



James M Day, Architect

Email j-day@jmday-architects.com
Phone 623-271-7705
Fax 623-271-7707

Mailing Address
8194 W Deer Valley Rd
Suite 106-321
Peoria, AZ 85382



July 18, 2022

CITY OF TEMPE, AZ
Planning and Development Department

RE: BP221405
FERRIS 808 TENANT REMODEL
833 W BROADWAY ROAD, TEMPE, AZ

LETTER OF EXPLANATION FOR USE PERMIT

This is an adaptive reuse of an existing bank building. We are preserving the existing architectural vocabulary and using the site configuration and flow for a QSR and business use. We feel this is compatible and will breathe new life into this wonderful building.

There will be three tenants occupying this building.

- | | |
|-----------|---|
| Suite 101 | Quick Service Restaurant with a drive-thru
Food and beverage includes; chicken products, fries, sodas, tea, frozen drinks and ice cream.
Tap beer is a franchise option that will not be used at this time. We understand a type 7 liquor license is requires to be obtained and approved by the City of Tempe
Hours of operation 11:00am – 7:00 pm
Number of staff per shift 2-3
Dine in customers 21 seats with 10 in line (31 maximum)
Drive Thru lanes 2 with menu boards
Vehicle stacking 15 and 4 behind the pickup window |
| Suite 102 | Vanilla Shell, Office tenant space.
Hours of operation est 8:00 am – 7:00 pm
Total occupancy 8 |
| Suite 103 | Business Office for QSR
Hours of operation varies
Total occupancy 2 |

Team architecture with the client's goals in mind

Residential Commercial TI/Remodel Commercial Ground Up Interior Design

ATTACHMENT 3

Placement

This is an existing developed site with building and landscaping. As such we are dealing with existing placement and forms. The only modification of forms applies to the previous flat roof at the bank teller drive thru. In this area we are removing the roof and replacing about 1/3 of the roof, with parapets to screen mechanical equipment.

Transportation

We have provided appropriate ADA parking with access to the public way, which is currently lacking. This allows pedestrian and bus users to access the site. We have existing car parking, a delivery parking and bicycle parking area.

Broadway Road is the main arterial path that will provide the majority of vehicular access to this site. Hardy Road has much less traffic and is mostly industrial/business use. As such most traffic to the site and to the drive thru will be from Broadway Road and counter-clockwise through the site.

Most pedestrian traffic will also be along Broadway Road and from the transit system.

Vehicular Circulation

The vehicular circulation is existing. The previous access for the bank drive thru is being repurposed for the food and beverage order location with the pickup and pay window located at the previous vault wall. This circulation and stacking will allow for other access and egress for the site to function much as it has in the past. A waste enclosure is added to the site in a location that allows a direct pickup and exit. The site will be modified to allow fire apparatus and waste trucks access.

Environmental impact

We do not expect any nuisance issues from dust, gas, noise, vibration, smoke, heat or glare. The cars negotiating the drive thru are in an area that is screened on the south by a 6' masonry wall, and the east by a tall commercial building. The restaurant impact will be less than typical burger QSRs.

We expect the renewal of this site to have a positive impact on the neighbors, as it will be occupied, and the activity should reduce vandalism. The QSR and office space will fit into the mixed industrial and provide the neighbors another option for food and beverage.

This type of facility does not promote disruptive behavior. With the modifications to the site elements we are removing the options for loitering.

Crime Prevention

We do have an existing site with some inherited issues. With the refreshing of the landscape, all large rocks shall be removed from the site. They have been an issue with the vandalizing of this building.

The existing drive thru roof is supported by masonry columns and a long masonry wall just off the south property line (which is fenced). This wall creates a hiding area for criminal activity. With the removal and reconstruction of the roof in this area, the wall is removed. This will open the space and eliminate hiding areas.

Landscape

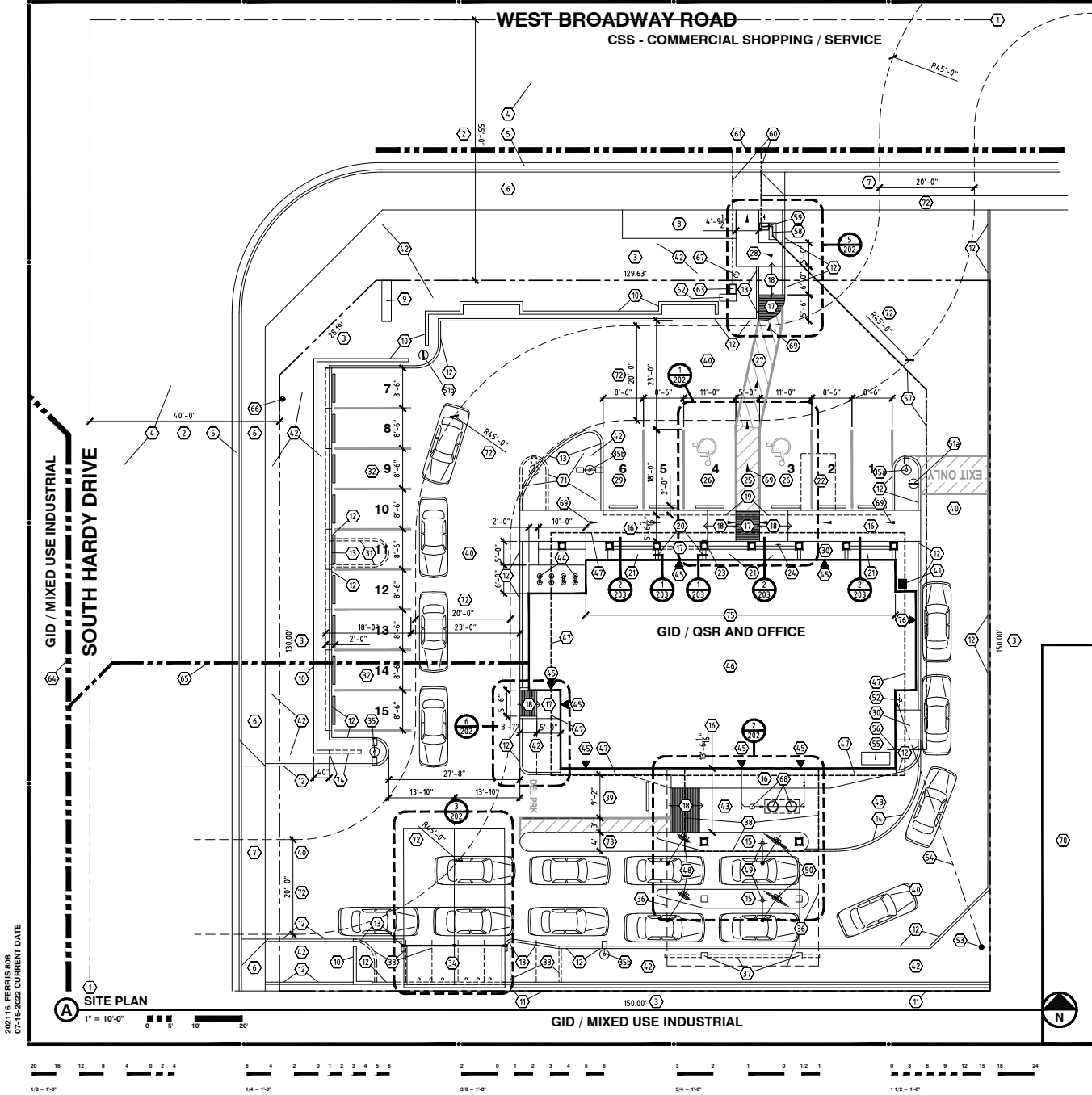
Landscape areas were previously defined. These areas are being refreshed. It currently separates the public traffic from the site and provides a base to the building.

