

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/08/2013
Agenda Item: 6**

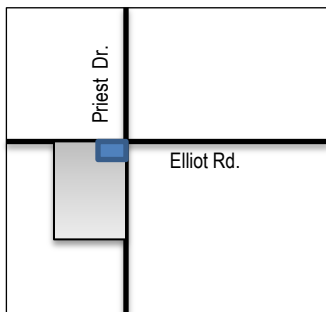
ACTION: Request for a Development Plan Review consisting of replacement of an existing restaurant with a new +/-4,316 sf. restaurant and drive-thru for McDONALDS (PL120398) located at 1525 West Elliot Road. The applicant is Synectic Design, Incorporated.

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

RECOMMENDATION: Staff recommends approval

BACKGROUND INFORMATION: McDONALDS (PL120398) is a redevelopment of Pad B of the commercial plaza (formerly Sports Authority Plaza) at the southwest corner of Elliot and Priest. Pad B, located adjacent to the Elliot and Priest intersection, currently includes a Coco’s Bakery restaurant. This building and existing site pavement will be removed. The redevelopment includes +/-4,316 sf. of single-story restaurant building and a vehicle drive thru on the north of the building with double ordering entrance lanes on the east of the building. The redevelopment will incorporate existing trees on the Priest Drive and Elliot Road site frontages and will retain connection to the remainder of the commercial plaza. The plaza, of which Pad B is a part, is an 18.5 net acre site overall located in the PCC-2 (SWOD), Planned Commercial Center General District and the Southwest Tempe Overlay District. The request includes the following:

DPR12216 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	TPP JV Maricopa, LLC (+/-18.5 ac. area includ’g. Pad B)
Ground Lessee	McDonald’s USA, Inc. (+/-1.16 ac. Pad B area)
Applicant	Scott Belford, Synectic Designs
Current Zoning District	PCC-2, SWOD
Gross/Net site area	+/-18,50 ac. overall, +/-1.16 ac. lessee (Pad B) area
Total Pad B Building area	+/-4,316 sf. gross, +/-4,190 sf. net (minus exterior walls)
Building Pad B Coverage	9.1 % (50 % maximum allowed)
Building Pad B Height	+/-25.00 ft. (65.00 ft. maximum allowed, SWOD std.)
Building Pad B Setbacks	94.00 ft. front-east, 31.00 ft. street side-north, 112.00 ft. side-south, 79.00 ft. rear-west (0, 0, 30, 30 ft. minimum)
Landscape Pad B Coverage	34.4 % (15 % minimum allowed)
Vehicle Pad B Parking	57 spaces (56 minimum required)
Bicycle Pad B Parking	4 spaces (4 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Kevin O’Melia, Senior Planner (480-350-8432)



COMMENTS:

The site is Pad B of the Commercial Center known formerly by several names including Price Club Plaza II and the Sports Authority Plaza (the Center). Pad B is approximately 1.16 acres in area. The Center is approximately 18.5 acres in area. Pad B is not a separate parcel. Pad B is located at the northeast corner of the Center and is adjacent to the southwest corner of the intersection of Priest Drive and Elliot Road. The entire Center including Pad B is within the PCC-2 (SWOD) Planned Commercial Center General District and the Southwest Tempe Overlay District.

Existing active entitlements for the Center do not pertain to the Pad B redevelopment. These include Use Permits to allow a bar/nightclub in the PCC-2 District, allow live entertainment as an accessory use to a bar/nightclub, and allow parking to be provided based on demand. The nightclub in the southern part of the Center was Rock'n Rodeo and more recently, Graham Central Station. The nightclub building is currently vacant. The active Variance for the Center allows the reduction of minimum required on-site driveway length from 20 ft. to 13 ft. at Autoplex Loop.

Existing uses within the commercial plaza at the southwest corner of Priest and Elliot include service/recreation (LA Fitness), restaurant (Applebee's, Coco's, Crazy Buffet) and bar (Billiards). The central retail space formerly occupied by Sports Authority is vacant. Existing use specifically on Pad B (Coco's) is restaurant. Coco's is currently open for business.

This request includes a Development Plan Review for redevelopment of Pad B. The redevelopment consists of the demolition of the Coco's restaurant and associated site pavement and related improvements. The redevelopment includes a replacement one-story, +/-4,316 sf. restaurant, a street side drive-thru with a double lane entrance and related improvements including 57 vehicle parking spaces.

Pad B is not a separate parcel but is a lease area. McDonald's and the commercial plaza property owner may agree to the creation of a separate property for Pad B. If this agreement is made a Preliminary and Final Subdivision Plat is required for the Center to create a separate lot for Pad B. Associated with this agreement would be cross access and cross drainage agreements between the created lots of the subdivision, and Code, covenants and Restrictions that would govern landscape maintenance and similar common elements shared by the Pad B and the rest of the commercial plaza. The Pad B redevelopment as proposed may proceed without a subdivision plat, where McDonald's would become a lessee of the Pad B area.

The applicant is requesting the Development Review Commission take action on the Development Plan Review.

PUBLIC INPUT

A neighborhood meeting is not required to process the Development Plan Review request. As of the publication of this staff report, public input has not been received on this case.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed building is one story and is approximately the same size as the existing. The proposed building is closer to Elliot Road (and therefore to the freeway) with a southern entrance and most parking to south whereas the existing was closer to Priest Drive with a western entrance and most parking to west. The redevelopment features two vehicle drive-thru ordering entrance lanes on the east of the building (adjacent to Priest) that merges into a single pick-up lane (with two windows) on the north of the building (adjacent to Elliot). A disabled accessible walkway linkage to the public right of way on Elliot is located across the west end of the drive-thru. This pedestrian walkway connects to a second restaurant entrance at the northwest corner of the building. Vehicular and pedestrian cross access is maintained between Pad B and the rest of the Center

Building Elevations

The proposed restaurant incorporates the McDonald's brand, but does not include exposed masonry base or stone veneer vertical elements. Like the existing Coco's, the proposed McDonald's is architecturally distinct from the rest of the Center and is offered as a show piece at the Elliot and Priest intersection. The proposed building is a unified one-story parapet block that features suspended metal shade drive-thru trellis and yellow metal entrance canopy and roof cap arch elements that evoke the iconic McDonald's brand. The exterior plaster wall surfaces offer a rectilinear composition of alternating terra cotta and tan surfaces. The feature wall element within the rectilinear composition is an off-white tile veneer vertical surface between west and south elevation entrances. The 12"x24" nominal tile pieces are set in stack bond. This vertical tile surface shows up again as an accent panel on the east elevation. The drive-thru and northwest entrance shade trellis are gray. The corrugated metal parapet is gray, is mounted so flutes are horizontal, and provides a continuous horizontal band on the top of the building.

Landscape Plan

Existing, mature frontage landscape that dates to the beginning of the Center and predates Coco's will be substantially reused in the McDonald's redevelopment. This includes a line of Phoenix Date Palms directly southwest of the intersection as well as mature shade trees including eucalyptus, mesquite and evergreen elm along the Elliot and Priest public sidewalks. The existing landscape is well-maintained; the trees are pruned from the interior to expose the major structure of the trunk and branches. These specimens provide shade but are of a height so the foliage is above and does not interfere with sight lines from the arterial streets to the businesses of the Center. This landscape will be supplemented with new plant material at the parking areas and interior portions of Pad B.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; a freestanding restaurant is replaced with a similarly sized, architecturally distinct restaurant that embraces the McDonald's brand but is respectful of the architecture of the Center behind and the other commercial developments that face the Priest and Elliot intersection.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; building volume orientation with narrow elevations to east and west is optimal for energy conservation. Retention of existing, mature landscape along north and east property edges assists with energy conservation and provides substantial shade along the public sidewalks, particularly daily in the afternoon.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; metal canopies and parapets will stand up to intense summer sun and will assist in sheltering the building elevations.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the McDonald's restaurant is similar in size and scale to the Coco's restaurant that it will replace. The surrounding commercial buildings are not disturbed by the form of this building. Existing trees and palms along the public right of way on Elliot and Priest will remain in place for incorporation into the landscape of the redevelopment. The size and species of supplemental plant material selected are compatible with the existing plant palette of the Center and the other commercial developments that front the intersection of Elliot and Priest.
5. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; this is a vehicle oriented business positioned at the intersection of two arterials and near the interstate highway system. Also, the Center is on the Valley Metro bus route 108 (Elliot) and is near the western turnaround of this route.
6. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; redevelopment provides separation of circulation paths of dine-in and drive-thru customers.

7. The redevelopment site and building layout of the McDonald's *appropriately integrates Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*;
8. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; Existing and supplemental tree placement follows Zoning and Development Code provisions for street frontage and parking areas. Pick-up lane and pick-up windows are to the north of the building and are additionally shaded from afternoon sun with mature canopy trees and a building mounted trellis.
9. *Signs* for McDonald's will be reviewed as a separate submittal package.
10. In accordance with the Zoning and Development Code, *Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects*.

Conclusion

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

REASONS FOR APPROVAL:

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

DPR12216

CONDITIONS OF APPROVAL

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

General

1. Submit construction documents to the Community Development Building Safety Division for building permit by January 08, 2014 or Development Plan Review approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.
2. Based on the property line indicated for the parcel on the site plan, a Preliminary and Final Subdivision Plat is required for this redevelopment and shall be recorded prior to issuance of building permits. Process a request for a Preliminary and Final Subdivision Plat consisting of the subject parcel and the remainder of the Center through the City of Tempe's Community Development Department. The Preliminary Plat will be heard by the Development Review Commission and the Final Subdivision Plat will be heard by the City Council. Record cross access, cross drainage and related easement agreements between the subject property and the remainder of the Center either as part of the Subdivision Plat or by separate instrument. The Subdivision Plat and the cross-agreements are unnecessary if the redevelopment is contained as a lessee area within the larger parcel of the shopping center.
3. Should this property be subdivided, submit Code, Covenants and Restrictions (CCR's) that govern common elements such as frontage landscape for review. Approval of the CCR's by the City Attorney's office and the Community Development Interim Director is required prior to recordation of the Final Subdivision Plat.

Site Plan

4. Provide a combination of 3'-0" high masonry walls and landscaped earth berms between the drive-through and the street side property lines that work together to form a continuous screen. Finish masonry site walls with exterior plaster all exposed surfaces and paint that compliments building colors. Paint site utility boxes a neutral color that compliments building colors. Do not paint over warning decals or other identifiers.
5. Place disabled accessible parking pair with shared side ramp closest to building entrance on south elevation. Utilize raised curb as tire stop at parking row south of building entrance. Provide 16'-0" long parking spaces on asphaltic concrete parking surface and 2'-0" nose overhang on concrete walkway. Delete pre-cast tire stops in this row. Do not offset curb between disabled accessible and standard parking spaces.
6. Coordinate location of drywell for buried retention structure in a landscape area in compliance with engineering design criteria but do not interfere with required tree or plant ground cover installation.
7. At refuse enclosure, 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 wall.

