

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/12/2014
Agenda Item: 2**

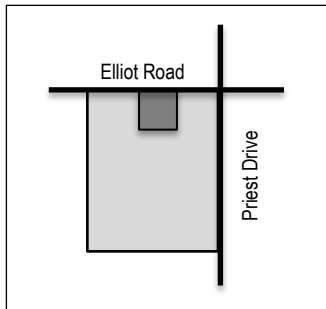
ACTION: Request for a Development Plan Review consisting of a new 2,961 s.f. restaurant with drive-through for POPEYE’S LOUISIANA KITCHEN, located at 1615 West Elliot Road. The applicant is SBL Engineering LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions.

BACKGROUND INFORMATION: POPEYE’S LOUISIANA KITCHEN (PL140126) is proposed within the commercial center formerly known as Sports Authority Plaza. The proposed area of development is in a portion of the center currently used as surface parking. The development includes a 2,961 s.f. single-story restaurant building with a drive-through window on the west elevation and a double ordering entrance on the north side of the building. A McDonald’s restaurant with drive-through was approved in 2013 and recently developed on a parcel directly to the east. The request includes the following:

DPR14117 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	TPP JV Maricopa, LLC
Applicant	Craig Baker, SBL Engineering, LLC
Current Zoning District	PCC-2 (Planned Commercial Center General) within Southwest Tempe Overlay District (SWTOD)
Net site area	17.25 acres
Total Building area	142,630 s.f. (2,961 s.f. Popeye’s)
Lot Coverage	19% (50% maximum allowed)
Building Height	24’ 6” (65’ maximum allowed, per SWTOD)
Building Setbacks	87’ front, 295.5’ west side, 110.5’ east side, 975’ rear (0’, 30’, 30’, 30’ min. required)
Landscape area	20% (15% minimum required)
Vehicle Parking	1,086 spaces (985 required)
Bicycle Parking	29 spaces for center (58 required); 3 spaces for Popeye’s (3 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

COMMENTS:

This site will be a pad within the commercial center known formerly by several names including Price Club Plaza II and Sports Authority Plaza. The pad is approximately .71 acres of the approximate 17.25 acre center and is located on the south side of Elliot Road, west of the existing McDonald's. This pad will not be a separate parcel but is a lease area. The center is zoned PCC-2 within the Southwest Tempe Overlay District.

Existing entitlements for this property do not pertain to the proposed redevelopment. These included use permits to allow a bar/nightclub, allow live entertainment, and allow parking to be provided based on demand. The nightclub was in the southern portion of the center and is currently vacant. The active variance for the center allows the reduction of the minimum on-site driveway length from 20' to 13' at Autoplex Loop.

Existing uses in the center include a fitness center, restaurants, a sports bar, and retail sales.

This request includes the following:

Development Plan Review approval, including site plan, building elevations, and landscape plan, for a new 2,961 square-foot, single-story restaurant building with drive-through.

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

PUBLIC INPUT

- Neighborhood meeting was not required.
- At the date of report completion, there were no public inquiries or comments regarding this request.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The proposal includes a 2,961 square-foot building located 87 feet south of Elliot Road. The plan shows a double order drive-through entrance on the north side (adjacent to Elliot Road) that merges into a single pick-up lane and window on the west. The design complies with the Zoning and Development Code requirements that a minimum 20' landscape buffer is provided between drive-through maneuvering lanes and the street and that a screen wall is provided between the street and menu boards. The customer entrance is on the east side, and an accessible path from the entrance connects to the walkway that exists on the east side of the driveway off of Elliot Road (on the McDonald's parcel), which connects to the public right-of-way. On-site vehicle parking requirements are met; however, bicycle parking is not. The applicant conducted a study of the bicycle parking and determined that only 26 of the 58 spaces are provided. This matter will be followed up with the property owner of the center. The development of the new restaurant will add an additional 3 parking spaces, which are required based on the square footage of the restaurant.

Building Elevations

The proposed restaurant is single-story and 24' 6" to the top of parapet. The design incorporates EIFS and stone veneer that will complement the Applebee's restaurant to the west. The building entrance and windows are shaded with metal awnings, and the drive-through window is covered with an artificial balcony, typical of Popeye's restaurants. Shutters are used on the east and west elevations to give the appearance of windows and break up the blank walls. The front building elevation faces Elliot Road, and the drive-through lane and menu boards will be located between Elliot and the building. The proposed floor plan places the patron dining area in the north end of the building, adjacent to the menu boards. The applicant has provide an explanation (attached) as to why the building has been oriented in this fashion, including the location of existing utility line connection points and company preference to face the building toward the street.

Landscape Plan

The area of the existing landscape buffer along Elliot Road will remain and be upgraded to replace missing ground topping and plants where they have died or been removed over the years. The palm trees on the west side of the entrance on Elliot will remain in place, consistent with what exists on the east. On-site, the applicant proposes Southern Live Oak trees in parking lot planters as well as on the west side of the drive-through lane for shade at the pick-up window.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* Building placement provides the narrowest elevation to the street frontage and includes decorative veneer, awnings, and windows.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* Orientation of the building with dining room windows on the north elevation is optimal for energy conservation. The development will replace an area of existing asphalt parking with a building and landscaping, which will reduce heat gain and increase shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Materials include EIFS, stone veneer, and metal awnings. While the architecture is consistent with typical Popeye's designs, it also incorporates materials that will complement the center.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* As a pad within the larger commercial center, the scale of the building and landscape are appropriate to the area.
5. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.* The front elevation faces the street and is appropriately oriented to climatic conditions. The building entrance on the east side incorporates a covered canopy to shade patrons. Architectural details are appropriate to the scale of the development.
6. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* The site is designed with dedicated pedestrian access to other restaurant pads along Elliot Road and to the public rights-of-way.
7. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* The design provides separation of circulation paths for dine-in and drive-through customers.
8. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The design complies with CPTED principles.
9. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Areas are delineated with the required landscape for the project as well as additional plants to delineate and shade the drive-through lane.
10. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located.* While signs are reviewed as a separate submittal, the building design provides appropriate and well-proportioned area for signs.
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* All parking lot and wall-mounted lighting will comply with code requirements.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan

Review. This request meets the required criteria and will conform to the conditions proposed.

REASONS FOR APPROVAL:

1. The project meets the goals and objectives of the General Plan.
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.

DPR14117

CONDITIONS OF APPROVAL

Site Plan

1. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
2. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
3. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

5. The materials and colors are approved as presented:
Main wall surface above accent trim – Benjamin Moore – Delightful Golden #2158-40
Accent trim – Benjamin Moore – Mocha Brown #2107-20
Stone Wainscot – Harrisontone – Unitah Mountain Ledge St. Cloud
Standing Seam Canopies, 12" on-center – Copper Sales, Inc. – Mocha Brown #2107-20
Balcony, railing, and shutters – Benjamin Moore – Mocha Brown #2107-20

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

6. All canopies shall have solid, metal end caps instead of the proposed awning grates.
7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within the interior of the building.
9. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

10. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

11. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
12. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
13. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
14. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
15. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
16. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

17. Provide address sign on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **FIRE:**
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.

- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure are required. The property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

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 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 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 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 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).
- January 8, 2013 The Development Review Commission approved the request for Development Plan Review consisting of site plan, building elevations, and landscape plan for McDonald's located at 1525 West Elliot Road in the PCC-2 district.
- October 8, 2013 The Development Review Commission approved a Preliminary Plat for Sports Authority, consisting of two lots (for an existing development with a new McDonald's Restaurant on lot 1), located at 1525 East Elliot Road
- October 24, 2013 The City Council approved a Final Subdivision Plat for Sports Authority consisting of two lots located at 1525 East Elliot Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