Exterior Lighting

The existing exterior pole lights are to be refreshed with new heads and lamps. There is one new pole light added at the south side of the site to match the others. The light heads are full cutoff fixtures. New recessed down lights are provided in the new roof at the south side of the building. New full cut off wall packs are provided around the building to provide security and a well-lit site, without intruding on the adjacent properties.



END



- KEYNOTES**
- CENTERLINE OF RIGHT OF WAY.
 - RIGHT OF WAY.
 - PROPERTY LINE.
 - ASPHALT DRIVEWAY EXISTING, NO WORK.
 - CONCRETE CURB AND GUTTER EXISTING, NO WORK.
 - CONCRETE SIDEWALK EXISTING, NO WORK.
 - CONCRETE DRIVEWAY EXISTING, NO WORK.
 - BUS STOP EXISTING, NO WORK.
 - FREE STANDING SIGN EXISTING, MODIFICATION BY SEPARATE PERMIT.
 - SLUMP BLOCK MASONRY SCREEN WALL EXISTING, PAINT.
 - 7" HIGH MASONRY WALL AT PROPERTY LINE EXISTING, PAINT.
 - CONCRETE VERTICAL CURB EXISTING, NO WORK.
 - CONCRETE ISLAND EXISTING, MODIFY AS NOTED. NOTE ALSO 2.
 - CONCRETE VERTICAL CURB NEW, MATCH EXISTING, TOP SHALL BE 6" ABOVE THE EXISTING PAVEMENT; SEE 4/203.
 - CONCRETE ISLAND EXISTING, MODIFY AS NOTED. NOTE ALSO 2.
 - EXISTING MASONRY COLUMNS EXISTING.
 - CONCRETE ACCESSIBLE PATH OR LANDING EXISTING. MAXIMUM GROSS SLOPE OF 2%.
 - 4" THICK CONCRETE ADA LANDING WITH SLOPE TO PAVEMENT OF MAXIMUM OF 2%.
 - 4" THICK CONCRETE ADA RAMP WITH SLOPE OF 1:12 MAXIMUM UP IN DIRECTION OF ARROW.
 - REMOVE CONCRETE IN THIS AREA TO PROVIDE RAMPS AND THE LANDING.
 - REMOVE LANDSCAPE PLANTER LOW MASONRY WALL, PROVIDE TWO NEW LANDSCAPE PLANTER LOW MASONRY WALLS FROM EACH MASONRY COLUMN TO THE BUILDING, AND PROVIDE AN ADA ACCESSIBLE CONCRETE LANDING AT THE NEW DOOR TO THE EXISTING SIDEWALK. MAXIMUM 2% SLOPE.
 - LANDSCAPE PLANTER WITH MASONRY WALLS EXISTING.
 - REMOVE EXISTING RAMP, AND REPLACE WITH ASPHALT PAVEMENT TO MATCH EXISTING.
 - ADA ACCESSIBLE PARKING SIGN MOUNTED ON THE EXISTING MASONRY COLUMN, SEE 6/202.
 - ADA ACCESSIBLE PARKING SIGN MOUNTED ON POLE, 5 FEET ABOVE THE PAVEMENT, SEE 6/202.
 - ADA ACCESSIBLE ASLE, MAXIMUM SLOPE 2%.
 - ADA ACCESSIBLE PARKING SPACE, MAXIMUM SLOPE 2%.
 - ADA ACCESSIBLE PATH STRIPPED ON THE ASPHALT, MAXIMUM GROSS SLOPE 2% MAXIMUM LONGITUDINAL SLOPE 1:20.
 - 6" THICK CONCRETE ACCESSIBLE PATH TO THE EXISTING PUBLIC SIDEWALK, MAXIMUM GROSS SLOPE 2% MAXIMUM LONGITUDINAL SLOPE 1:20. NEW CONCRETE SHALL FINISH FLUSH WITH THE EXISTING.
 - STANDARD PARKING SPACE, TYPICAL, NOTE NEW STRIPING IS INDICATED.
 - ADA CONCRETE LANDING, EXISTING, MAXIMUM 2% SLOPE.
 - REMOVE EXISTING CURB, AND PROVIDE NEW ASPHALT PAVEMENT WITH SUB BASE TO MATCH EXISTING.
 - STANDARD PARKING SPACE, TYPICAL, NOTE NEW STRIPING IS INDICATED. IN ADDITION ADJUST LOCATIONS OF PARKING BUMPERS AND ADD ONE ADDITIONAL CONCRETE BUMPER AT THE NEW SPACE.
 - REMOVE PAVEMENT AND CONCRETE CURB IN THIS AREA. PROVIDE NEW WASTE ENCLOSURE (A.T. 12" DIA. AND GATES.
 - POLE LIGHTS SEE ELECTRICAL PLAN 521.
 - POLE LIGHT AND BASE EXISTING, UPGRADE HEADS (2 SUCH).
 - POLE LIGHT AND BASE NEW, (2 SUCH).
 - REMOVE DRIVE THRU ROOF STRUCTURE, AND REPLACE PER PLANS.
 - REMOVE TWO MASONRY COLUMNS AND MASONRY WALL.
 - PROVIDE NEW DRIVE THRU ROOF STRUCTURE, PER PLANS.
 - DELIVERY PARKING SPACE, NEW CONCRETE BUMPER, AND ADA ACCESSIBLE PATH.
 - ASPHALT PAVEMENT EXISTING, SHALL BE PATCHED OR REPAIRED AND RESEALED.
 - GAS METER / SERVICE LOCATION.
 - LANDSCAPE AREA, SEE A/204.
 - CONCRETE WHEEL AREA, SHALL BE FLUSH WITH EXISTING CONCRETE WALKS, LANDINGS AND CURBS. SHALL NOT SLOPE NO MORE THAN 2%.
 - BRICKLE PARKING, 4 POSTS, PER G.O.T. 1578, SEE 7/202.
 - BUILDING EXIT OR ENTRANCE, SEE PLANS.
 - ROOF EXISTING.
 - DRIVE THRU PRE SALE BOARD (2 SUCH) SEE 10/203.
 - DRIVE THRU ORDER PEDESTAL (2 SUCH) SEE 10/203.
 - DRIVE THRU MENU BOARD (2 SUCH) SEE 9/203.
 - SITE DIRECTIONAL SIGN, SEE 8/203.
 - DO NOT ENTER
 - DRIVE THRU
 - ELECTRIC SERVICE AND METER, EXISTING, REMOVE.
 - POWER POLE AND TRANSFORMER LOCATION, EXISTING.
 - ELECTRIC SECONDARY POWER FEED, UNDERGROUND, EXISTING.
 - ELECTRIC SERVICE ENTRANCE SECTION, NEW LOCATION.
 - LOCATION OF EXISTING 15" WATER SERVICE TO THE BUILDING, SEE PLUMBING PLANS.
 - LOCATION OF EXISTING 15" COPPER WATER SERVICE LINE TO THE BUILDING.
 - ROOF EXISTING.
 - WATER METER AND METER BOX, 1" EXISTING.
 - WATER TAP FROM THE MAIN, EXISTING.
 - WATER MAIN, 12" EXISTING, LOCATION APPROXIMATE.
 - BACKFLOW DEVICE IN CAGE, EXISTING, 1".
 - WATER METER AND METER BOX, 1" EXISTING.
 - SEWER MAIN EXISTING, LOCATION APPROXIMATE.
 - SEWER TAP TO THE PROPERTY, 6" EXISTING.
 - FIRE HYDRANT, EXISTING.
 - TREE, EXISTING.
 - GREASE INTERCEPTOR AND PIPING, SEE SHEET 581.
 - ACCESSIBLE PATH - ADA, INDICATED BY ARROWS.
 - ADJACENT COMMERCIAL BUILDING.
 - REMOVE EXISTING CURB, AND REMOVE ASPHALT AT EXPANDED LANDSCAPE PLANTER. PROVIDE ASPHALT PATCH AS REQUIRED.
 - FREE APPROPRIATES AND WALKS VEHICLE PATH.
 - CONCRETE ISLAND NEW, MATCH EXISTING WIDTH AND ELEVATION ABOVE PAVEMENT.
 - SAWTEE MASONRY WALL AND REMOVE END AND FOOTING.
 - LOCATION OF STOREFRONT WINDOWS, EXISTING.
 - LOCATION OF DRIVE-THRU WINDOW.
 - LOCATION OF EXISTING WINDOW.