Building Elevations

8. The materials and colors are approved as presented on the materials sample board:
 - a. Arcade Tile veneer system at front (west) wall around windows, at southwest corner, at main business (south) entrance and at vertical element on rear (east) wall, manufacturer: Eurowest Tile, Oyster Brushstroke 12"x24"x3/8"
 - b. Exterior finish insulation system (EIFS): smooth texture surface
 - c. EIFS paint accent stripes, manufacturer: Benjamin Moore, terra cotta color: Coyote Trail - #1224.
 - d. EIFS paint field, manufacturer: Benjamin Moore, tan color: Potters Clay - #1221.
 - e. Corrugated metal panel at parapet, manufacturer: Metal Era, color: Cityscape (gray)
 - f. Metal trellis at pick up drive lane and northwest entrance: color Cityscape (gray)
 - g. Entry Canopies at west and south elevations, color: Pantone 109 C (yellow)The approval is subject to the following. Provide main colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view. Conceal roof drainage system for portion of roof behind parapet within the interior of the building. Incorporate lighting, address signs, Fire Department Connection and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Do not locate exposed conduit, piping or similar features on the exposed surfaces of the building.
10. Fully screen ground mount and roof mount mechanical equipment as required by Zoning and Development Code. Raise parapet if necessary to height that matches or exceeds installed roof equipment including top fans, etc. Locate electrical service entrance section and metal panel entirely inside the building or with front panel flush with exterior of building.
11. Exterior door to freezer does not require a vision panel but exterior door to support room does. Provide a vision panel in accordance with the Zoning and Development Code or provide a 360 degree peephole viewer in lieu of the vision panel.
12. Upper/lower divided glazing panels in exterior windows at grade level, such as at south customer entrance and at west entrance near northwest building corner, where lower glass pane is part of a divided pane system, is permitted only if hardened, laminated glazing at the lower pane is provided.

Lighting

13. Illuminate building entrances from dusk to dawn including storage room and freezer doors on south elevation.

Landscape

14. Maintain minimum 20'-0" wide on site landscape buffer between Elliot and Priest right of way and drive-thru. Indicate "existing plant material to be protected during construction" by species. Where an existing tree or palm indicated to remain dies or shows probability of dying prior to conclusion of this project, replace with a minimum 36" box tree or 20'-0" brown trunk palm that compliments the landscape design.
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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for feeder line diameters greater than 1/2". Provide details of water distribution system.
 - b. Place freestanding reduced pressure backflow assembly in a pre-manufactured, pre-finished, lockable cage.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Conceal valve and power conduits within the exterior wall cavity. Exposed conduit on building is not allowed.
 - e. Hardwire power source to controller. A receptacle connection is not allowed.
 - f. During construction period, do not allow plants that previously have had an irrigation system to go through a period without irrigation. Provide temporary irrigation system for these plants that remain.
 - g. Design automatic irrigation so existing plants that remain on site and in the adjacent public right of way are irrigated as part of the reconfigured system OR indicate the existing frontage irrigation system will remain in place under agreement between the Center and the Pad B lessee.

Signage

16. The 6" signs in the entrance window transoms are acceptable. For security, provide 12" high address signs on the building elevations. Provide one 12" high address sign on each building elevation except the elevation facing the street on which the building is not addressed. Provide one 12" high address sign on each side of the freestanding monument sign. Conform to the following for 12" high address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of individual mount, metal reverse pan channel numbers.
 - 3) Provide self-illuminated or dedicated light source.
 - 4) Coordinate address sign locations with trees to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation or monument sign that might be mistaken for the site address.

CODE-ORDINANCE REQUIREMENTS:

BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Review dated 12/05/2012. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.
- **TIME LIMIT:** Development Plan Review approval is valid for one year time limit unless modified by condition of approval. See ZDC Section 6-306(E). Development Plan Review approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review approval expires with the plan review period. After building permit issuance, Development Plan Review will remain in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review approval will also expire.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/modules/showdocument.aspx?documentid=5352 or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/modules/showdocument.aspx?documentid=5307.
- **BASIS OF BUILDING HEIGHT:** Measure height from top of curb on Priest Road adjacent to the center of front of property in accordance with ZDC Sec. 7-108.
- **BUILDING EQUIPMENT SCREEN:** Verify proposed building parapet is of sufficient height to screen roof mount equipment and top-mounted appurtenances on all four sides of equipment in accordance with requirement of ZDC Section 4-405.
- **WATER CONSERVATION:** In accordance with agreement between City of Tempe and State of Arizona, landscape and domestic use Water Conservation Reports are required for project. Have landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to the following link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf . Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** No part of the site has an Archaeologically Sensitive designation. State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, notify the Arizona State Historical Museum for removal and repatriation of the items and contact Tempe Historic Preservation Office (joseph_nucci@tempe.gov) with questions.
- **SECURITY REQUIREMENTS:**
 - Design building entrances including restaurant storage and freezer room doors to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to remove hiding places. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to increase user reaction time and safety.
 - Follow the design guidelines listed under ZDC Appendix A. 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 security vision panel at the restaurant support room door consisting of a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door, in compliance with ZDC Section 4-406, OR provide a peephole as indicated in the condition of approval.
- FIRE LANE: Ensure at least a 20'-0" horizontal width and 14'-0" vertical clearance from fire lane surface to underside of tree canopies or overhead structures. Layout and details of fire lane is subject to Fire Department approval.
- ENGINEERING:
 - Coordinate site layout with utility providers. Coordinate utility clearances with building and landscape installation.
 - Verify easement locations and other property restrictions to avoid conflicts with the site layout or foundation design.
 - Coordinate location of proposed retention basin so it is outside of drip line of existing trees that will remain.
 - 100 year onsite retention required for this property, either on its own parcel or as part of the Center. Coordinate design with requirements of the Engineering Division.
- BUILDING SAFETY
 - Move disabled accessible parking spaces and side aisle so they are closest to restaurant customer entrance.
 - Clearly indicate property lines and the dimensional relation of the building to the property lines.
- REFUSE:
 - Enclosure is exclusively for refuse. Construct walls, pad and bollards per Standard Detail DS-116.
 - Develop strategy with Sanitation Division for recycling collection and pick-up. Roll-outs may be allowed for recycled materials. Coordinate storage area for containers with site and landscape layout.
 - Gates for enclosure are not required. If gates are provided, have property manager open gates in accordance with Sanitation Division pick-up schedule.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - Provide parking loop/rack per Standard Detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting. Comply with ZDC Section 4-704 (C) (6) for relation of lights to trees (including existing trees).
- LANDSCAPE:
 - Provide groundcovers with a maximum natural mature height of 2'-0" where adjacent or within 6'-0" of pedestrian or parking areas. Canopy trees may occur in this area but shrubs and accents may not. Provide groundcovers and low shrubs of maximum natural mature height of 3'-0" between 6'-0" and 12'-0" of pedestrian or parking areas.
 - On landscape plan, correctly indicate driveway clear vision triangles that cross Pad B. Identify speed limit for Elliot Road and Priest Drive at site frontages. Consult Transit Studies Division Corner Sight Distance memorandum available at www.tempe.gov/modules/showdocument.aspx?documentid=6815 . Begin sight triangle in driveways at point 15'-0" in back of face of curb. 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.
 - Provide one tree of minimum 24" box installation size in each landscape island.

- Provide minimum five (5) groundcovers per each landscape island.
- Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines located on-site. The tree planting separation requirements may be reduced from the waterline upon the installation of a root barrier. Approval of root barrier detail is subject to Public Works, Water Utilities Division.
- SIGNS:
 - Obtain sign permits for commercial signs. Commercial signs including business identification and menu boards require a permit. Directional signs without a dedicated light source don't require a permit, depending on size and height--refer to ZDC Section 4-903 F.
 - Address signs do not require a sign permit. Include address signs in the construction drawing permit set--refer to ZDC Section 4-903 A for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Coordinate address signs with trees, vines, or other landscaping to avoid any potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address sign. If freestanding identification sign is provided, install address signs on the masonry base beneath the identification sign. Refer to conditions of approval for additional requirements.

HISTORY & FACTS:

- December 15, 1988 The City Council approved the requests for a zoning change from AG, Agricultural District to PCC-2, Planned Center Commercial District and a General Plan of Development for Price Club Plaza Tract "B" consisting of 191,700 sf. on 18.5 net acres, including three variances
- Reduce required side yard setback from 60 ft. to 40 ft. at Retail B.
 - Reduce required side yard setback from 60 ft. to 55 ft. at Retail F (southwest corner).
 - Reduce required minimum length of on-site driveway from 20 ft. to 15 ft. at the northwest corner of site to Harl Drive (street name later changed to Autoplex Loop).
- July 21, 1993 The Design Review Board approved the request for building elevations, site plan and landscape plan for Price Club Plaza II – Phase I, including Rock'n Rodeo nightclub/bar, all parking and perimeter landscaping for the entire shopping center, located at 7750 South Priest Drive in the PCC-2, Planned General Commercial Center District.
- September 30, 1993 Following the recommendation of Planning and Zoning Commission (on July 13, 1993), the City Council approved the requests for an Amended General Plan of Development for Price Club Plaza II consisting of 151,445 sf. on 18.5 net acres and a Final Plan of Development for Phase I (Rock'n Rodeo Nightclub) consisting of 35,000 sf. on 18.5 net acres located a 7750 S. Priest Drive, including the following:
- Use Permits
- Allow a bar/nightclub in the PCC-2 District
 - Allow live entertainment as an accessory use to a bar/nightclub
 - Allow parking to be provided based on demand.
- Variances
- Reduce the minimum required street side yard setback from 60 ft. to 50 ft. for Pad A.
 - Reduce the minimum required rear yard setback from 60 ft. to 45 ft. at Rock'n Rodeo, from 60 ft. to 50 ft. at Retail A and from 60 ft. to 40 ft. at Retail B.
 - Reduce the minimum required on-site driveway length from 20 ft. to 13 ft. at Autoplex Loop.
- December 15, 1993 The Design Review Board approved the request for Phase II of Price Club Plaza II including building elevations, site plan and landscape plan for Retail Building A (Country Harvest Restaurant), Retail Buildings B and C, Pad A (Applebee's Restaurant), Pad C (Tsing-Wa Restaurant), Pad D (Tommy's Billiards) located at 7750 South Priest Drive in the PCC-2 Planned Commercial Center District.

- February 10, 1994 The City Council approved a Second Amended General Plan of Development for Price Club Plaza II and a Final Plan of Development for Phase II consisting of Retail A, B and C and Pad A, B and D. Retail D is a proposed health club (L.A. Fitness).
- February 16, 1994 The Design Review Board approved a request for building elevations, site plan, landscape plan and signage for Price Club Plaza II – L.A. Fitness located at 7810 South Priest Drive in the PCC-2, Planned Commercial Center District.
- April 20, 1994 The City Council approved a Third Amended General Plan of Development for Sports Authority Plaza (formerly Price Club Plaza II) and a Final Plan of Development for Phase III which consists of Retail B and Retail D. Retail B is a proposed retail store (Sports Authority) and Retail D is a proposed health club (L.A. Fitness).
- October 5, 1994 The Design Review Board approved the request for building elevations, site plan, landscape plan and signage for Sports Authority Plaza-Pad B Coco’s Bakery Restaurant located at 1525 West Elliot Road in the PCC-2, Planned Center Commercial District.
- December 23, 1994 The City Council approved a Fourth Amended General Plan of Development for Sports Authority Plaza (formerly Price Club Plaza II) and a Final Plan of Development for Phase IV which consists of Pad B. Pad B is a proposed restaurant (Coco’s).