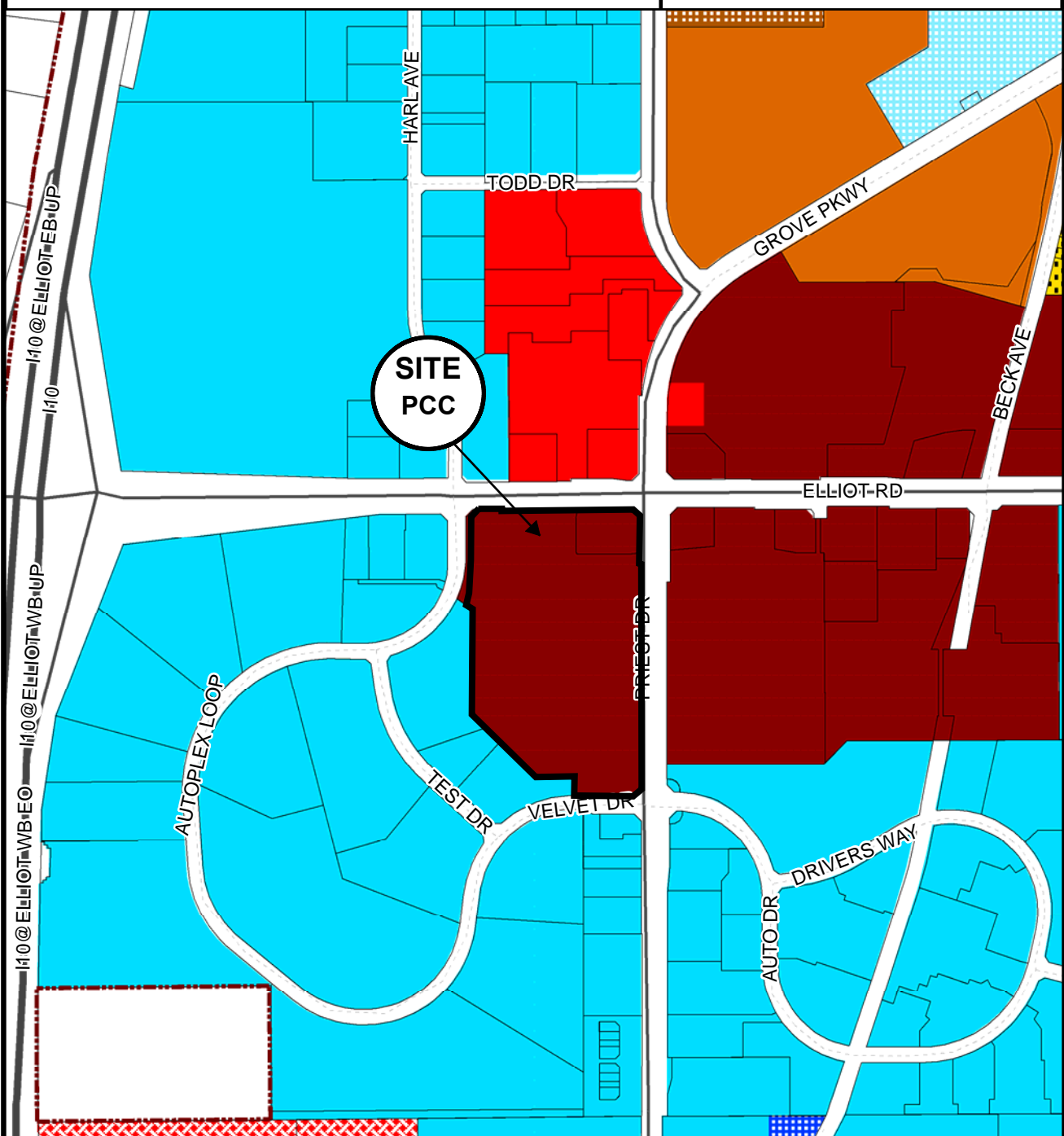
POPEYE'S LUISIANA KITCHEN
(PL140126)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Building Orientation Explanation
5. Site Plan
- 6-7. Building Elevations
8. Color Elevations
9. Building Sections
10. Floor Plan
11. Landscape Plan
12. Photo Context Plan
- 13-17. Site Photos

POPEYE'S LOUISIANA KITCHEN

PL140126

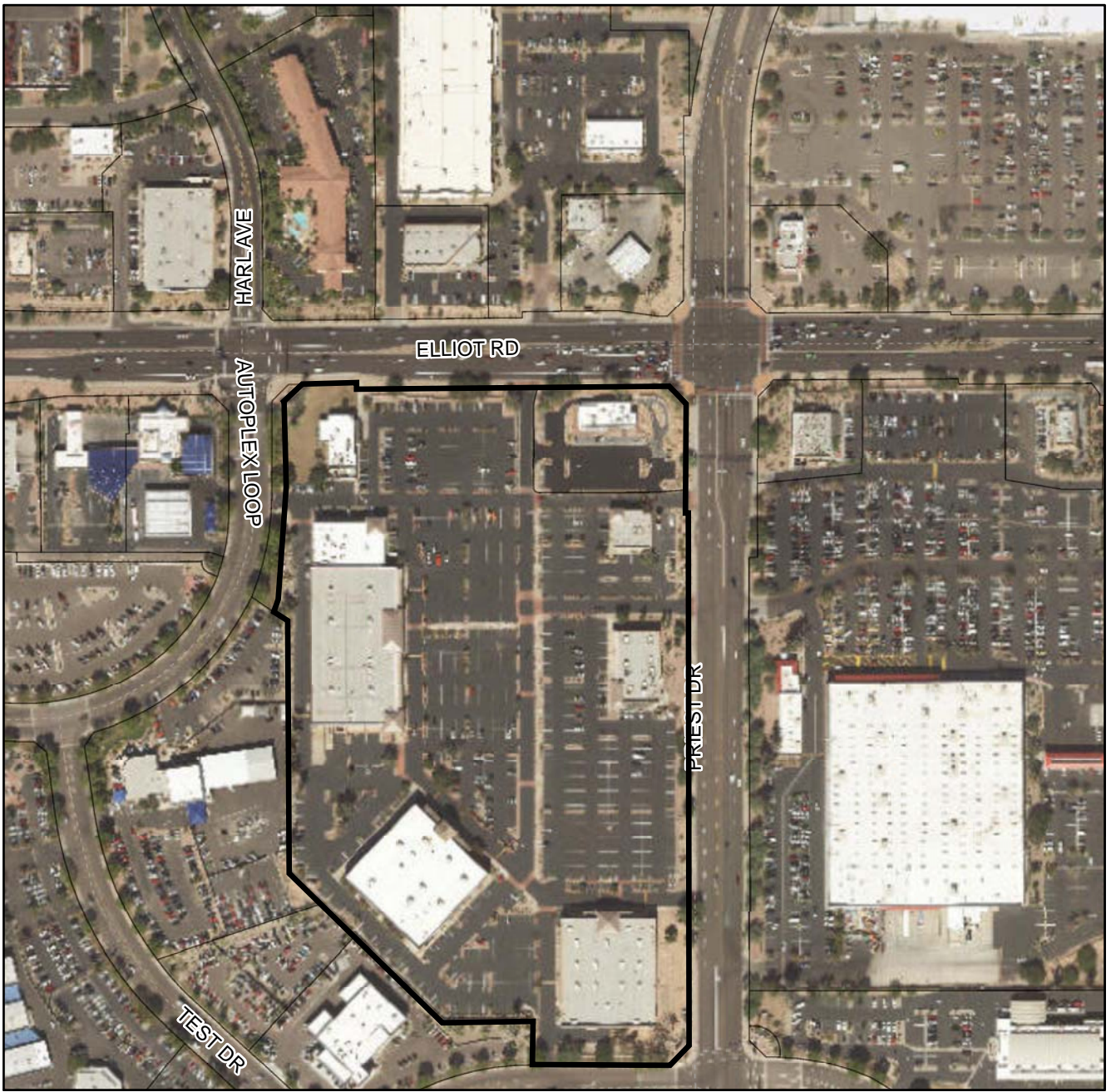


- PCC-1
- PCC-2
- RCC
- LID
- GID
- HID
- R1-4
- R-3
- R-4
- County

City Limits



Location Map



POPEYE'S LOUISIANA KITCHEN □PL140126□

June 3, 2014

Popeye's Louisiana Kitchen
1615 West Elliot Road
Tempe, Arizona
Mdn Project: 2014010

Mdn
ARCHITECTS

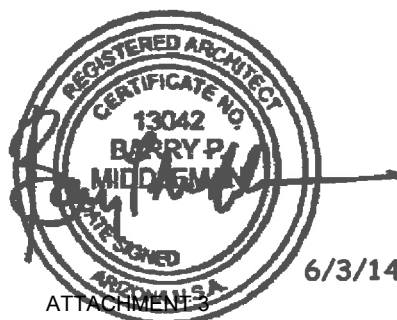
Letter of Explanation:

A Popeye's Louisiana Kitchen restaurant is planned for a Pad site at the intersection of South Priest Drive and West Elliot Road, with an estimated construction schedule of 100 days. The building will consist of a prototypical Popeye's with double drive-thru service. Accessible parking will be provided near the entry of the building including regular parking stalls along the back and sides to the proposed Popeye's. An enclosed dumpster will also be provided. Landscaping will make use of native plants. Sidewalks will be constructed for added pedestrian access. The overall intent is to incorporate the Popeye's restaurant into the established design guidelines of the overall development.

The 2,961 s.f. building will consist of dining, kitchen, restrooms and walk-in cooler/freezer areas. The dining area will provide seating for 64 customers. Along with a one-way by-pass lane to the North terminating into a shared cross-access drive, the double drive-thru will help mitigate traffic build up into the main drive aisles and provide for faster customer service. The exterior of the building will consist of varying planes of wall massing to help minimize the building's perceived bulk. Exterior canopies and decorative wall paneling with shutter treatment will also serve to break up the building's mass. EIFS will be the main exterior building material. A stone veneer comprised of Harristone – Unitah Mountain Ledge (*St. Cloud*), varying in height with each change in plane, will be used to clearly define the base and give variety in materials and texture to the building. The prototypical Popeye's colors will be used sparingly to retain the identity of the brand while providing continuity toward the existing development. The proposed colors to be used will be Benjamin Moore: Exotic Red #2086-10, Mocha Brown #2107-20, Rainforest Foliage #2040-10, and Delightful Golden #2158-30. Signage will consist of individual light letters mounted on the building walls on all four sides.