OWNER MARK FERRIS
 833 W BROADWAY RD RE LLC
 833 W BROADWAY RD, TEMPE, AZ
 848 277 1701
 MARK@833PL.COM

PROJECT INTENT
 ADAPTIVE REUSE OF AN EXISTING BANK BUILDING. WILL PROVIDE A QSR WITH DRIVE THRU AND TWO BUSINESS OFFICE SPACES. INCLUDES ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL.

SITE DATA

BUILDING CODE AND AMENDMENTS - CITY OF TEMPE
 2018 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL RESIDUAL CODE
 2018 INTERNATIONAL EXISTING BUILDING CODE
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
 2018 INTERNATIONAL FIRE CODE
 2018 ADA STANDARDS FOR ACCESSIBLE DESIGN

OWNER: 833 W BROADWAY RD RE LLC
 ADDRESS: 833 WEST BROADWAY ROAD
 TEMPE, ARIZONA 85282

LEGAL: W 200' OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4, EXCEPT THE W 40' AND EXCEPT THE N 55' SD & EXCEPT 20' TRIANGLE IN THE NW CORNER, SECTION 28 TH R4E.

PARCEL NUMBER: 129-55-004-X
 GENERAL PLAN PROJECTED LAND USE - MIXED USE INDUSTRIAL HDL
 ZONING: 100-000-000 EXISTING AND PROPOSED
 NET SITE AREA: 22,303.00 SF
 LANDSCAPE AREA: 5,081.00 SF

BUILDING AREA	EXISTING	3,347.95 SF
BUILDING DEMOLITION		-38.99 SF
BUILDING NEW		3,309.96 SF
NORTH COVERED AREA EXISTING		481.28 SF
SOUTH COVERED AREA EXISTING		3,002.82 SF
SOUTH COVERED AREA DEMOLITION		-1,382.82 SF
SOUTH COVERED AREA ADDITION		709.11 SF
TOTAL LOT COVERAGE		4,508.28 SF
TOTAL LOT COVERAGE		20.18%
OCUPANCY GROUP		B
SUITE 101 QUICK SERVE RESTAURANT		1,424.94 SF
SUITE 102 BUSINESS OFFICE		3,309.96 SF
SUITE 103 BUSINESS OFFICE		278.25 SF
COMMON AREA (REST ROOMS HALL)		345.17 SF
TOTAL AREA		5,358.98 SF
BUILDING AREA - QSR - SUITE 101		1,424.94 SF
OCUPANCY GROUP		B
OFFICE FLOOR AREA		343 + 4
OCUPANCY LOAD		142.49 SF/100
OFFICE FLOOR AREA		457.80 SF/15
OCUPANCY LOAD		30.52 + 31
UTILITY ACCESSORY		293.08 SF
TOTAL OCCUPANCY LOAD		4,508.28 SF
BUILDING AREA - OFFICE - SUITE 102		1,257.50 SF
OCUPANCY GROUP		B
OFFICE FLOOR AREA		1,257.50 SF/100
OCUPANCY LOAD		7.78 + 8
UTILITY ACCESSORY		90.47 SF
TOTAL OCCUPANCY LOAD		90.47 SF
BUILDING AREA - OFFICE - SUITE 103		278.25 SF
OCUPANCY GROUP		B
OFFICE FLOOR AREA		170.00 SF/100
OCUPANCY LOAD		113 + 2
UTILITY ACCESSORY		108.25 SF
TOTAL OCCUPANCY LOAD		113 + 2
BUILDING AREA - COMMON AREA		345.17 SF
OCUPANCY GROUP		B

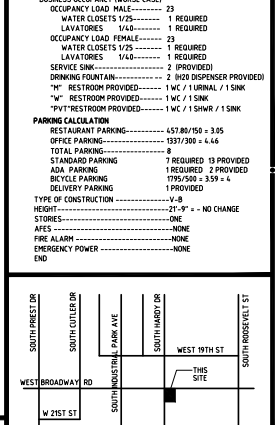
PLUMBING CALCULATION
 FLSMCS OCCUPANCY (WORSE CASE)

WATER CLOSETS 1/2"	23	1 REQUIRED
LAVATORIES 1/4"	1	1 REQUIRED
OCUPANCY LOAD FEMALE	23	1 REQUIRED
WATER CLOSETS 1/2"	23	1 REQUIRED
LAVATORIES 1/4"	1	1 REQUIRED
SERVICE SINK	2	2 PROVIDED
DRINKING FOUNTAIN	2	2 (HOD DISPENSER PROVIDED)
"H" RESTROOM PROVIDED	1 W / 1 URINAL / 1 SINK	1 W / 1 SINK
"W" RESTROOM PROVIDED	1 W / 1 SINK	1 W / 1 SINK
"PV" RESTROOM PROVIDED	1 W / 1 SHWR / 1 SINK	1 W / 1 SHWR / 1 SINK

PARKING CALCULATION

RESTAURANT PARKING	457.80/150 = 3.05
OFFICE PARKING	1937.300 + 4.46
TOTAL PARKING	8
STANDARD PARKING	7 REQUIRED (8 PROVIDED)
ADA PARKING	1 REQUIRED (2 PROVIDED)
BICYCLE PARKING	1937.300 + 3.09 = 4
DELIVERY PARKING	1 PROVIDED

TYPE OF CONSTRUCTION - 25'-9" - NO CHANGE
HEIGHT - ONE
STORES - ONE
AREAS - NONE
FIRE ALARM - NONE
EMERGENCY POWER - NONE



REVISIONS

RELEASE DATE
07-15-2022



EMAIL: JAY@JAMESMAYARCHITECTS.COM
 PHONE: 602.277.7705
 FAX: 602.277.7707
 833 WEST BROADWAY ROAD
 SUITE 101-301
 PHOENIX, AZ 85282