ZONING AND DEVELOPMENT CODE REFERENCE:

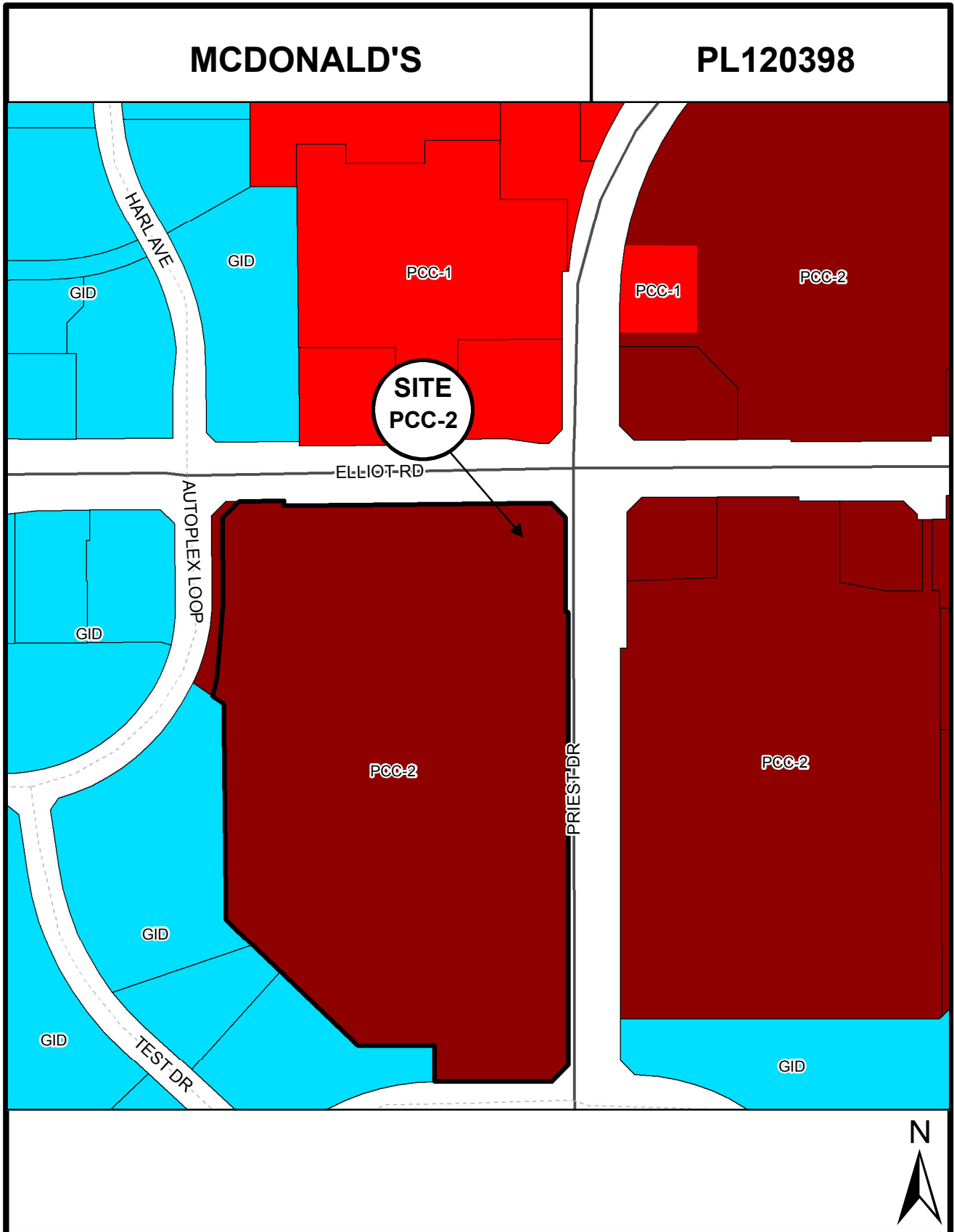
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
McDONALD'S at ELLIOT & PRIEST

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Design Project Narrative
- 4-7. Site Plan, Project Data and Site Keynotes
8. Floor Plan
9. Building Sections
- 10-14. Building Elevations and Keynotes
- 15-17. Preliminary Landscape Plan and Landscape Legend
- 18-19. Preliminary Grading + Drainage and Site Sections
- 20-21. Color Elevations and Site Redevelopment Concept Sketches
- 22-24. Site Photos Fall 2012



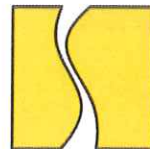
Location Map



MCDONALD'S ELLIOT AND PRIEST (PL120398)

Synectic Design, Inc.

1111 W University Drive Suite 104
Tempe, Arizona 85281
P. (480) 948-9766
F. (480) 948-9211



11/19/2012

City of Tempe
Community Development Department
31 East 5th Street, Garden Level
Tempe, Arizona 85281
P: 480.350.8341

Project: McDonald's Restaurant Project
Project address: 1655 West Elliot Road
Tempe, Arizona

Project Narrative

This project entails the construction of a new McDonald's restaurant at the northwest corner of the Priest Drive and Elliot Road. Pad is existing and is located in a existing shopping center. Currently an existing Coco's Restaurant sits on the site and will be raised as part of this project. The work will include construction of a new building, parking, drive-thru and supporting landscaping to match McDonald's Corporation's new branding elements for the exterior of the building as well as drive-thru equipment and associated signage.

The existing site is currently occupied and current landscaping will be saved as needed. The Building will be one story and will have metal canopies and awnings at entrances, windows and the drive-thru to provide protection from the elements to those accessing the restaurant. At the west (main), east (rear) north and south facades, "brand" walls will be constructed on the exterior of the building. These brand walls will be framed construction with a painted stucco finish. On the main facade a brand wall will house a new roof top yellow arch. The main entrance on the south facade will receive a brand wall and awning. The entire exterior will be painted to be consistent with McDonald's new color schemes as shown on the elevations.

The site will be configured to accommodate a double drive-thru. A trash corral will be relocated to the southeast parking area in order to provide sufficient space for vehicles entering and exiting the site as well as vehicles queued at the drive-thru lane.

Where landscape islands will be, the landscaping will be installed per city codes. New landscaping will be consistent with the landscaping currently installed at the surrounding area. All new irrigation will be drip systems.

The work to be performed will also include new signage. The drive-thru order points, menu boards and directional signage will be equipment to match McDonald's current design standards. All signs shall meet city codes and regulations.

McDonald's USA, LLC
 1111 Wilburity Dr
 Phoenix, AZ 85006
 P: 480.948.9211
 F: 480.948.9211

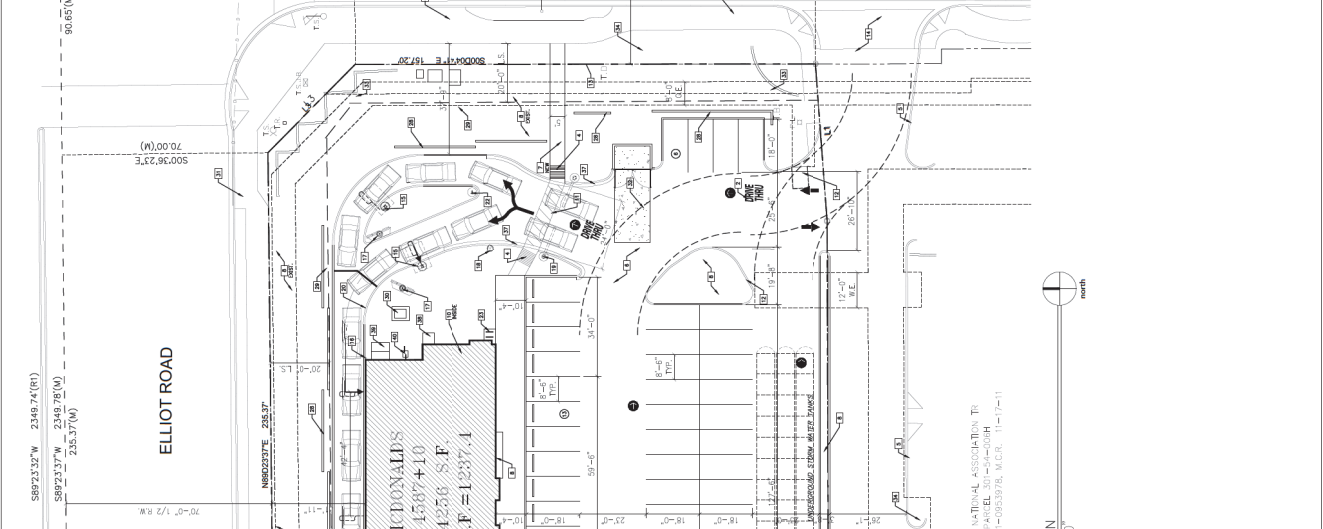
DESIGN CONSULTANTS
 1525 WEST ELLIOT ROAD
 TUCSON, ARIZONA 85744
 P: 520.792.1111
 F: 520.792.1111

PROJECT NARRATIVE
 THIS PROJECT CONSISTS OF THE REMEDIATION OF THE EXISTING RESTAURANT AND SITE FEATURES, REORGANIZING OF THE SITE AND CONSTRUCTION OF A NEW RESTAURANT, DOUBLE DRIVE-THRU, SITE FEATURES AND PARKING.

PROJECT DATA
 PROJECT ADDRESS: 1525 W. ELLIOT ROAD, TUCSON, ARIZONA 85744
 ASSESSORS PARCEL #: 50073377
 LOT AREA: 50,159 S.F., 1.14 ACRES
 ZONING: R20-2
 HEIGHT RESTRICTION: 23'-4"
 BUILDING HEIGHT (PROPOSED): 23'-4"
 OFFICE SUPERVISOR: [REDACTED]
 PACKAGE BUILDING AREA: 4,700 GROSS S.F., 135 NET BUILDING AREA
 TOTAL: 4,700 GROSS S.F., 135 NET BUILDING AREA
 EXTERIOR WALLS: EXTERIOR WALLS
 EXTERIOR WALKS: EXTERIOR WALKS
 EXTERIOR LIGHTING: EXTERIOR LIGHTING
 EXTERIOR SIGNAGE: EXTERIOR SIGNAGE
 EXTERIOR FURNITURE: EXTERIOR FURNITURE
 EXTERIOR PLANTING: EXTERIOR PLANTING
 EXTERIOR PAINTING: EXTERIOR PAINTING
 EXTERIOR CONCRETE: EXTERIOR CONCRETE
 EXTERIOR METALS: EXTERIOR METALS
 EXTERIOR GLASS: EXTERIOR GLASS
 EXTERIOR ROOFING: EXTERIOR ROOFING
 EXTERIOR MECHANICAL: EXTERIOR MECHANICAL
 EXTERIOR ELECTRICAL: EXTERIOR ELECTRICAL
 EXTERIOR PLUMBING: EXTERIOR PLUMBING
 EXTERIOR HEATING: EXTERIOR HEATING
 EXTERIOR COOLING: EXTERIOR COOLING
 EXTERIOR INSULATION: EXTERIOR INSULATION
 EXTERIOR FINISHES: EXTERIOR FINISHES
 EXTERIOR ACCESSORIES: EXTERIOR ACCESSORIES
 EXTERIOR UTILITIES: EXTERIOR UTILITIES
 EXTERIOR SECURITY: EXTERIOR SECURITY
 EXTERIOR SAFETY: EXTERIOR SAFETY
 EXTERIOR COMPLIANCE: EXTERIOR COMPLIANCE
 EXTERIOR MAINTENANCE: EXTERIOR MAINTENANCE
 EXTERIOR REPAIRS: EXTERIOR REPAIRS
 EXTERIOR REPLACEMENTS: EXTERIOR REPLACEMENTS
 EXTERIOR UPGRADES: EXTERIOR UPGRADES
 EXTERIOR MODIFICATIONS: EXTERIOR MODIFICATIONS
 EXTERIOR ALTERATIONS: EXTERIOR ALTERATIONS
 EXTERIOR ADDITIONS: EXTERIOR ADDITIONS
 EXTERIOR SUBTRACTIONS: EXTERIOR SUBTRACTIONS
 EXTERIOR RECONFIGURATIONS: EXTERIOR RECONFIGURATIONS
 EXTERIOR REDESIGNS: EXTERIOR REDESIGNS
 EXTERIOR RECONSTRUCTIONS: EXTERIOR RECONSTRUCTIONS
 EXTERIOR REPAIRS AND MAINTENANCE: EXTERIOR REPAIRS AND MAINTENANCE
 EXTERIOR UPGRADES AND IMPROVEMENTS: EXTERIOR UPGRADES AND IMPROVEMENTS
 EXTERIOR MODIFICATIONS AND ALTERATIONS: EXTERIOR MODIFICATIONS AND ALTERATIONS
 EXTERIOR ADDITIONS AND SUBTRACTIONS: EXTERIOR ADDITIONS AND SUBTRACTIONS
 EXTERIOR RECONFIGURATIONS AND REDESIGNS: EXTERIOR RECONFIGURATIONS AND REDESIGNS
 EXTERIOR RECONSTRUCTIONS AND REPAIRS: EXTERIOR RECONSTRUCTIONS AND REPAIRS
 EXTERIOR REPLACEMENTS AND UPGRADES: EXTERIOR REPLACEMENTS AND UPGRADES
 EXTERIOR FINISHES AND ACCESSORIES: EXTERIOR FINISHES AND ACCESSORIES
 EXTERIOR UTILITIES AND SECURITY: EXTERIOR UTILITIES AND SECURITY
 EXTERIOR SAFETY AND COMPLIANCE: EXTERIOR SAFETY AND COMPLIANCE
 EXTERIOR MAINTENANCE AND REPAIRS: EXTERIOR MAINTENANCE AND REPAIRS