The landscaping will be keeping with the existing aesthetics of the development by using informal arrangements of low maintenance native plants around the building. The dumpster enclosure will exhibit the same visual cues as the main building structure, and the use of native vegetation will help in softening the presence of the enclosure. Sidewalks will be incorporated to continue encouraging pedestrian linkage of the overall development.

Respectfully,
Mdn Architects



9639 McCULLOUGH AVE
SAN ANTONIO
TEXAS 78216
T: 210.340.2400
F: 210.340.2449
www.mdnarchitects.com



HZ PROPS AZ, LLC

4415 Highway 6
Sugar Land, TX 77478

July 9, 2014

City of Tempe
P. O. Box 5002
Tempe, AZ 85280

Re: Popeyes Louisiana Kitchen 1545 W. Elliot Rd. – Building Orientation

To whom it may concern,

This letter shall serve as our response to the City of Tempe's request for a written explanation regarding the building's orientation and dining room location.

Please note the following:

1. As part of our standard design, all of the utility services for the building connect at or near the rear wall - south wall in this case. The location of the existing water line, storm sewer, sanitary sewer, and retention systems are along our southern-most lease line. The building's orientation shortens the distance to the existing service connection points and is the most cost-effective approach in this case.
2. The shape of the lease area, the building's rectangular form, and the existing site conditions immediately surrounding the site suggest that orienting the longer building axis north/south would result in a more efficient and safer site plan that better corresponds with its surroundings.
3. Placing the drive/thru lanes to the north enables us to maximize the parking and drive-thru stacking capacity and place our trash enclosure in a location that is safe and functional for our workers. When drive-thru lanes are in the front of the building - as it is in the case - additional care is taken to make the area aesthetically pleasing to the dine-in patron as well as the drive-thru patron.
4. The basic design intent is for the building to be front facing whenever there's an opportunity to do so. This is not just for signage visibility but for dining room visibility from the street as well. The dining room, in our opinion, is a warm and inviting space that is a key component to the brand experience. So, we wish to showcase it whenever possible.

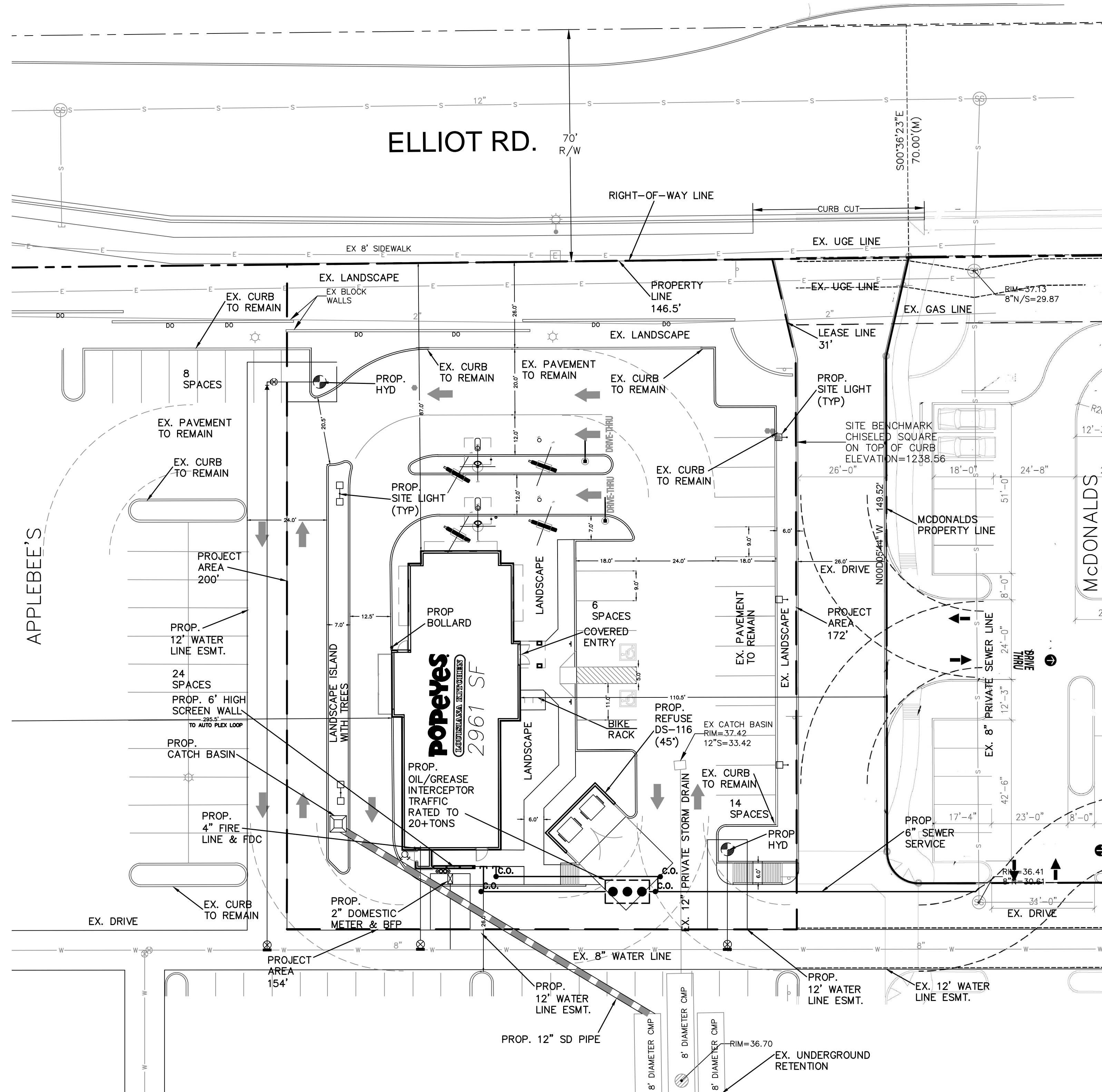
I hope the above better explain the factors that help determine the site's layout including the building's orientation. If you have any question, please feel free to contact me at (214) 842-1588 at any time.

Respectfully submitted,

Jeffrey L. Bennett
Director of Design & Construction

POPEYE'S LOUISIANA KITCHEN SITE PLAN

1615 W. ELLIOT ROAD, TEMPE, AZ



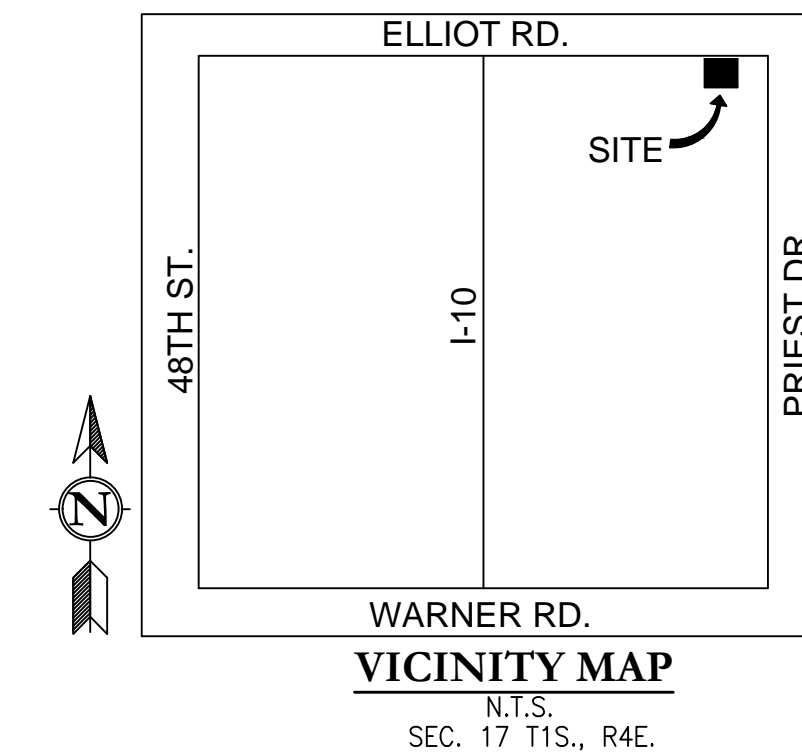
NOTES:
PAINT ALL UTILITY CABINETS TO MATCH ADJACENT BUILDING OR SCREEN WALL

SHEET INDEX
SITE PLAN SP1
CONTEXT PLAN SP2

APPLICANT
SBL ENGINEERING, LLC.
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: CRAIG BAKER
EMAIL: CRAIG@SBL-ENG.COM

DEVELOPER
Z&H FOODS, INC.
3100 MAIN STREET
SUITE 301
DALLAS, TX 75226
CONTACT: JEFFERY BENNETT

PROPERTY OWNER
TPP JV MARICOPA LLC
c/o TRIGATE CAPITAL
750 N. ST. PAUL STREET #900
DALLAS, TX 75201
PH: (214) 294-5916
CONTACT: PAUL SHARP



PROJECT INFORMATION:

PARCEL & SITE ADDRESS

APN: 301-54-962
SITE ADDRESS: 1615 W. ELLIOT ROAD
ZONING: PCC-2 & SOUTHWEST TEMPE OVERLAY DISTRICT

FLOOD ZONE

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X, COMMUNITY NUMBER 040054 MAP NUMBER AND SUFFIX 04013C2705L PANEL NUMBER 2705 EFFECTIVE DATE OF FIRM OCTOBER 16, 2013.