James M. Jay & Associates, Inc.
 architecture

PROJECT - COMMERCIAL - REMODEL
FERRIS 808
833 WEST BROADWAY ROAD
TEMPE, ARIZONA 85000

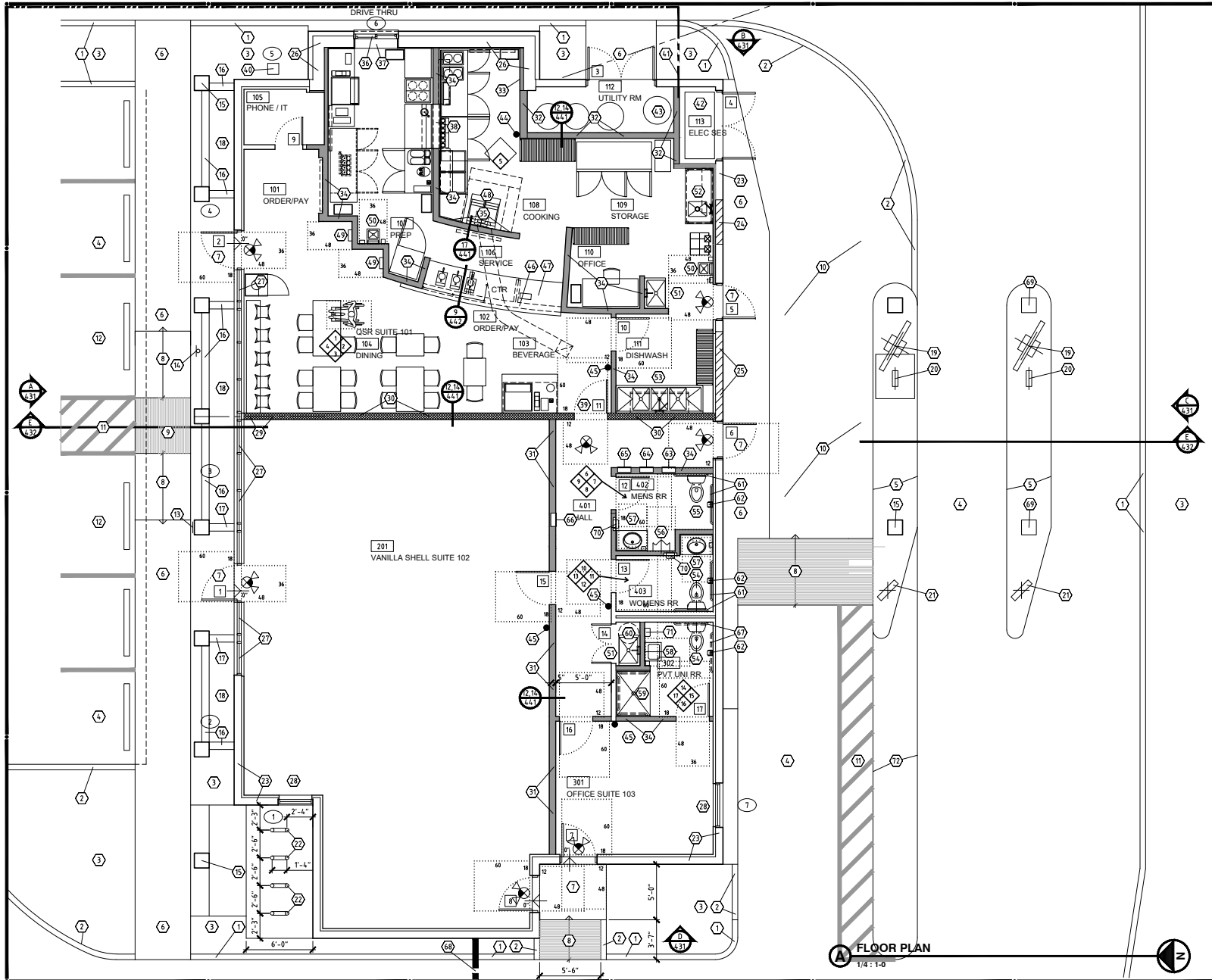
CONTRACT NO.
202116

SHEET NO.
201

OF 49 SHEETS

202116 FERRIS 808
 07-15-2022 CURRENT DATE

202116 FERRIS 808
07-15-2022 CURRENT DATE



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

- KEYNOTES**
- VERTICAL CONCRETE CURB, EXISTING.
 - VERTICAL CONCRETE CURB, NEW, SEE 2/203.
 - LANDSCAPE AREA, EXISTING.
 - SITE PAVEMENT, EXISTING.
 - CONCRETE DRIVE THRU ISLAND, EXISTING.
 - ACCESSIBLE PEDESTRIAN PATH, CONCRETE WALK, MAXIMUM SLOPE 2%, EXISTING.
 - ACCESSIBLE LANDING AT DOOR, MAXIMUM SLOPE 2%.
 - CONCRETE RAMP, SCORED WHERE SHOWN, MAXIMUM SLOPE 1:12 UP IN DIRECTION OF ARROW.
 - CONCRETE LANDING, SCORED AS SHOWN, MAXIMUM SLOPE DOWN TO THE NORTH 2% TO MATCH PAVEMENT ELEVATION FLUSH.
 - PAVEMENT FINISH PLACE FLAT AND TO MATCH FLUSH ELEVATION AT FORMER CONCRETE SLABS, EXISTING.
 - ADA ACCESSIBLE AISLE OR PATH, SLOPE IN ANY DIRECTION 2%, MAXIMUM, SEE A/201.
 - ADA ACCESSIBLE UNIVERSAL PARKING SPACE, SLOPE IN ANY DIRECTION 2%, MAXIMUM, SEE A/201.
 - ADA ACCESSIBLE PARKING SIGN, MOUNTED ON THE COLUMN, SEE A/201 AND 6/203.
 - ADA ACCESSIBLE PARKING SIGN, MOUNTED ON A STEEL POLE, SEE A/201 AND 6/203.
 - MASONRY COLUMN, EXISTING (TYPICAL).
 - MASONRY PLANTER WALL, EXISTING.
 - MASONRY PLANTER WALL, NEW, SHALL MATCH EXISTING, SEE 1/203.
 - PLANTER, RAISED, REMOVE MATERIAL, APPLY WATER PROOF MEMBRANE AND FILL WITH SOIL AND PLANT.
 - DRIVE-THRU MENU BOARD, SEE 1/203 (2 SUCH).
 - DRIVE-THRU ORDER PEDESTAL, SEE 1/203 (2 SUCH).
 - DRIVE-THRU PRE-SALE BOARD, SEE 1/203 (2 SUCH).
 - BUS RACK, SEE A/201 AND 1/203.
 - 8" MASONRY STRUCTURAL EXTERIOR WALL, EXISTING.
 - 8" MASONRY IN-FILL AT PREVIOUS WINDOW, MATCH EXISTING.
 - 8" MASONRY IN-FILL AT PREVIOUS DRIVE THRU WINDOW, MATCH EXISTING, SEE 1/4/42.
 - CONCRETE VAULT WALL STRUCTURE, EXISTING.
 - STOPEFRONT WINDOW SYSTEM, EXISTING.
 - STOPEFRONT WINDOW, EXISTING.
 - DENSING WALL IS ALIGNED ON THE CENTER LINE OF THE COLUMN AND BEAM ABOVE.
 - 2x6 STUDS @ 16" OC FRAMED OCCUPANCY DENISING WALL, 1 HOUR RATED, FROM SLAB TO BOTTOM OF BEAM ABOVE, HEIGHT VARIES AS BEAM IS CURVED AND SLOPES, SEE 12, 14/41.
 - 2x6 STUDS @ 16" OC FRAMED OCCUPANCY DENISING WALL, NON RATED, FROM SLAB TO BOTTOM OF ROOF STRUCTURE ABOVE, HEIGHT IS APPROXIMATELY 11'-6", SEE 12, 14/41.