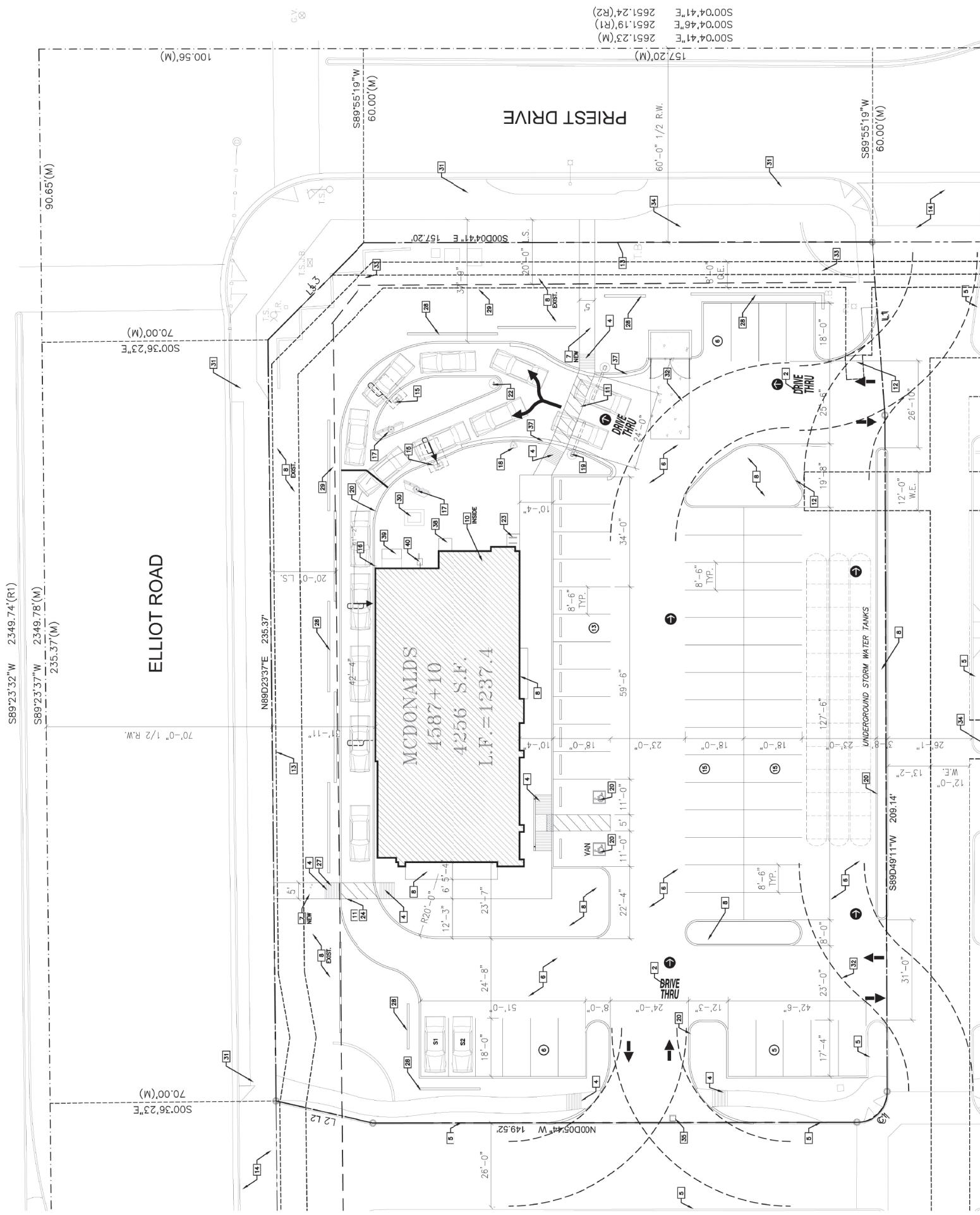
PARKING CALCULATIONS
 VEHICLE: 4,316 S.F. (NET)/79 = 57 SPACES
 PROPOSED PARKING: 57 SPACES, INCL. 2 H.C.
 BICYCLE: 4,316 / 1,000 = 4 SPACES
 REQUIRED: 4,316 / 1,000 = 4 SPACES
 PROVIDED: 4 SPACES

SITE PLAN KEYNOTES:
 1. PAINT STRIPING.
 2. PROVIDE NEW DRIVE-THRU DIRECTIONAL PAVEMENT SIGNAGE.
 3. PROVIDE NEW DRIVE-THRU CONCRETE CURB.
 4. NEW CONCRETE ACCESSIBLE RAMP.
 5. ASPHALT PAVING.
 6. CONCRETE WALK.
 7. CONCRETE DRIVEWAY.
 8. POLE MOUNT LIGHT FIXTURE - PAINT BASE TO MATCH BASE BUILDING COLOR.
 9. THAT AT NO POINT ALONG CROSSWALK THE RUNNING SLOPE EXCEEDS 5% AND THE CROSS WALK IS AT LEAST 5 FEET WIDE.
 10. REPAIR AREAS THAT DO NOT COMPLY WITH THE ABOVE REQUIREMENTS.
 11. BUILDING COLORS REFER TO EXTERIOR ELEVATIONS FOR SPECIFIC COLORS.
 12. PROPERTY LINE/LANDSCAPE DRINK.
 13. INSTALL NEW MCDONALD'S G-00 WITHIN CANOPY & NEW CONCRETE FOOTING. G-00 FURNISHED BY MCDONALD'S.
 14. STEEL BOLLARD, TYP. PAINTED.
 15. INSTALL NEW DRIVE THRU (D.P.O.) MENU BOARD & NEW CONCRETE FOOTING. MENU BOARD FURNISHED BY MCDONALD'S.
 16. INSTALL NEW "PRE-SELL" SIGN & NEW CONCRETE FOOTING. "PRE-SELL" SIGN FURNISHED BY MCDONALD'S.
 17. SIGNAGE COMPANY/THRU "GATEWAY" & CONCRETE FOOTING. "GATEWAY" FURNISHED BY SIGNAGE COMPANY.
 18. PROVIDE NEW CONCRETE DRIVEWAY.
 19. PROVIDE NEW CONCRETE PAVING AS NECESSARY.
 20. PROVIDE NEW CONCRETE PAVING MEETS ASPHALT PAVING.
 21. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 22. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 23. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 24. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 25. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 26. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 27. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 28. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 29. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 30. EXISTING SITE SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD - FIELD VERIFIED.
 31. EXISTING R/W SIDEWALK AND CURB.
 32. EXISTING R/W SIDEWALK AND CURB.
 33. EXISTING R/W SIDEWALK AND CURB.
 34. EXISTING R/W SIDEWALK AND CURB.
 35. EXISTING R/W SIDEWALK AND CURB.
 36. EXISTING R/W SIDEWALK AND CURB.
 37. EXISTING R/W SIDEWALK AND CURB.
 38. EXISTING R/W SIDEWALK AND CURB.
 39. S.E.S. WITH 3'-0" CLR CONCRETE PAD IN FRONT.
 40. USE WEIR LIGHTNING.



VICINITY MAP
 PROJECT SITE
 ELLIOT ROAD
 HARVEY DRIVE
 PRIEST DRIVE
 WARNER ROAD
 SR 101

1 SITE PLAN
 AS1.0 1" = 20'-0"
 US BANK NATIONAL ASSOCIATION TR
 TAX PARCEL 301-54-0018H
 DOCUMENT 11-0923978, W.C.R. 11-17-11



S00°04'41"E 2651.23(M)
 S00°04'46"E 2651.19(R1)
 S00°04'41"E 2651.24(R2)

PROJECT DATA

PROJECT ADDRESS: 1525 W. ELLIOT ROAD
TEMPE, ARIZONA 85284

ASSESSORS PARCEL #: DRIVE-THRU RESTAURANT
PROPOSED USE: 50,758 S.F., 1.16ACRES
LOT AREA: PCC-2
ZONING: 40'-0"
BUILDING HEIGHT (ALLOWABLE): 23'-4"
BUILDING HEIGHT (PROPOSED): REFER TO ARCHITECTURAL
GROSS BUILDING AREA: COVER SHEET
PACKAGE 4,700 GROSS S.F.
TOTAL: 4,316 S.F. (EXCLUDES
NET BUILDING AREA: EXTERIOR WALLS)

SETBACKS:
FRONT: 0'-0"
PARKING: 20'-0"
SIDE: 30'-0"
REAR: 30'-0"
MAXIMUM LOT COVERAGE: 50%
LOT COVERAGE PROVIDED: 9.1%
MINIMUM LANDSCAPE AREA: 15%
LANDSCAPING AREA PROVIDED: 34.4% (17,264 S.F.)
BUILDING OCCUPANCY(S): A-2
CONSTRUCTION TYPE: V-B
STORIES: 1
MAXIMUM BUILDING AREA PER IBC: 6,000 S.F.
TABLE 503:
AREA MODIFICATIONS, PER IBC
SECTION 506:
MAXIMUM BUILDING AREA: 6,000 + (3)6,000 = 24,000 S.F.
24,000 S.F. > 4,700 S.F.