SITE AREA

30,885 SQ. FT. OR 0.71 ACRES POPEYE'S PROJECT SCOPE
751,359 SQ. FT. OR 17.25 ACRES OVERALL SHOPPING CENTER

LEGAL DESCRIPTION:

PROJECT AREA/LEASE AREA. LOCATION SHOWN ON PLAN.

BUILDING USE & AREA

RESTAURANT W/DRIVE-THRU 1 STORY BUILDING 2,961 SF

BUILDING INFO

PROPOSED HEIGHT (1 STORY) 24'-6"
TYPE OF CONSTRUCTION VB
BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLERS
EX. BUILDING LOT COVERAGE (ENTIRE SHOPPING CENTER) 139,669 SF OR 18.6%
PROP. BUILDING LOT COVERAGE (ENTIRE SHOPPING CENTER) 142,630 SF OR 19%

PARKING CENTER CALCULATIONS

ADDRESS	BUSINESS NAME	USE	SQFT	REQUIRED PARKS	BIKE PARKS	BIKE PARKS
1655 W Elliot Rd	Applebee's	Restaurant	5,487	1 sp/75 sf = 73	6	0
7720 S Priest Dr	Crazy Buffet	Restaurant	10,000	1 sp/75 sf = 133	10	8
7700 S Priest Dr	Skip & Jans	Sports Lounge/Pool Hall	10,000	1 sp/50 sf = 200	10	0
7670 S Priest Dr	Pet Club	Retail	4,200	1 sp/300 sf = 14	2	0
7500 S Priest Dr	Tile Shop	Retail	22,046	1 sp/300 sf = 73	3	0
7850 S Priest Dr	Vacant	Retail	32,277	1 sp/300 sf = 108	4	0
7760 S Priest Dr	Vacant	Retail	21,534	1 sp/300 sf = 72	3	8
7810 S Priest Dr	LA Fitness	Health Club	34,125	1 sp/125 sf = 273	17	10
1615 W Elliot Rd	Popeye's	Restaurant	2,961	1 sp/75 sf = 39	3	3
TOTAL REQUIRED					985	58
TOTAL PROVIDED					142,630	1086

HYDROLOGY CALCULATIONS

SITE IS CURRENTLY DESIGNED TO RETAIN THE 100 YEAR / 1 HOUR STORM EVENT. CURRENT VOLUME IS RETAINED IN A COMBINATION OF SURFACE AND UNDERGROUND RETENTION TANKS.

LANDSCAPE INFORMATION

LANDSCAPE REQUIRED 15%
LANDSCAPE PROVIDED 20%

PROPOSED USE

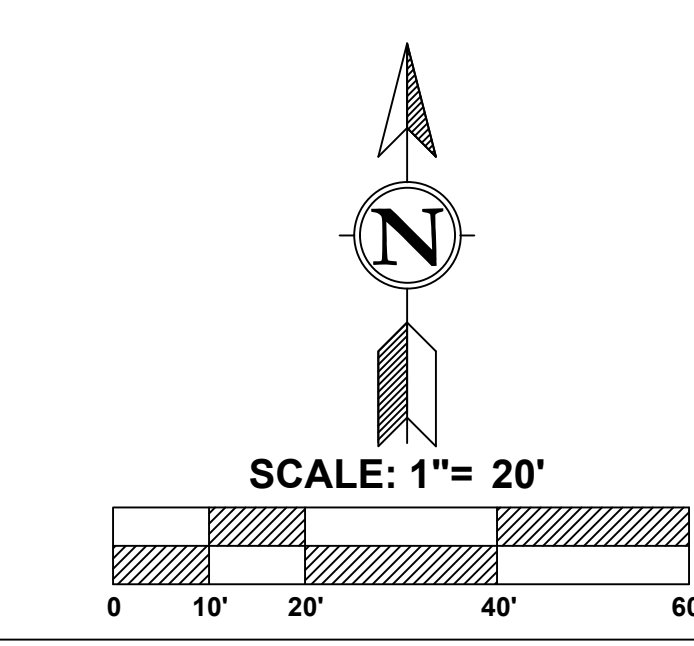
NEW CASUAL DINNING RESTAURANT WITH DRIVE THRU WINDOW.

SETBACKS (BUILDING)

REQUIRED FRONT = 0'
FRONT = 87'
SIDES = 30'
REAR = 30'
PROVIDED WEST SIDE = 295.5' EAST SIDE = 110.5' REAR = 975'

PROJECT NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF ALTA SURVEY PREPARED BY RLS LAND SURVEYING, LLC., DATED 03.25.2014 AND A CAD FILE OF THE SITE PLAN PROVIDED BY CLIENT.



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SBL Engineering, L.L.C.