 - 2x6 STUDS @ 16" OC FRAMED W/ROOF STRUCTURE ABOVE, HEIGHT IS APPROXIMATELY 11'-6", SEE 12, 14/41.
 - 2"x4" FLOORING AT 90° SL. FINISH SEE FINISH SCHEDULE.
 - 2x4 LING @ 16" OC FRAMED WALL, FROM SLAB TO 1" ABOVE ADJACENT CEILING, SEE 11, 12/44.
 - FIRE RATED WALL AT KITCHEN SEE 1/ 441, AND SHEET 5/NA.
 - DRIVE-THRU PICKUP WINDOW.
 - STAINLESS STEEL WINDOW SILL FINISH.
 - PASS THRU OPENING.
 - RATED DOOR AND FRAME ASSEMBLY, SEE DOOR SCHEDULE.
 - 6.5' METER LOCATION, PROPOSED.
 - WATER SERVICE LOCATION, EXISTING 15" SERVICE, SEE PLUMBING PLANS.
 - ELECTRIC SERVICE ENTRANCE SECTION.
 - WATER HEATER, SEE SHEETS 402, 403 AND PLUMBING PLANS.
 - FIRE EXTINGUISHER CLASS K FOR KITCHEN AREA, SEE SHEET 402.
 - FIRE EXTINGUISHER 2A/BC, (4 SUCH), SEE SHEET 402.
 - FRAMED PONY WALL BELOW COUNTER.
 - STAINLESS STEEL COUNTER AT 3" ABOVE FINISHED FLOOR.
 - KITCHEN TYPE I EXHAUST HOOD, SEE SHEET 402.
 - ADA CLEAR FLOOR AREA AT CUSTOMER ORDER STATION, SEE SHEET 402.
 - STAINLESS STEEL HAND SINK, SEE SHEET 402 (2 SUCH).
 - ADA ACCESSIBLE TOILET, SEE 3/441.
 - ADA ACCESSIBLE URINAL, SEE 4/441.
 - ADA ACCESSIBLE LAVATORY IN A COUNTER, SEE 12/441 (2 SUCH).
 - ADA ACCESSIBLE WALL HUNG SINK, SEE 12/441.
 - ADA ACCESSIBLE SHOWER, SEE 6/441. NOTE THAT GRAB BAR LOCATIONS SHALL BE FULLY BLOCKED, HOWEVER THE BARS WILL BE PROVIDED AS NEEDED AT A FUTURE DATE.
 - WATER HEATER, SEE PLUMBING PLANS.
 - ADA STAINLESS STEEL GRAB BARS, SEE 3/441.
 - ADA TOILET PAPER DISPENSER, SEE 3/441.
 - ELECTRIC SUB PANEL "C".
 - ELECTRIC SUB PANEL "AP".
 - ELECTRIC SUB PANEL "AT".
 - ELECTRIC SUB PANEL "B".
 - ADA STAINLESS STEEL GRAB BARS, SEE 3/441. NOTE THAT GRAB BAR LOCATIONS SHALL BE FULLY BLOCKED, HOWEVER THE BARS WILL BE PROVIDED AS NEEDED AT A FUTURE DATE.
 - WASTE LINE FROM THE BUILDING TO AN EXISTING 6" SEWER TAP AT THE STREET. SEE PLUMBING PLANS.
 - MASONRY COLUMN REMOVE, GRIND THE STEEL OR SLAB FLUSH AND SMOOTH.
 - HAND DRYER, XLERATOR ECO, XL-58-ECO, WITH ADA RECESSED KIT 40502, 208-277 V 2-23A, 425-500 W.
 - HAND DRYER, XLERATOR ECO, XL-58-ECO, SURFACE MOUNTED, 208-277 V 2-23A, 425-500 W.
 - NEW CONCRETE ISLAND, MATCH EXISTING WIDTH AND ELEVATION ABOVE PAVEMENT.
- END

REVISIONS

RELEASE DATE
07-15-2022



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architecture
james m ferris & associates, inc.

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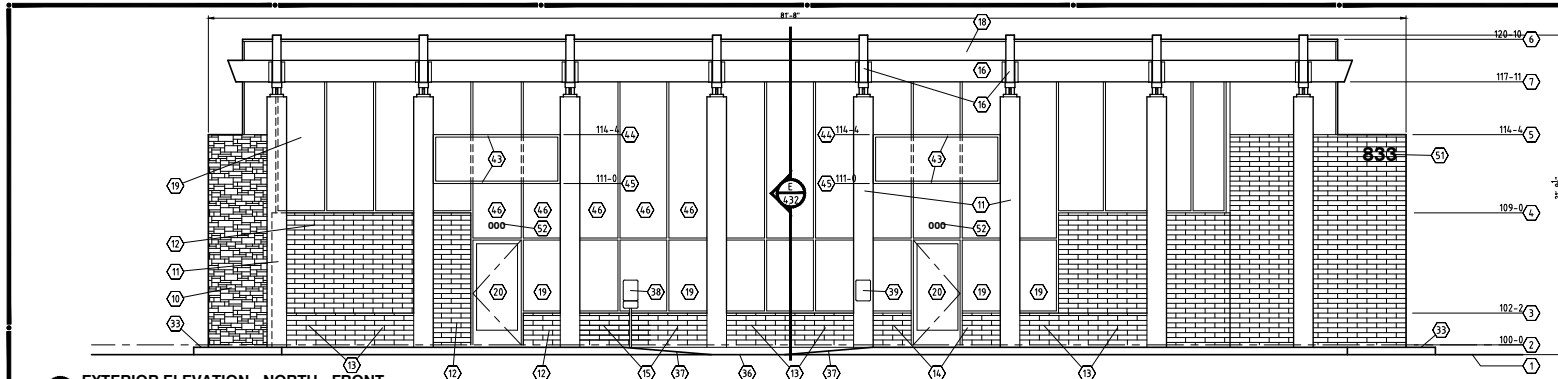
CONTRACT NO.
202116