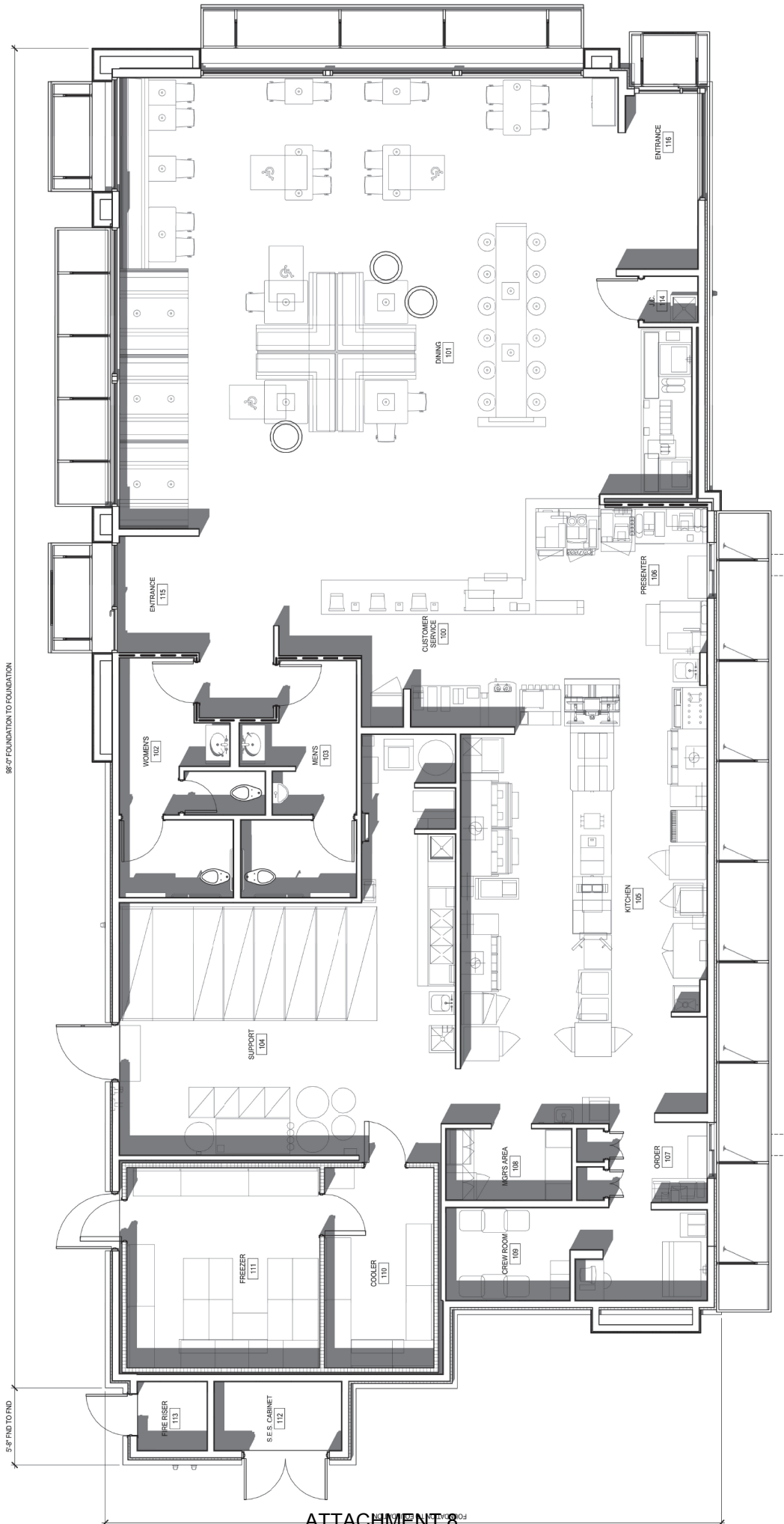
PARKING CALCULATIONS

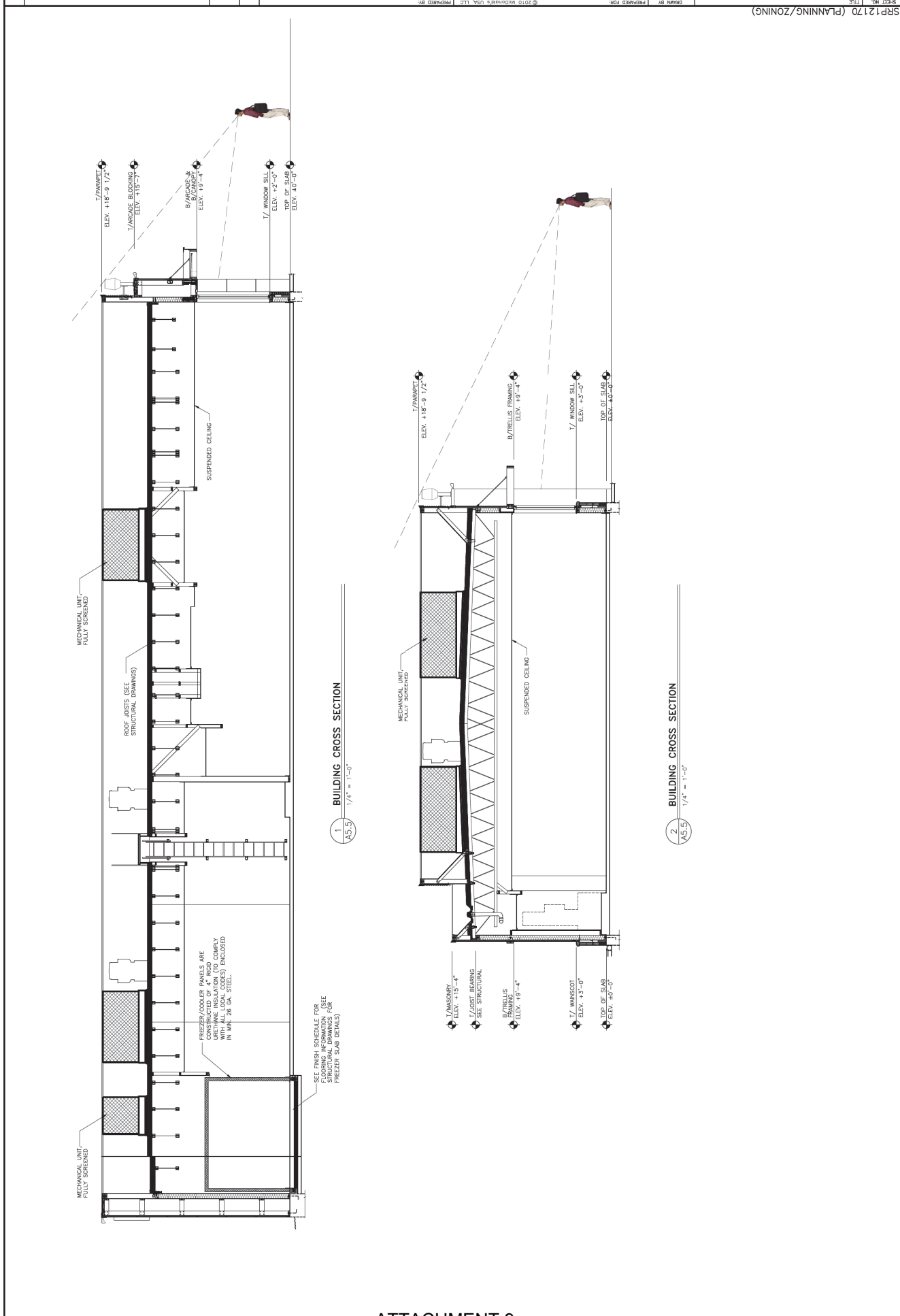
VEHICLE:
REQUIRED PARKING: 4,316 S.F. (NET)/75 = 57 SPACES
PROPOSED PARKING: 57 SPACES, INCL. 2 H.C.

BICYCLE:
REQUIRED:
PROVIDED: 4,316 / 1000 = 4 SPACES
4 SPACES

SITE PLAN KEYNOTES:

1. PAINT STRIPING.
2. PROVIDE NEW DRIVE-THRU DIRECTIONAL PAVEMENT SIGNAGE.
3. PAINT NEW ACCESSIBLE SYMBOL.
4. NEW CONCRETE ACCESSIBLE RAMP.
5. EXISTING 6" CONCRETE CURB.
6. ASPHALT PAVING.
7. CONCRETE WALK.
8. LANDSCAPING AREA.
9. POLE MOUNT LIGHT FIXTURE – PAINT BASE TO MATCH BASE BUILDING COLOR
10. NEW S.E.S.
11. PAINT NEW 5' WIDE CROSSWALK. PAINT STRIPES AT 45 DEGREES AT 2' O.C. VERIFY IN FIELD THAT AT NO POINT ALONG CROSSWALK THE RUNNING SLOPE EXCEEDS 5% AND THE CROSS SLOPE EXCEEDS 2%. WHERE SLOPE EXCEEDS ALLOWABLE AMOUNTS, REMOVE RE-GRADE AND RE-PAVE AREAS THAT DO NOT COMPLY.
12. NEW TRASH ENCLOSURE PER STANDARD MESA DETAILS. PAINT TO MATCH NEW BASE BUILDING COLORS. REFER TO EXTERIOR ELEVATIONS FOR SPECIFIC COLORS.
13. PROPERTY LINE.
14. EXISTING ENTRANCE DRIVE.
15. INSTALL NEW MCDONALD'S COD WITHIN CANOPY & NEW CONCRETE FOOTING. COD FURNISHED BY SIGNAGE COMPANY.
16. STEEL BOLLARD, TYP. PAINTED.
17. INSTALL NEW DRIVE THRU (O.P.O) MENU BOARD & NEW CONCRETE FOOTING. MENU BOARD FURNISHED BY SIGNAGE COMPANY.
18. INSTALL NEW 'PRE-SELL' SIGN & NEW CONCRETE FOOTING. "PRE-SELL" SIGN FURNISHED BY SIGNAGE COMPANY.
19. INSTALL NEW DRIVE-THRU "GATEWAY" & CONCRETE FOOTING. "GATEWAY" FURNISHED BY SIGNAGE COMPANY.
20. PROVIDE NEW 6" CONCRETE CURBING.
21. PROVIDE NEW CONCRETE PAVING AS NECESSARY.
22. INSTALL NEW "ANY LANE ANY TIME" SIGN, FURNISHED BY SIGNAGE COMPANY
23. BICYCLE PARKING.
24. EDGE WHERE CONCRETE PAVING MEETS ASPHALT PAVING.
25. EXISTING TRANSFORMER, TO BE RELOCATED.
26. EXISTING RETENTION AREA AS OCCURS.
27. EXISTING SITE SCREEN WALL & ALL FOUNDATIONS TO BE REMOVED.
28. NEW MASONRY SCREEN WALL TO MATCH EXISTING/SHOPPING CENTER STANDARD – FIELD VERIFY.
29. LANDSCAPE SETBACK LINE
30. NEW ELECTRICAL TRANSFORMER
31. EXISTING R/W SIDEWALK AND CURB
32. 55' OUTSIDE, 35 FOOT INSIDE TURNING RADIUS
33. EXISTING SCREEN WALL TO REMAIN – NEW STUCCO AND PAINT – MATCH BUILDING
34. EXISTING FIRE HYDRANT
35. EXISTING UTILITY BOX TO BE RELOCATED
36. NEW CURB RAMP
37. NEW ROLL CURB
38. 48"x48" C02 PAD
39. S.E.S. WITH 3'-0" CLR CONCRETE PAD IN FRONT
40. GAS METER LOCATION