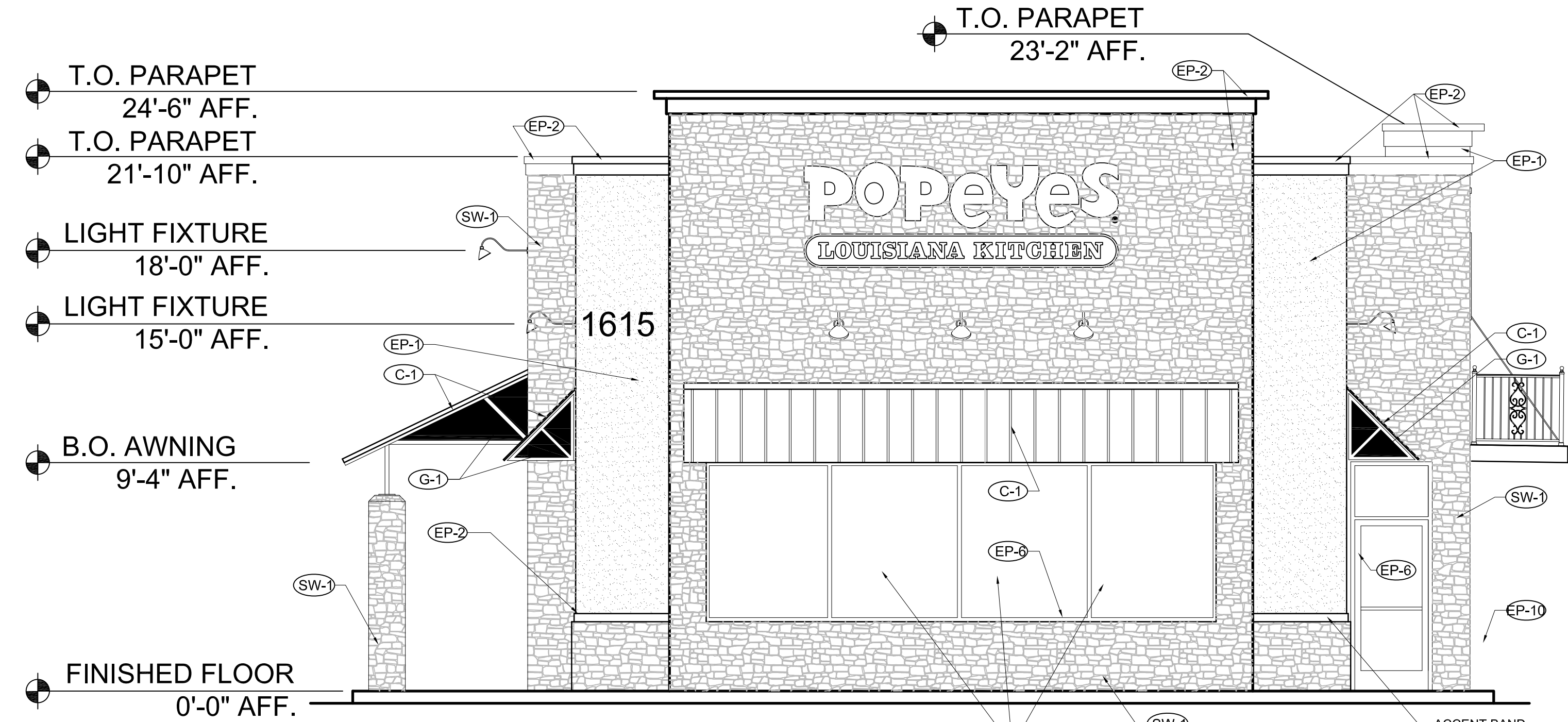
POPEYE'S LOUISIANA KITCHEN
1615 W. ELLIOT ROAD, TEMPE, ARIZONA

DATE	REVISIONS

DATE: 07/11/14
PROJ. NO: 14-128
DESIGN: CB
DRAWN: CB
CHECK: JS
SCALE: 1"=20'
CAD FILE: 14128SP

SITE PLAN
SP1
1 of 2

POPEYES LOUISIANA KITCHEN			Exterior Finish Schedule			
New Construction and Reimaging			Update: 5/3/2012			
Mark	Location	Supplier / Manuf.	Material	Specification	Color	Finish / Notes
EP-1	MAIN WALL SURFACE ABOVE ACCENT TRIM	BENJAMIN MOORE	PAINT / EIFS FORMULA	#2158-40	DELIGHTFUL GOLDEN	185
EP-2			EIFS / METAL / PAINT	#2107-20	MOCHA BROWN	
EP-3	WAINSCOT BELOW ACCENT TRIM	SHUTTERCONTRACTOR.COM	EIFS / METAL / PAINT	#2107-20	MOCHA BROWN	185
EP-4	SHUTTERS		14 1/2"x96" VINYL SHUTTERS (Balcony)	L2-VINYL	UNFINISHED	030-PAINTABLE
		25 1/2"x155" VINYL SHUTTERS (Balcony)	L7S-VINYL	UNFINISHED	030-PAINTABLE	
EP-5	BALCONY AND RAILINGS	BENJAMIN MOORE	EIFS / METAL / PAINT	#2107-20	MOCHA BROWN	170 SEMI GLOSS
		RAILING VENDOR / BENJAMIN MOORE	EIFS / METAL / PAINT	#2107-20	MOCHA BROWN	P-29 DTM Semi Gloss
EP-6	STORE FRONT GLAZING	YKK AP	ANODIZED ALUMINUM	#YBSN	DARK BRONZE	21-28 DAYS
EP-6 (ALT)	STORE FRONT GLAZING		METAL / PAINT	#64 (2134-20)	RMBRONZETONE	P-29 DTM Semi Gloss
EP-7	DUMPSTER WALLS / GATES	BENJAMIN MOORE	EIFS / METAL / PAINT	#2107-20	MOCHA BROWN	185 Low Luster
EP-8	LOT STRIPING		METAL / ASPHALT / PAINT	SAFETY & ZONE ACRYLIC MARKING	RM SAFETY YELLOW	P58-10
SW-1	STONE WAINSCOT	HARRISTONE	SIMULATED STONE VENEER	UINTA MOUNTAIN LEDGE	ST. CLOUD	OVERLAPPING STAIR STEP
SG-1	AWNING GRATE	QUIKRETE	STONE VENEER MORTAR	POLYMER MODIFIED	MOCHA BROWN	1137-85
G-1	AWNING GRATE	AWNING SUPPLIER	METAL / PAINT	#2107-20	MOCHA BROWN	P-29 DTM Semi Gloss
C-1	STANDING SEAM CANOPY	COPPER SALES, INC.	UNA-CLAD	#2107-20	MOCHA BROWN	12" OC / GUAGE PER LOCAL CODE REQUIREMENTS
EP-9	ANTI-GRAFFITI	BENJAMIN MOORE	PAINT	ALIPHATIC ACRYLIC URETHANE	CLEAR GLOSS	M74-00 / M75 (2 COATS)
EP-10	BOLLARDS	BENJAMIN MOORE	PAINT	#2107-20	MOCHA BROWN	185



1 NORTH ELEVATION
DRC2 1/4"=1'-0"

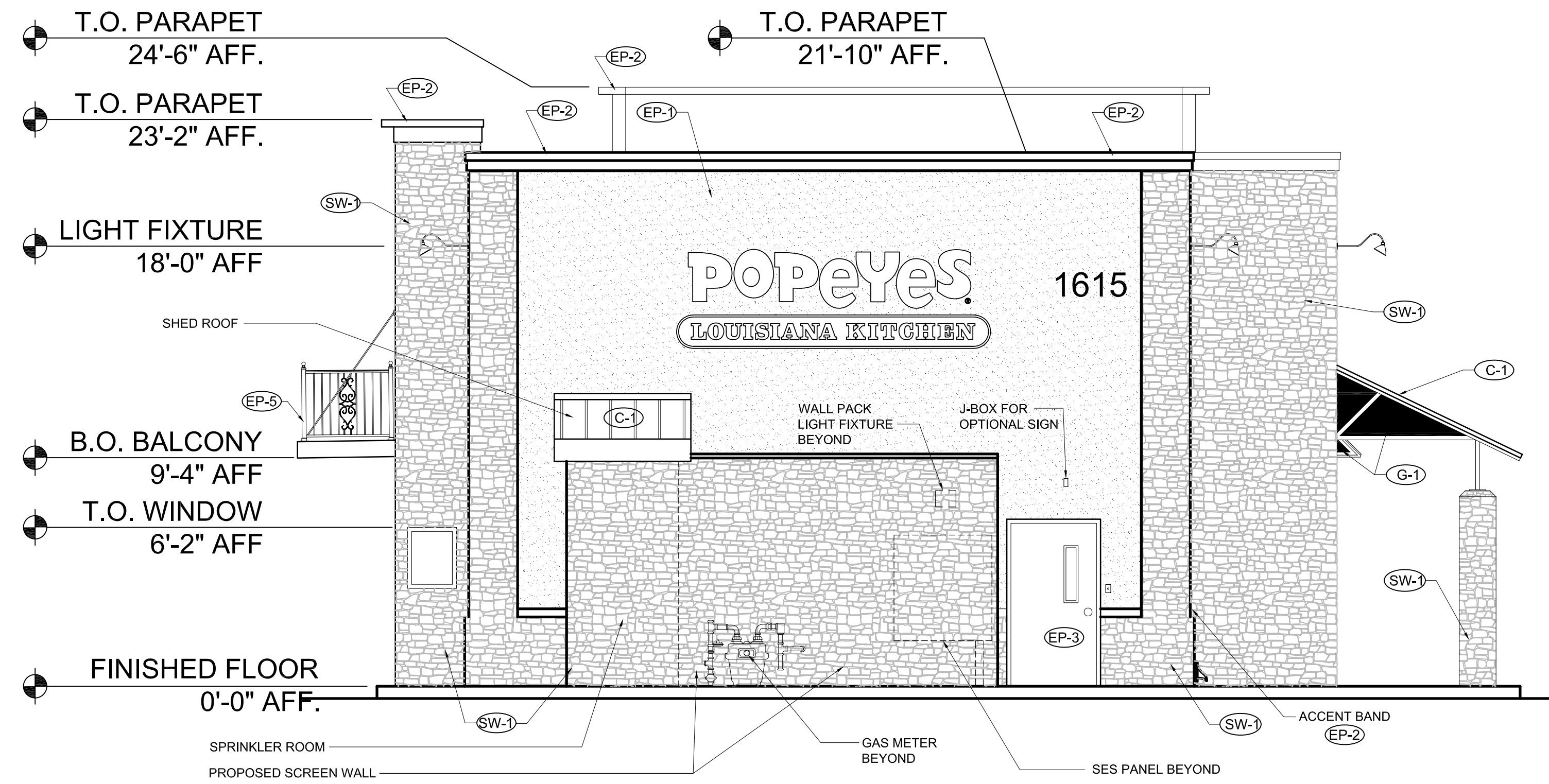
EXTERIOR FINISH NOTES

STUCCO WALL TEXTURE FINISH		--- COLORS	
Manuf.	Texture		
---	---	--- DELIGHTFUL GOLDEN	
---	---	--- MOCHA BROWN	
---	---	--- EXOTIC RED	
---	---	--- RAINFOREST FOLIAGE	

FINISH NOTES		--- COLORS	
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:			
* STANDING SEAM ROOF		--- DELIGHTFUL GOLDEN	
* BALCONY RAILING		--- EXOTIC RED	
* CLEARANCE BAR		--- MOCHA BROWN	
* MENU CANOPY			
* GUARD RAIL			
* AWNINGS			
* SHUTTERS			

THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR	
* LADDER	
* DUMPSTER GATES	

NOTE
EXTERIOR BUILDING SIGNAGE TO BE REVIEWED SEPARATELY.

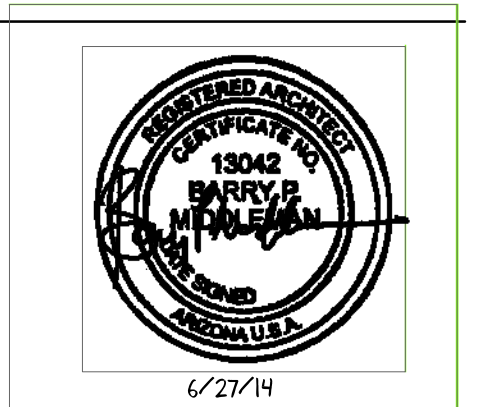


2 SOUTH ELEVATION
DRC2 1/4"=1'-0"

Mdn
ARCHITECTS
9639 McCullough Ave.
San Antonio, Texas 78216
Tel. 210.340.2400
Fax. 210.340.2449
www.mdnarchitects.com