SHEET NO.
401

OF 49 SHEETS

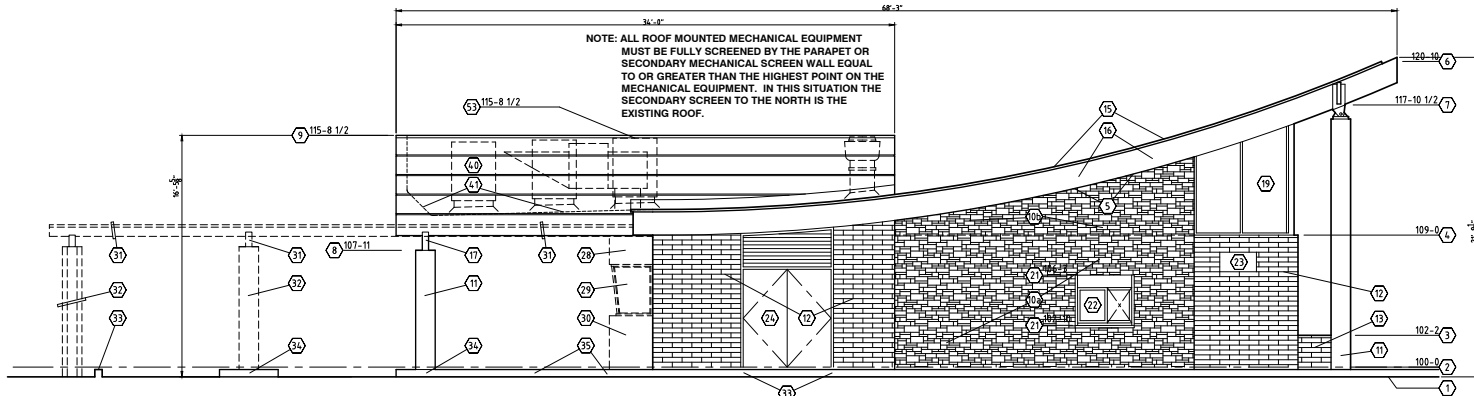
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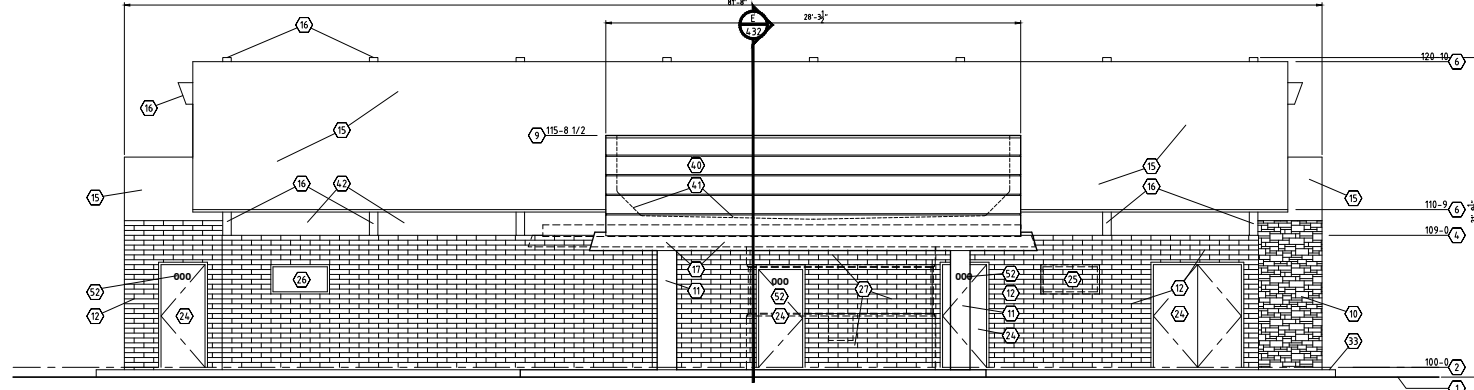
A EXTERIOR ELEVATION - NORTH - FRONT

1/4 : 1-0



B EXTERIOR ELEVATION - EAST - SIDE

1/4 : 1-0



C EXTERIOR ELEVATION - SOUTH - REAR

1/4 : 1-0

- KEYNOTES**
- 1 PAVEMENT ELEVATION, EXISTING.
 - 2 FINISHED FLOOR ELEVATION, EXISTING.
 - 3 FINISHED ELEVATION OF MASONRY PLANTER, EXISTING.
 - 4 FINISHED ELEVATION OF MASONRY WALL, EXISTING.
 - 5 FINISHED ELEVATION OF ROOF AT SIDE STRUCTURE, EXISTING.
 - 6 FINISHED ELEVATION OF MAIN ROOF, EXISTING.
 - 7 BOTTOM OF BEAM, EXISTING.
 - 8 FINISHED ELEVATION OF EXISTING MASONRY COLUMN.
 - 9 FINISHED ELEVATION OF PARAPET.
 - 10 WALL WITH STONE VENEER, EXISTING.
 - 11 BASE WALL CONCRETE 12" THICK.
 - 12 BASE WALL FRAMED.
 - 13 MASONRY COLUMN WITH STUCCO FINISH, EXISTING, TYPICAL.
 - 14 SLUMP BLOCK MASONRY WALL, EXISTING, TYPICAL.
 - 15 SLUMP BLOCK MASONRY PLANTER WALL, EXISTING, TYPICAL.
 - 16 SLUMP BLOCK MASONRY WALL, EXPOSED BY REMOVING THE PLANTER IN THIS AREA, CLEAN THE BLOCK.
 - 17 SLOPED AND CURVED ROOF, EXISTING, PROVIDE NEW ROOF FINISH.
 - 18 GUL-LAM ROOF BEAMS, EXISTING, REPAIR IF REQUIRED AND REFINISH.
 - 19 GUL-LAM ROOF BEAMS, NEW, SEE A/4/1.
 - 20 1/4" ROOF DECK, EXPOSED, REPAIR IF REQUIRED AND REFINISH.
 - 21 STOREFRONT SYSTEM, EXISTING.
 - 22 STOREFRONT DOOR, SEE A/4/1.
 - 23 ELEVATION OF OPENING FOR DRIVE THRU WINDOW.
 - 24 DRIVE-THRU WINDOW AND STAINLESS STEEL SILL, NEW, SEE A/4/1.
 - 25 HVAC UNIT, REMOVE AND FILL IN MASONRY TO MATCH.
 - 26 EXTERIOR METAL DOOR, SEE A/2/41 AND A/4/1.
 - 27 WINDOW AND FRAME, REMOVE AND FILL IN MASONRY TO MATCH.
 - 28 WINDOW AND FRAME, EXISTING.
 - 29 DRIVE-THRU BANK WINDOW AND STRUCTURE, REMOVE, FILL IN OPENING WITH SLUMP BLOCK TO MATCH.
 - 30 DRIVE-THRU BANK WINDOW, FRAME HEADER, REMOVE.
 - 31 DRIVE-THRU BANK WINDOW, REMOVE.
 - 32 DRIVE-THRU ROOF STRUCTURE, REMOVE.
 - 33 MASONRY COLUMNS (2 SUCH) AND MASONRY WALL, REMOVE.
 - 34 CONCRETE CURB, EXISTING.
 - 35 CONCRETE CURB, NEW, SEE A/2/1 AND A/4/1.
 - 36 ADA LANDING, NEW, SEE A/2/1, A/2/4, A/3/1 AND A/4/1.
 - 37 ADA RAMP, NEW, SEE A/2/1, A/2/4, A/3/1 AND A/4/1.
 - 38 ADA SIGN WITH VAN ACCESSIBLE SIGN ON POST, SEE 6/7/203.
 - 39 ADA SIGN MOUNTED ON COLUMN, SEE A/2/5.
 - 40 FRAMED AND STUCCO FINISHED PARAPET ENCLOSED ROOF STRUCTURE.
 - 41 ROOF ELEVATION AND PARAPET BEYOND.
 - 42 SOLID BLOCKING ABOVE MASONRY BETWEEN BEAMS, EXISTING REFINISH.
 - 43 8" x 8" STEEL TUBE FRAME BETWEEN COLUMNS FOR SIGN MOUNTING LOCATION, SEE 4 / 2/2.
 - 44 TOP OF TUBE.
 - 45 BOTTOM OF TUBE.
 - 46 REMOVE SPANDREL GLASS AND PROVIDE NEW CLEAR GLASS.
 - 47 OPEN SPACE FOR SIGN.
 - 48 2"x4"x8" STEEL TUBE, PAINTED TO MATCH STOREFRONT FRAME.
 - 49 SIMPSON TITEN-2" x 4" AS INDICATED.
 - 50 FULLY WELDED MITERED CORNER JOINTS, GRIND SMOOTH.
 - 51 BUILDING ADDRESS NUMBERS 12" HIGH, COLOR SHALL BE BLACK, AND HALF ILLUMINATED.
 - 52 SUITE NUMBERS SHALL BE 6" HIGH AND SHALL BE WHITE. NUMBERS SHALL BE PROVIDED BY THE CITY OF TEMPE.
 - 53 ROOF MOUNTED EQUIPMENT MAXIMUM ELEVATION.