T/ROOF CAP ELEMENT
ELEV. + 23'-4"

T/BLK'G @ VESTIBULE
ELEV. + 15'-5 1/2"

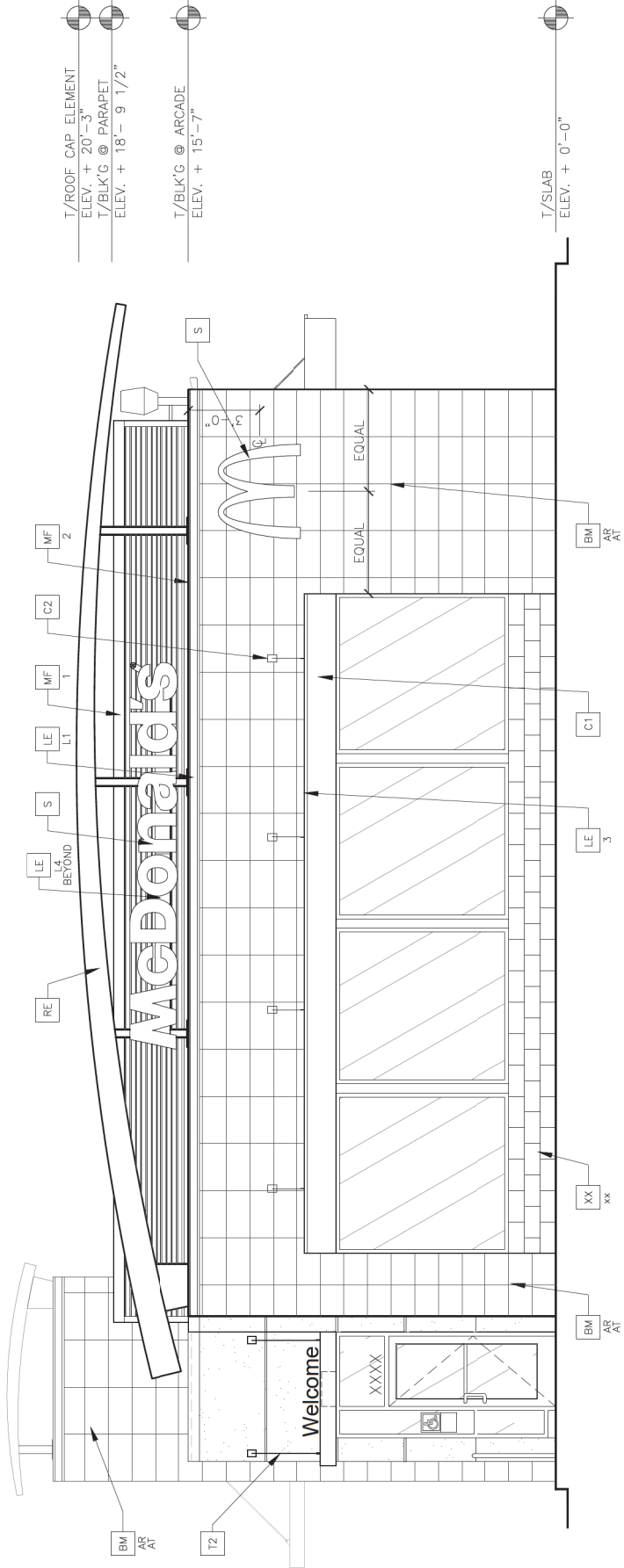
T/SLAB
ELEV. + 0'-0"

T/ROOF CAP ELEMENT
ELEV. + 20'-3"

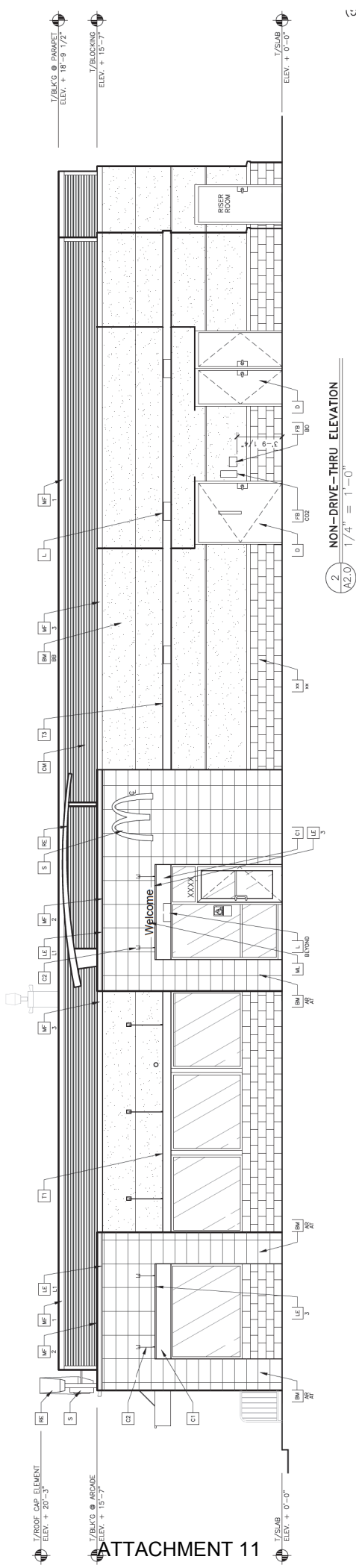
T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"

T/BLK'G @ ARCADE
ELEV. + 15'-7"

T/SLAB
ELEV. + 0'-0"



1
A2.0 FRONT ELEVATION
1/4" = 1'-0"



1/ROOF CAS ELEMENT
ELEV. + 20'-3"

1/BLK'S @ ARCADE
ELEV. + 15'-7"

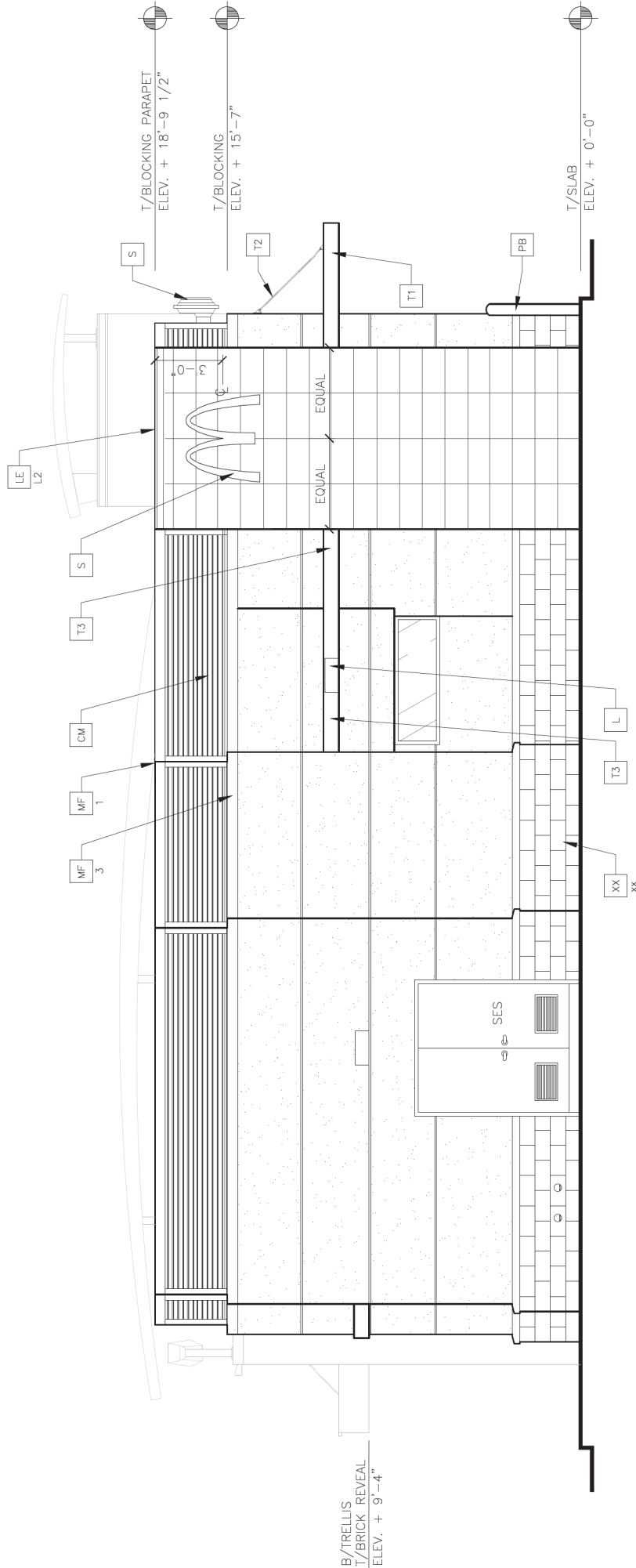
1/SLAB
ELEV. + 0'-0"

1/BLK'S @ PARAPET
ELEV. + 18'-9 1/2"

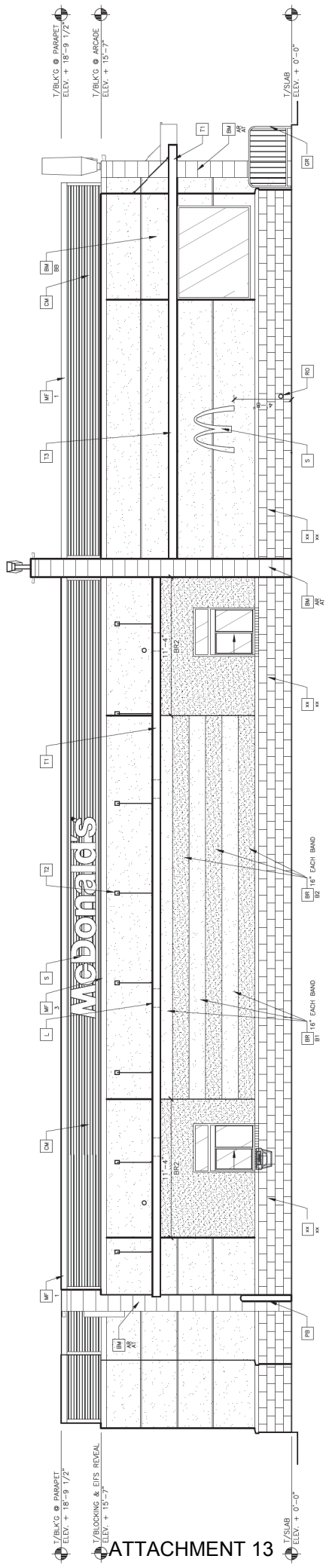
1/BLOCKING
ELEV. + 15'-7"

1/SLAB
ELEV. + 0'-0"

2
NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
 A2.1 1/4" = 1'-0"



T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"

T/BLK'G @ ARCADE
ELEV. + 15'-7"

T/SLAB
ELEV. + 0'-0"

T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"

T/LOCATIONS & EITS REVEAL
ELEV. + 15'-7"

T/SLAB
ELEV. + 0'-0"

1 DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"

KEY NOTES:

- BM** BUILDING MATERIAL
- AC** COLOR:
 - BB = BASE BUILDING
 - DT = DRIVE THRU BANDING
 - PB = PARAPET BAND
 - AR = ARCADE AND HEARTH
 - AC = ACCENT COLOR:
- MF** METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/A5.0
- 1** TYPE:
 - 1 = PRE-FAB ANCHOR-TITE FASCIA
 - 2 = PRE-FAB CUSTOM ARCADE FASCIA
 - 3 = PRE-FAB MASONRY CAP FASCIA

- C1** ALUMINUM CANOPY SYSTEM (COLOR: YELLOW)
- C2** ALUMINUM CANOPY TIE-BACK SYSTEM
- CM** CORRUGATED METAL PANEL - SEE 1A/A5.0 COLOR = CITYSCAPE BY METAL-ERA
- D** HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E** EXTERIOR FINISH SYSTEM & PAINT COLOR:
 - 1. BENJAMIN MOORE "COYOTE TRAIL" #BM-1224.
 - 2. BENJAMIN MOORE "POTTERS CLAY" #BM-1221.
- EJ** EXPANSION JOINT, SEE DETAIL 7/A4.1

- FB** CO2= BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- BO** BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) -CONFIRM USE WITH MCD PROJECT MANAGER.
- L** LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- LE** ACCENT LIGHTING - SEE ELECTRICAL
- L1** LED LIGHT:
 - L1 = UP AND DOWN FIXTURE
 - L2 = DOWN ONLY FIXTURE
 - L3 = INTEGRAL CANOPY FIXTURE

- ML** METAL LETTERING - BY OTHERS
- PB** PIPE BOLLARD - PAINTED YELLOW
- PT** (RMHC) COIN COLLECTOR
- RE** ROOF CAP ELEMENT BY OTHERS
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- AT** ARCADE TILE VENEER SYSTEM.