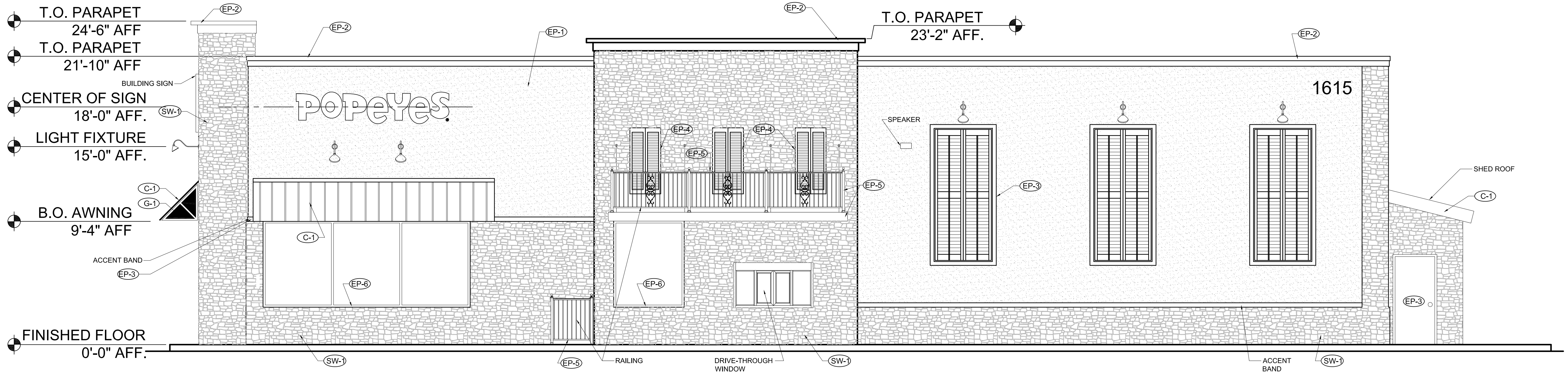
revisions:
DRC SUBMITTAL 06-27-2014
DRC COMMENTS 07-09-2014

POPEYES
LOUISIANA KITCHEN
POPEYES LOUISIANA KITCHEN
LK10148-DL PROTOTYPE
1615 WEST ELLIOT RD.
TEMPE, AZ

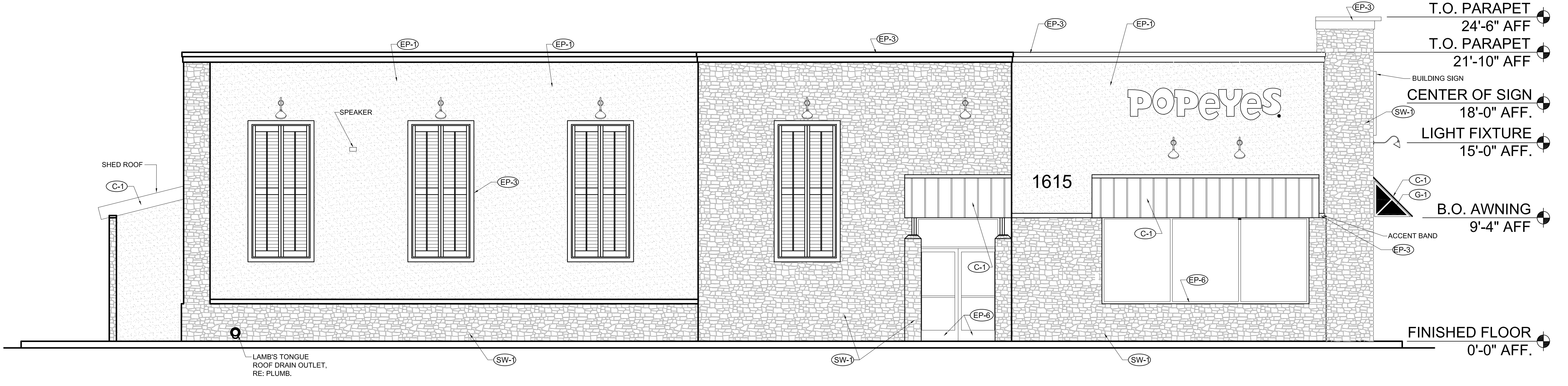


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rev. by checked by date
PR
drawn by:
-
drawing title:
NORTH & SOUTH
EXT. ELEVATIONS
drawing number:
DRC2



1 WEST ELEVATION
DRC3 1/4"=1'-0"



2 EAST ELEVATION
DRC3 1/4"=1'-0"

EXTERIOR FINISH NOTES

E.I.F.S. WALL TEXTURE FINISH		--- COLORS	
Manuf.	Texture	---	DELIGHTFUL GOLDEN
STO	STO ESSENCE SWIRL	---	MOCHA BROWN
DRYVIT	QUARTZ PUTZ	---	EXOTIC RED
		---	RAINFOREST FOLIAGE

FINISH NOTES		--- COLORS	
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:			
* STANDING SEAM ROOF		---	DELIGHTFUL GOLDEN
* BALCONY RAILING		---	EXOTIC RED
* CLEARANCE BAR		---	MOCHA BROWN
* MENU CANOPY			
* GUARD RAIL			
* AWNINGS			
* SHUTTERS			

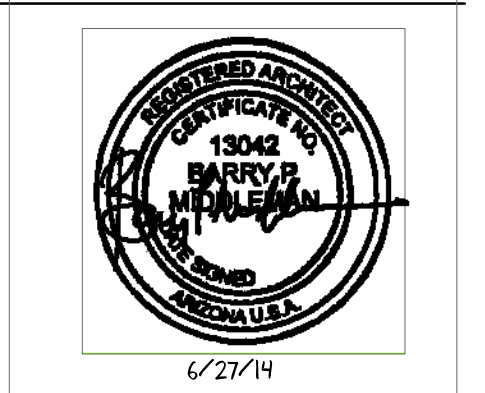
THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR	
* LADDER	
* DUMPSTER GATES	

POPEYES LOUISIANA KITCHEN
New Construction and Reimaging

POPEYES LOUISIANA KITCHEN				Exterior Finish Schedule		
New Construction and Reimaging				Update: 5/3/2012		
Mark	Location	Supplier / Manuf.	Material	Specification	Color	Finish / Notes
EP-1	MAIN WALL SURFACE ABOVE ACCENT TRIM	BENJAMIN MOORE	PAINT / EIFS FORMULA	#2158-40	DELIGHTFUL GOLDEN	185
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EP-6	STORE FRONT GLAZING	YKK AP	ANODIZED ALUMINUM	#YB5N	DARK BRONZE	21-28 DAYS
EP-6 (ALT)	STORE FRONT GLAZING		METAL / PAINT	#64 (2134-20)	RMBRONZETONE	P-29 DTM Semi Gloss
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SW-1	STONE WAINSCOT	HARRISTONE	SIMULATED STONE VENEER	UINTA MOUNTAIN LEDGE	ST. CLOUD	OVERLAPPING STAIR STEP
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C-1	STANDING SEAM CANOPY	COPPER SALES, INC.	UNA-CLAD	UC-4 ALUMINUM	EXOTIC RED	12" OC / GUAGE PER LOCAL CODE REQUIREMENTS
EP-9	ANTI-GRAFFITI	BENJAMIN MOORE	PAINT	ALPHATIC ACRYLIC URETHANE	CLEAR GLOSS	M74-00 / M75 (2 COATS)
EP-10	BOLLARDS	BENJAMIN MOORE	PAINT	#2107-20	MOCHA BROWN	185

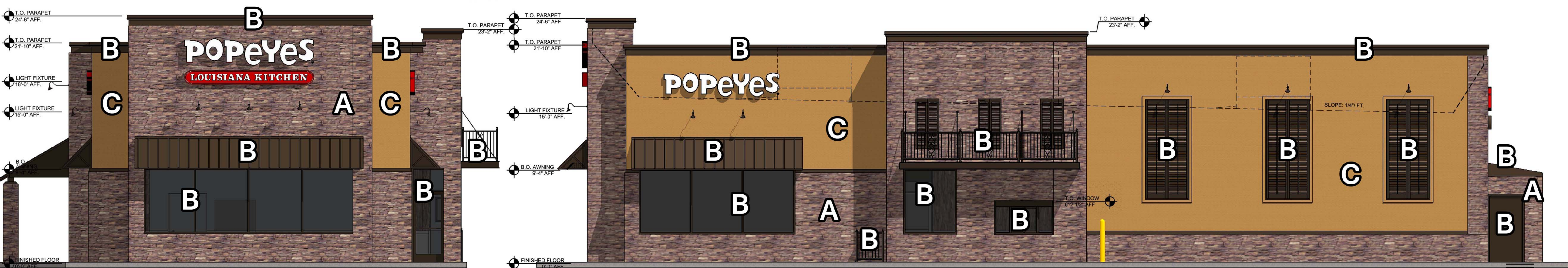
NOTE
EXTERIOR BUILDING SIGNAGE TO BE REVIEWED SEPARATELY.