END

REVISIONS
RELEASE DATE
07-15-2022



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project - COMMERCIAL - REMODEL
FERRIS 808
833 WEST BROADWAY ROAD
TEMPE, ARIZONA 85000

CONTRACT NO.
202116

SHEET NO.
431

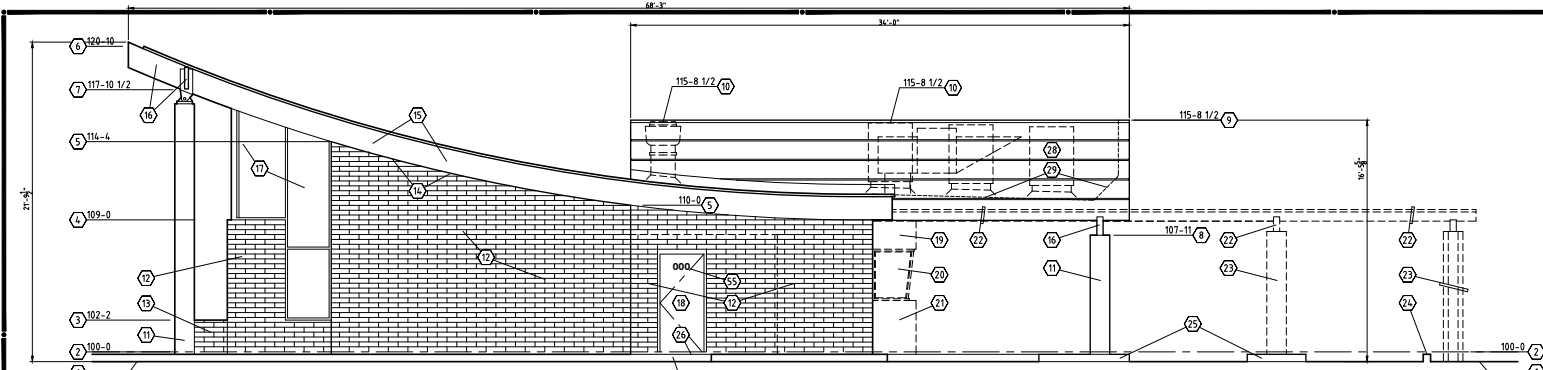
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202116 FERRIS 808
 07-15-2022 CURRENT DATE



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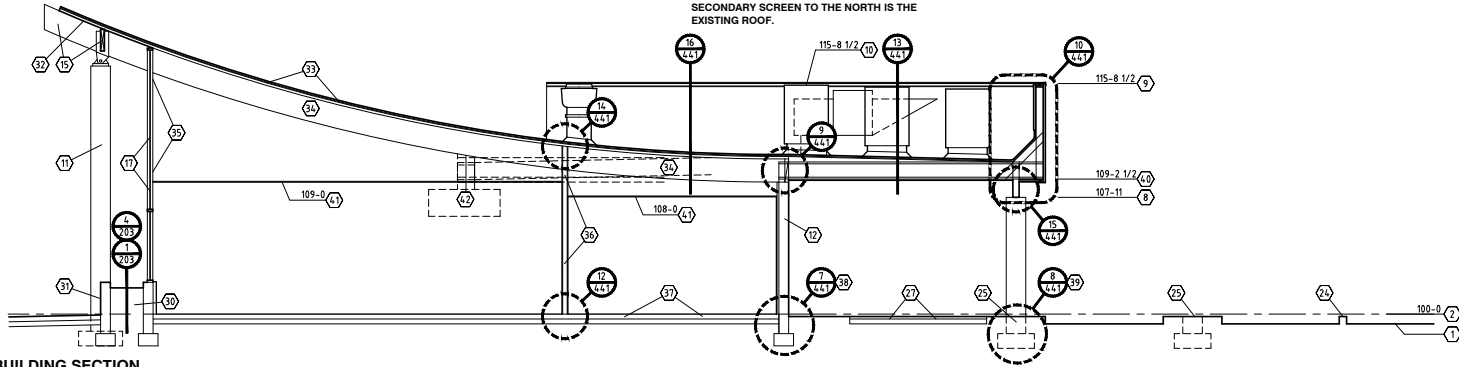
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D EXTERIOR ELEVATION - WEST - SIDE

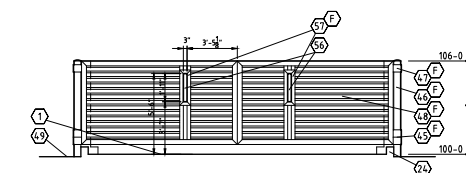
1/4 : 1-0

NOTE: ALL ROOF MOUNTED MECHANICAL EQUIPMENT MUST BE FULLY SCREENED BY THE PARAPET OR SECONDARY MECHANICAL SCREEN WALL EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. IN THIS SITUATION THE SECONDARY SCREEN TO THE NORTH IS THE EXISTING ROOF.