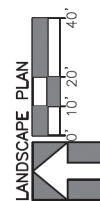
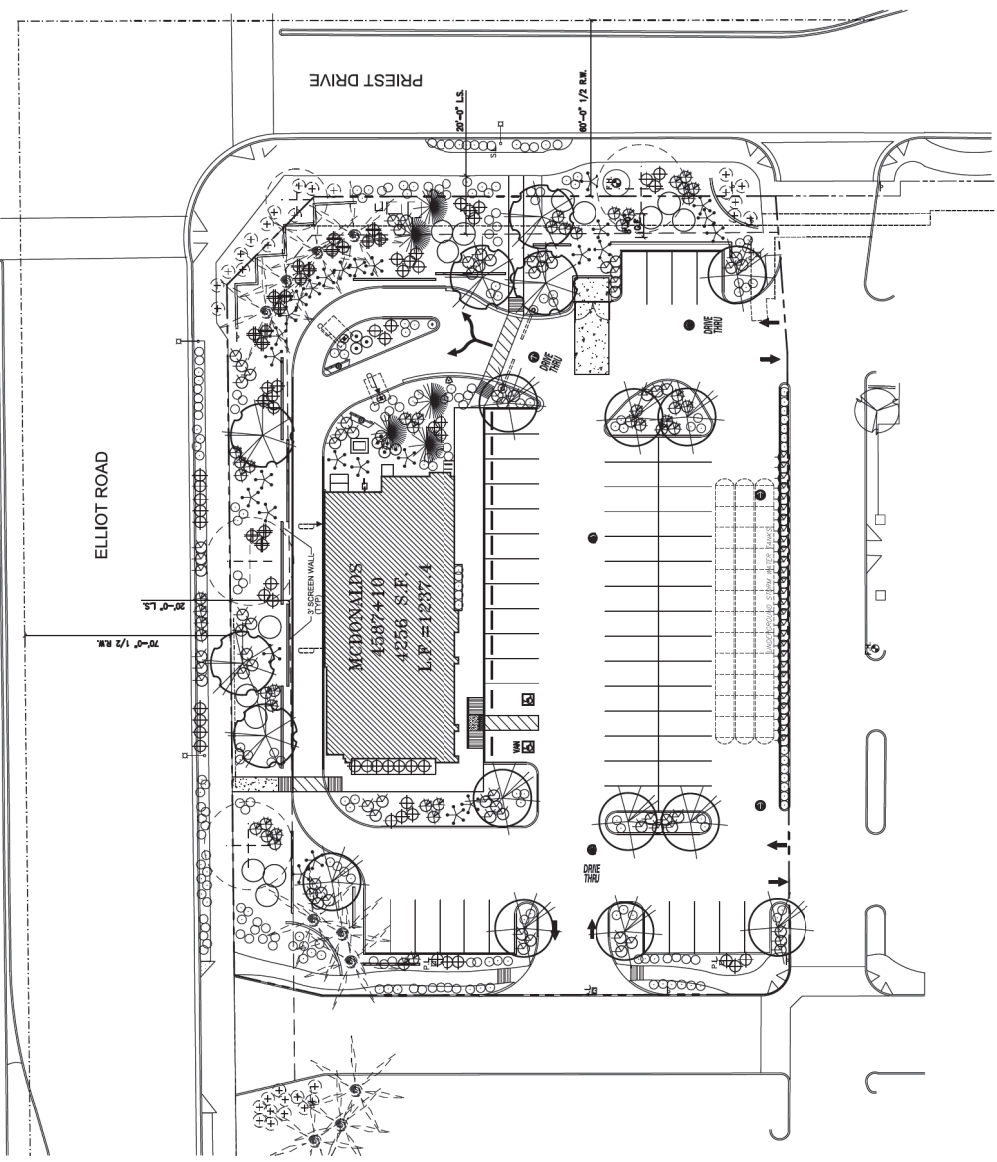
- T1** ALUMINUM TRELIS SYSTEM
- T2** TRELIS TIE-BACK SYSTEM
- T3** ALUMINUM TRELIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM. DETAIL 3 ON SHEET A5.1
- T4** 4" X 8" TUBE STEEL TRELIS SYSTEM - PAINT ALL TO MATCH ALUMINUM TRELIS - T1.
- W1** EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0
- T** TEMPERED GLASS

- W2** DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER
- XX** OPTIONS INCLUDE: TRANSOM (SHOWN)
- SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

COLOR LEGEND (ALL PAINT COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)	
COYOTE BROWN SCHEME	ARCADE TILE: OYSTER-BRUSH, EUROWEST - STROKE SERIES
	BASE BUILDING: COYOTE TRAIL #BM-1224
	DRIVE THRU BANDING: POTTERS CLAY #BM-1221
	ACCENT COLOR: POTTERS CLAY #BM-1221

LANDSCAPE LEGEND

- CECIDIUM DESERT MUSEUM
- DESERT MUSEUM
- Z CAUIPER (MATURITY 25x25)
- EXISTING PLANT MATERIAL
- PROPOSED PLANT MATERIAL
- DURUM CONSTRUCTION
- SOPHORA SECUNDIFLORA
- TEXAS MOUNTAIN LAUREL
- Z CAUIPER (MATURITY 15x20)
- PROSOPIS CHILENSIS
- CHILEAN MESQUITE (HORNLESS)
- 15 GALLON (MATURITY 25x25)
- NERIUM OLEANDER PETITE PINK
- SPINTE OLEANDER
- SEMPERPARVA PARVIFLORA
- RED YUCCA
- 5 GALLON
- DASYLIRION WHEELERII
- DESERT SPOON
- 5 GALLON
- LEICOPHYLLUM FRUTESCENS
- 5 GALLON
- RUHELIA SCINSULARIS
- 5 GALLON
- BALIA RUHELIA
- 5 GALLON
- CASSALPINA MEXICANA
- AMERICAN BIRD OF PARADISE
- 5 GALLON
- LANTANA MONTEVIDENSIS
- 'GOLD MOUND'
- 5 GALLON
- RUHELIA BRITONIANA KATIE
- 1 GALLON
- TRAILING RUHELIA
- 1 GALLON
- AGAVE SOLIS
- 'DESERT CARPET' tm
- 1 GALLON
- 1/2" MINUS MADISON GOLD
- DECOMPOSED GRANITE
- Z DEPTH IN ALL LANDSCAPE AREAS



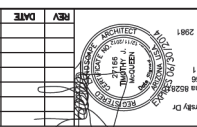
T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 8433 East Camelback Rd.
 Scottsdale, AZ 85260
 PH: (602) 265-0320
 EMAIL: TJM@CQED.COM

T&M ASSOCIATES
 1400 STURGEIT
 PHOENIX, AZ

PH: (602) 265-0320
 EMAIL: TJM@CQED.COM

CONSISTENT WITH THE APPROVED WRITTEN PERMITS & CONDITIONS OF THE PERMITS.

REV	DATE	DESCRIPTION



SYNOPSIS
 1111 W. University Dr.
 Suite 104
 Tempe, Arizona 85284
 (480) 844-7700
 (480) 844-9211
 O: 480-844-7700
 F: 480-844-9211
 © 2010 McDonald's USA, LLC

McDonald's USA, LLC
 © 2010 McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary property of McDonald's USA, Inc. and shall not be copied or reproduced in any form without the express written permission of McDonald's USA, Inc. The use of this graphic or any portion thereof for any other project is strictly prohibited. The contract documents were prepared for the use of the specific site and project details and are not suitable for use on a different site or a different project. McDonald's USA, Inc. reserves the right to change the drawings and specifications without notice. The contract documents for this project are subject to the contract documents for the same or another project as not indicated.

DATE ISSUED: 10/31/12
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: AUG 2010
 CND
 NEW BUILDING
 MCDONALDS ELLIOT AND PRIEST
 1655 WEST ELLIOT ROAD
 TEMPE, ARIZONA 85284

LANDSCAPE PLAN
 XXXX (PLANNING/ZONING)
 TITLE: MCDONALDS ELLIOT AND PRIEST
 SHEET NO.: 10.1

ELLIOT ROAD

PRIEST DRIVE

70'-0" 1/2 R.W.

20'-0" L.S.

20'-0" L.S.

80'-0" 1/2 R.W.