POPEYES
LOUISIANA KITCHEN
POPEYES LOUISIANA KITCHEN
LK1048-DL PROTOTYPE
1615 WEST ELLIOT RD.
TEMPE, AZ



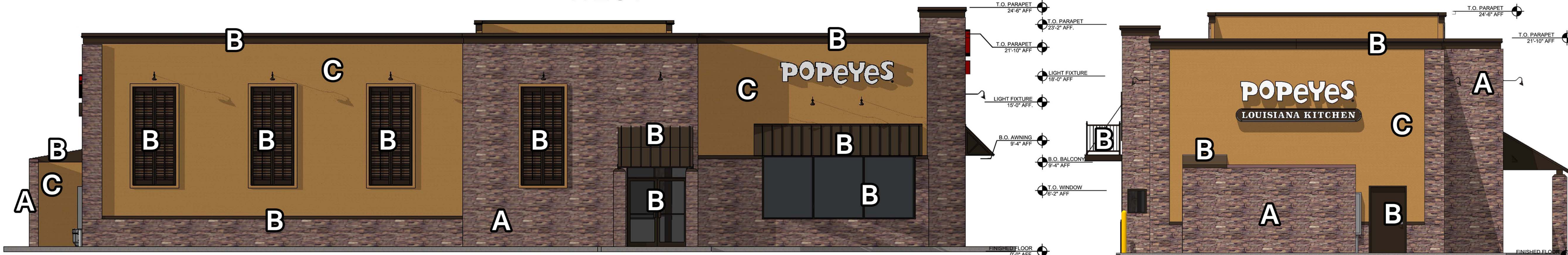
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drawn by:
-
drawing title:
WEST & EAST
EXT. ELEVATIONS
drawing number:
DRC3



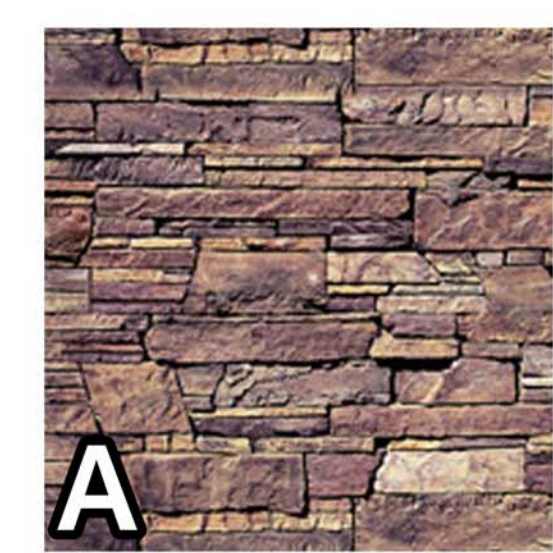
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WEST

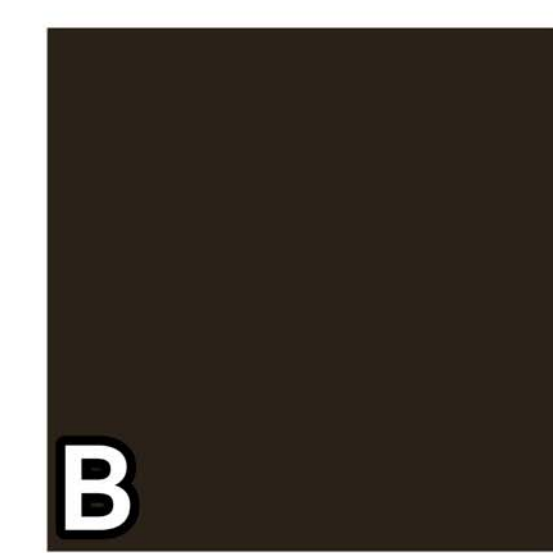


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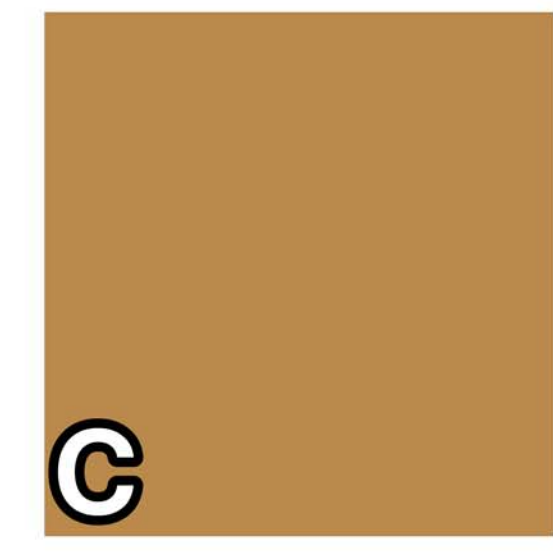
SOUTH



A
HARRISTONE
UNITAH MTN. LEDGE
ST. CLOUD

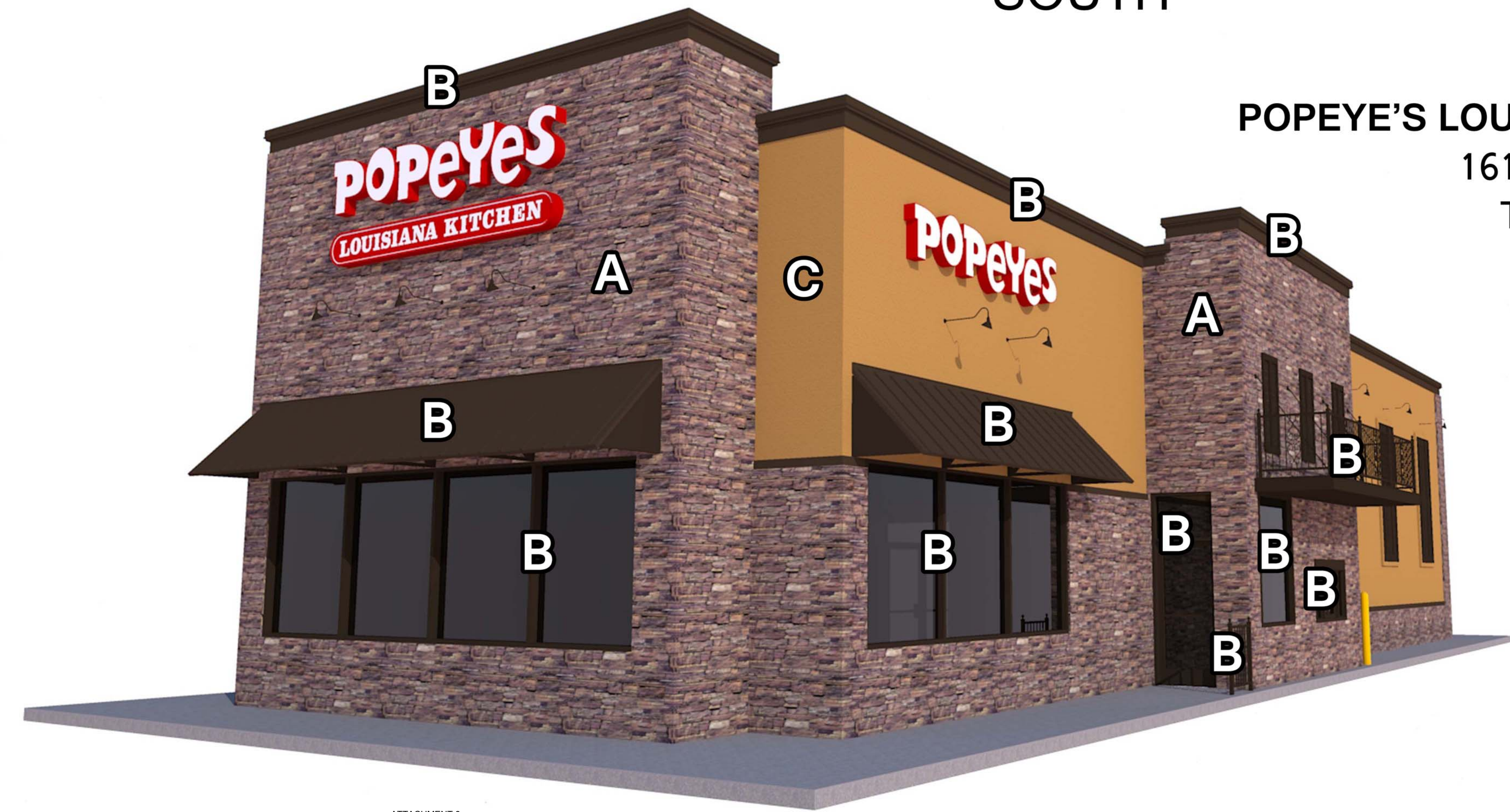


B
BENJAMIN MOORE
MOCHA BROWN
#2107-20



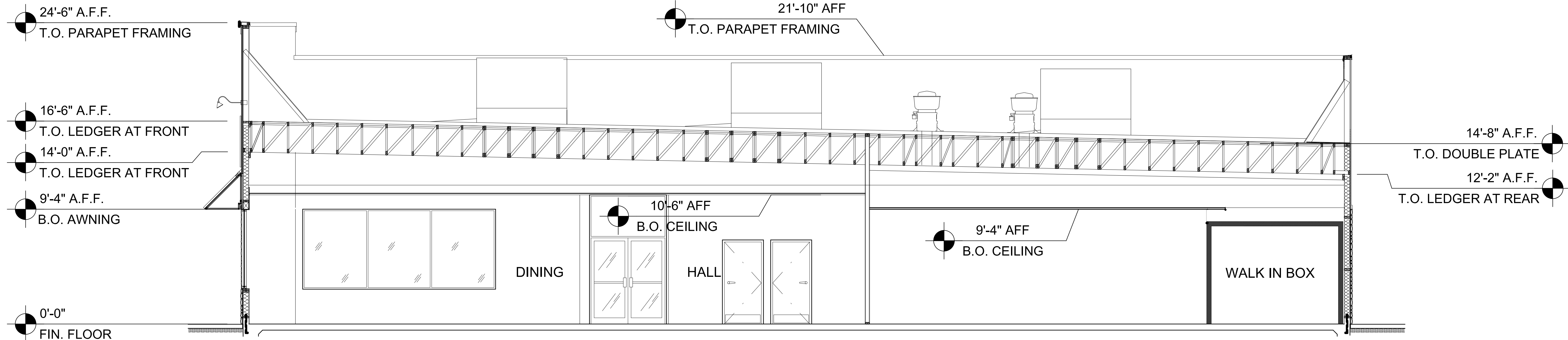
C
BENJAMIN MOORE
DELIGHTFUL GOLDEN
#2158-30