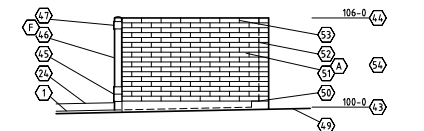
E BUILDING SECTION

1/4 : 1-0



F WASTE ENCLOSURE ELEVATION - FRONT

1/4 : 1-0



G WASTE ENCLOSURE ELEVATION - SIDE

1/4 : 1-0

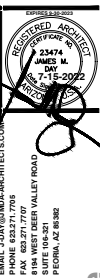
KEYNOTES

- 1 PAVEMENT ELEVATION, EXISTING.
- 2 FINISHED FLOOR ELEVATION, EXISTING.
- 3 FINISHED ELEVATION OF MASONRY PLANTER, EXISTING.
- 4 FINISHED ELEVATION OF MASONRY WALL, EXISTING.
- 5 FINISHED ELEVATION OF ROOF AT SIDE STRUCTURE, EXISTING.
- 6 FINISHED ELEVATION OF MAIN ROOF, EXISTING.
- 7 BOTTOM OF BEAM, EXISTING.
- 8 FINISHED ELEVATION OF EXISTING MASONRY COLUMN.
- 9 FINISHED ELEVATION OF PARAPET.
- 10 ROOF MOUNTED EQUIPMENT MAXIMUM ELEVATION.
- 11 MASONRY COLUMN WITH STUCCO FINISH, EXISTING, TYPICAL.
- 12 SLUMP BLOCK MASONRY WALL, EXISTING, TYPICAL.
- 13 SLUMP BLOCK MASONRY PLANTER WALL, EXISTING, TYPICAL.
- 14 SLOPED AND CURVED ROOF, EXISTING, PROVIDE NEW ROOF FINISH.
- 15 GULL-LAM ROOF BEAMS, EXISTING, REPAIR IF REQUIRED AND REFINISH.
- 16 GULL-LAM ROOF BEAMS, NEW, SEE A/141.
- 17 STOREFRONT SYSTEM, EXISTING.
- 18 EXTERIOR METAL DOOR, SEE A/241 AND A/301.
- 19 DRIVE - THRU BANK WINDOW, FRAME HEADER, REMOVE.
- 20 DRIVE - THRU BANK WINDOW, REMOVE.
- 21 DRIVE - THRU BANK WINDOW, MASONRY BASE, REMOVE.
- 22 DRIVE - THRU ROOF STRUCTURE, REMOVE.
- 23 MASONRY COLUMNS (2 SUCH) AND MASONRY WALL, REMOVE.
- 24 CONCRETE CURB, EXISTING.
- 25 CONCRETE ISLAND, EXISTING.
- 26 ADA LANDING, NEW, SEE A/201, A/241, A/301 AND A/401.
- 27 ADA RAMP, NEW, SEE A/201, A/241, A/301 AND A/401.
- 28 FRAMED AND STUCCO FINISHED PARAPET ENCLOSED ROOF EQUIPMENT FULLY SCREENED.
- 29 ROOF ELEVATION AND PARAPET BEYOND.
- 30 PLANTER MATERIAL, EXISTING.
- 31 MASONRY PLANTER WALL, EXISTING.
- 32 T&G DECK, REPAIR IF REQUIRED, AND REFINISH.
- 33 REMOVE AND REPLACE ROOF FINISH.
- 34 GULL-LAM BEAM AT THE INTERIOR.
- 35 INSULATE BACK OF STOREFRONT ABOVE THE SUSPENDED CEILING, R-19.
- 36 FRAME DEMISING WALL, NON-BEARING, AND NOT FIRE RATED.
- 37 4" CONCRETE ON L' ABL, EXISTING.
- 38 BUILDING FOUNDATION, EXISTING.
- 39 COLUMN FOOTING, EXISTING.
- 40 TOP OF BEAM / BOTTOM OF ROOF JOISTS.
- 41 SUSPENDED CEILING SYSTEM, ELEVATION INDICATED ABOVE THE FINISHED FLOOR, SEE A/401.
- 42 LOCATION OF KITCHEN TYPE I HOOD, BEYOND.
- 43 WASTE ENCLOSURE SLAB ELEVATION.
- 44 FINISHED ELEVATION OF MASONRY WALL AND GATE.
- 45 LOWER GATE HINGE.
- 46 STEEL GATE PIPE SUPPORT, SEE 10/202.
- 47 UPPER GATE HINGE.
- 48 STEEL GATE, SEE 10/17202.
- 49 FINISHED ADJACENT LANDSCAPE GRADE.
- 50 CONCRETE LEGS INSIDE THE ENCLOSURE, SEE DETAIL B/202.
- 51 MASONRY WALL, 8x8x16 SLUMP BLOCK PAINTED, SEE B/202.
- 52 FACE OF WALL BEYOND.
- 53 TOP COURSE OF MASONRY GROUTED SOLID AND MORTAR WASHED TO ALLOW FOR DRAINAGE.
- 54 NOTE THAT PAINT COLORS ARE INDICATED BY KEYNOTES WITH LETTERS, SEE SHEET 1-33 FOR COLOR SPECIFICATION.
- 55 SUITE NUMBERS SHALL BE 6" HIGH AND SHALL BE WHITE. NUMBERS SHALL BE PROVIDED BY THE CITY OF TEMPE.
- 56 PROVIDE A VISION PANEL / OPENING, 3" WIDE X 23" TALL, FRAMED WITH 3x3x25 STEEL ANGLE ON 4 SIDES, FULLY WELDED WITH JOINTS GROUND SMOOTH. PROVIDE MATCHING STEEL ANGLES FROM THE TOP AND BOTTOM TO PERIMETER FRAMING.

END

REVISIONS

RELEASE DATE
07-15-2022



James M. Day & Associates, Inc.
architect

PROJECT - COMMERCIAL - REMODEL
FERRIS 808
833 WEST BROADWAY ROAD
TEMPE, ARIZONA 85000

CONTRACT NO.
202116

SHEET NO.
432

OF 49 SHEETS



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202116 FERRIS 808
07-15-2022 CURRENT DATE



1



2



4



3



W



13



14



16



15



5



6



8



7



E



9



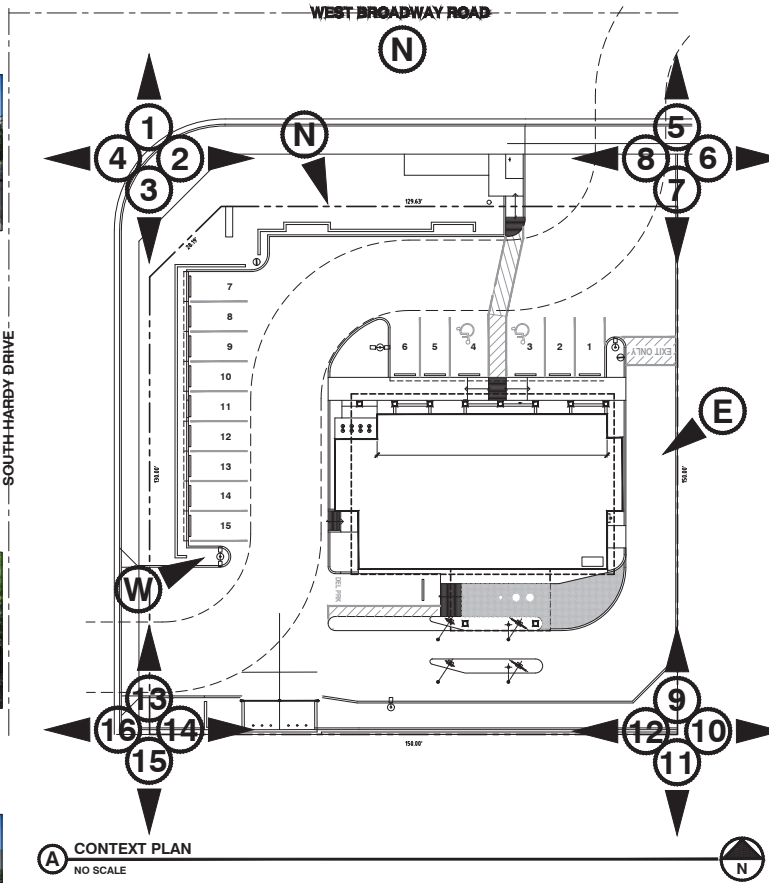
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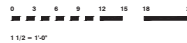
12



11



A CONTEXT PLAN
NO SCALE



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SHEET NO.
CTX

OF 49 SHEETS

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Jimenez, Lee

From: Lechner, Zachary
Sent: Thursday, October 13, 2022 1:11 PM
To: J-DAY@JMDA-ARCHITECTS.COM
Cc: Jimenez, Lee; Levesque, Ryan
Subject: 833 W Broadway Adaptive Reuse

Hello James,

After our conversation last week, I reached out to the State Historic Preservation Office (SHPO) as promised. SHPO determined that, even with your current project's proposed changes to the building, the former First National Bank Building of Arizona at 833 West Broadway Road would be eligible for listing in the National Register of Historic Places. Because of its National Register eligibility, per the Tempe Historic Preservation Ordinance, the building would also be eligible for designation in the Tempe Historic Property Register (THPR). Both designations carry prestige, and in the case of the National Register, potential eligibility for federal tax credits.

Because you are interested in preserving the historic features of the building, I'd encourage you to consider nominating the building to both the National Register and the Tempe Historic Property Register (THPR). The City of Tempe Planning Department, which includes the Historic Preservation Office, can assist you in moving the application through the City's lengthy designation process. That includes the need for approval of a zoning map amendment by City Council. Application fees related to the zoning map amendment application would be waived.

Don't hesitate to let me know if you'd like to talk further about the National Register or THPR processes. I'd be happy to assist you.

Best,

Zach



Zachary J. Lechner, Ph.D.
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Community Development, Planning Division
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