MCDONALDS
4587+10
4256 S.F.
L.F.=1237.4

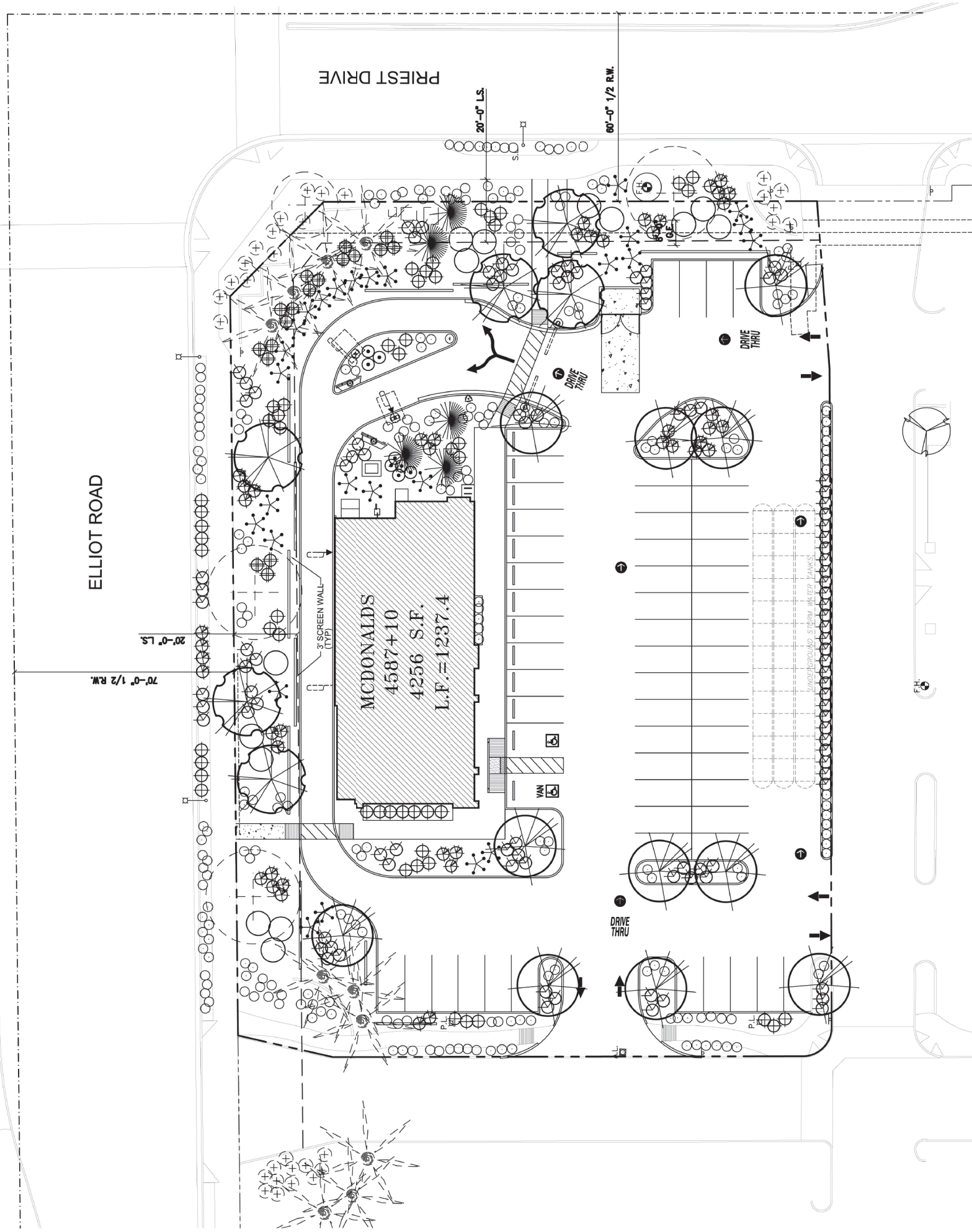
3 SCREEN WALL (TYP)

VAN

DRIVE THRU

DRIVE THRU

UNDERGROUND STORM WATER TANKS



LANDSCAPE LEGEND



CERCIDIUM DESERT MUSEUM
DESERT MUSEUM
2" CALIPER (MATURITY 25'x25')



EXISTING PLANT MATERIAL
TO BE PROTECTED
DURING CONSTRUCTION



SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
2" CALIPER (MATURITY 15'x20')

PROSOPIS CHILENSIS
CHILEAN MESQUITE (THORNLESS)
15 GALLON (MATURITY 25'x25')

NERIUM OLEANDER 'PETITE PINK'
PETITE OLEANDER
5 GALLON



HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON



DASYLIRION WHEELERII
DESERT SPOON
5 GALLON



LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON



RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON



CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON



LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON



RUPELLIA BRITONIANA 'KATIE'
TRAILING RUELLIA
1 GALLON



ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON



1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

DATE	12/28/2012 8:47:24 AM
BY	
DESCRIPTION	
REV	
DATE	

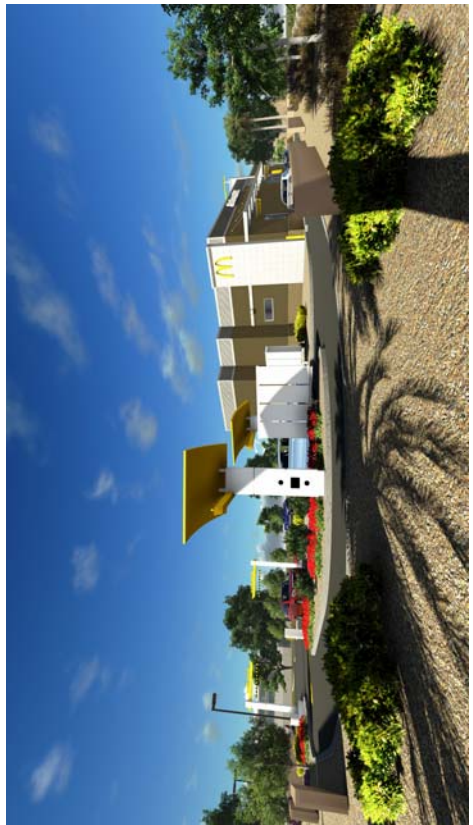
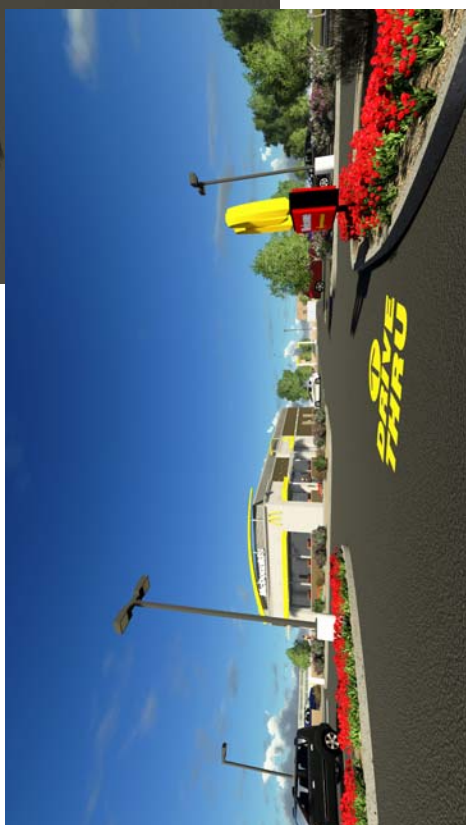
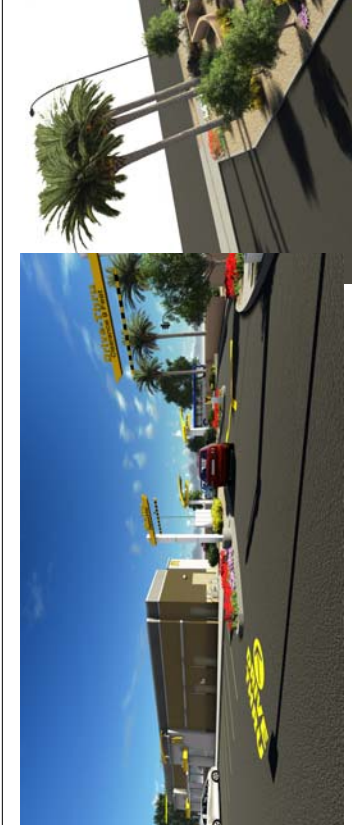
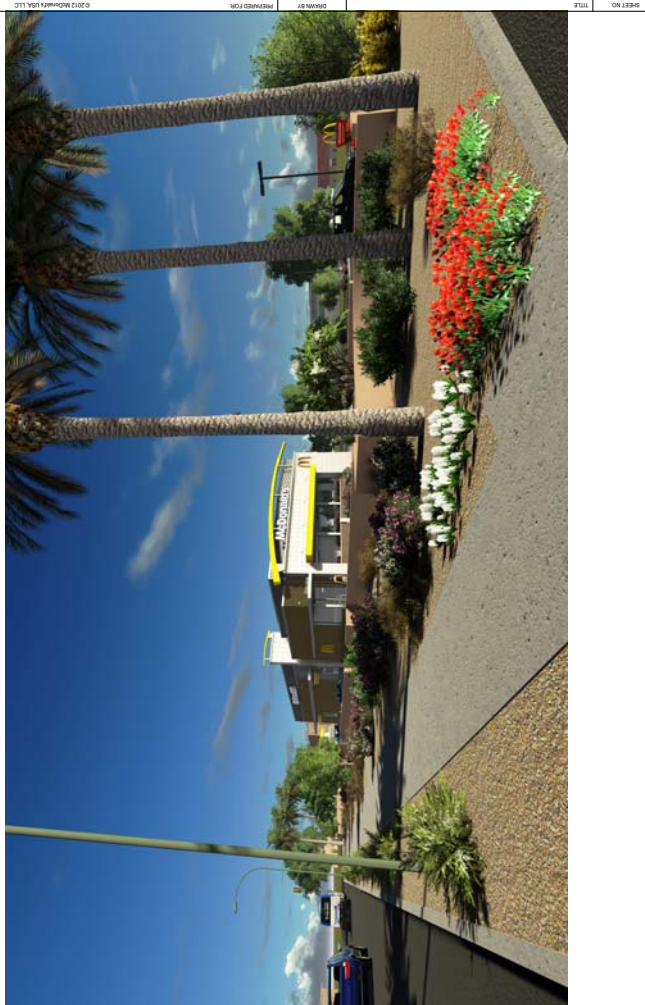
N.F.C.

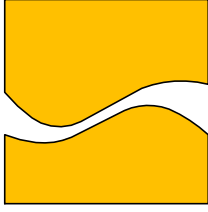
1111 St. Lawrence Dr.
 Suite 104
 Tampa, AZ 33291
 480.948.7366
 480.948.9211
 SD Project No. 0000

M. McDonald's USA, LLC
 2011 Standard Building
 4527+S-Woodwood
 Wood Hills, WI 53193
 262.228.1111

DATE	12/28/2012
BY	
DESCRIPTION	
REV	
DATE	

A2.3





1111 West University
 Dr,
 Suite 104
 Tempe,
 AZ 85281
 t:480.948.9766
 f:480.948.9211



Photograph #2



Photograph #4



Photograph #1



Photograph #3

Project #: 3192

Site/Context Photographs

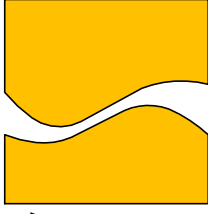
PIC 1

11/16/2012 9:56:07 AM

Address:
 Preist and Elliot Road, Tempe
 Arizona

**Proposed New
 McDonald's Restaurant**

Phase: Planning Reviewed By: LDB Drawn By: SCB Date: 10/29/2012



1111 West University
 Dr,
 Suite 104
 Tempe,
 AZ 85281
 t:480.948.9766
 f:480.948.9211



Photograph #5



Photograph #6



Photograph #7



Photograph #8

**Proposed New
 McDonald's Restaurant**

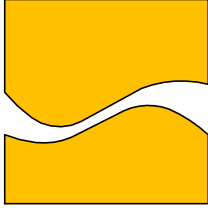
Address:
 Preist and Elliot Road, Tempe
 Arizona

Site/Context Photographs

PIC 2

11/16/2012 9:56:24 AM

Project #: 3192



1111 West University
 Dr,
 Suite 104
 Tempe,
 AZ 85281
 t:480.948.9766
 f:480.948.9211



Photograph #9



Photograph #10



Photograph #11

Photograph #12

Phase: Planning Reviewed By: LDB Drawn By: SCB Date: 10/29/2012

Project #: 3192

Proposed New McDonald's Restaurant

Address:
 Preist and Elliot Road, Tempe
 Arizona

Site/Context Photographs

PIC 3

11/16/2012 9:56:38 AM