COLORS / MATERIALS

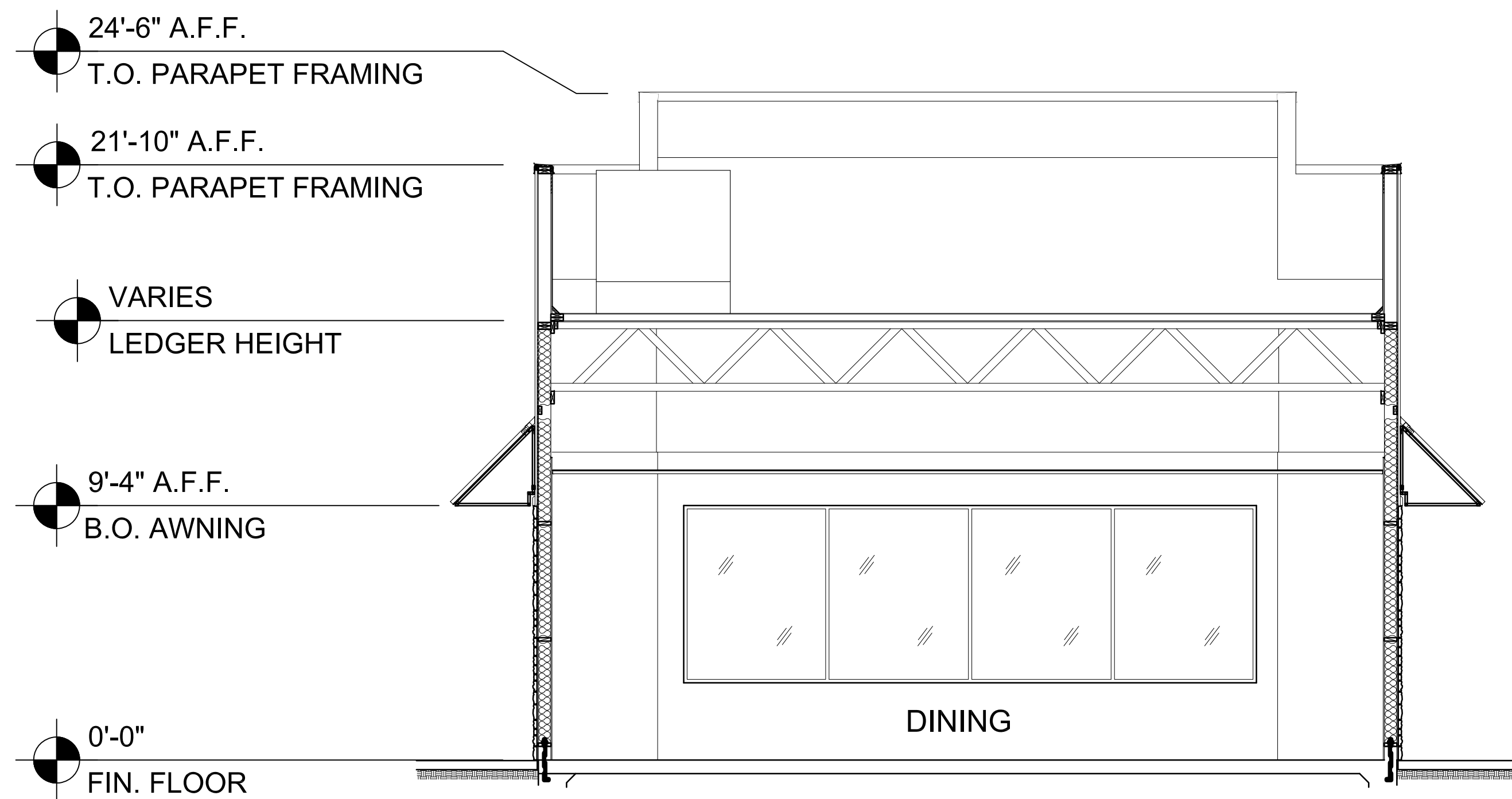


POPEYE'S LOUISIANA KITCHEN
1615 W. ELLIOT RD.
TEMPE, ARIZONA





1 BUILDING SECTION
DRC4/ 1/4"=1'-0"



2 BUILDING SECTION
DRC4/ 1/4"=1'-0"

revisions:

DRC SUBMITTAL	06-27-2014
DRC COMMENTS	07-09-2014

POPEYES
LOUISIANA KITCHEN
POPEYES LOUISIANA KITCHEN
LK1048-DL PROTOTYPE
1615 WEST ELLIOT RD.
TEMPE, AZ



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date:	5/8/14	
rev. by	checked by	date
PR		
drawn by:		
drawing title:	BUILDING SECTION	
drawing number:	DRC4	

revisions:

DRC SUBMITTAL	06-27-2014
DRC COMMENTS	07-09-2014



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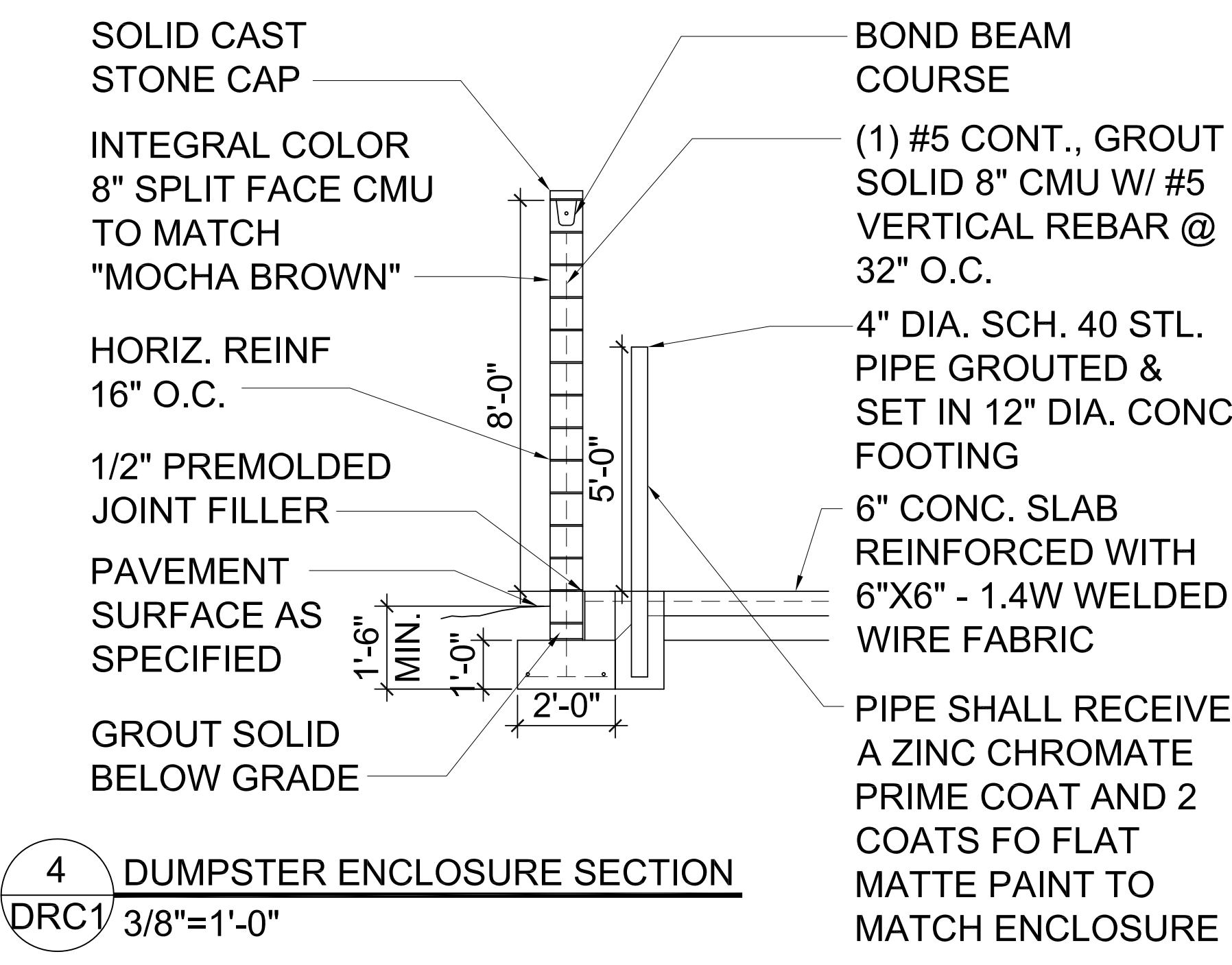
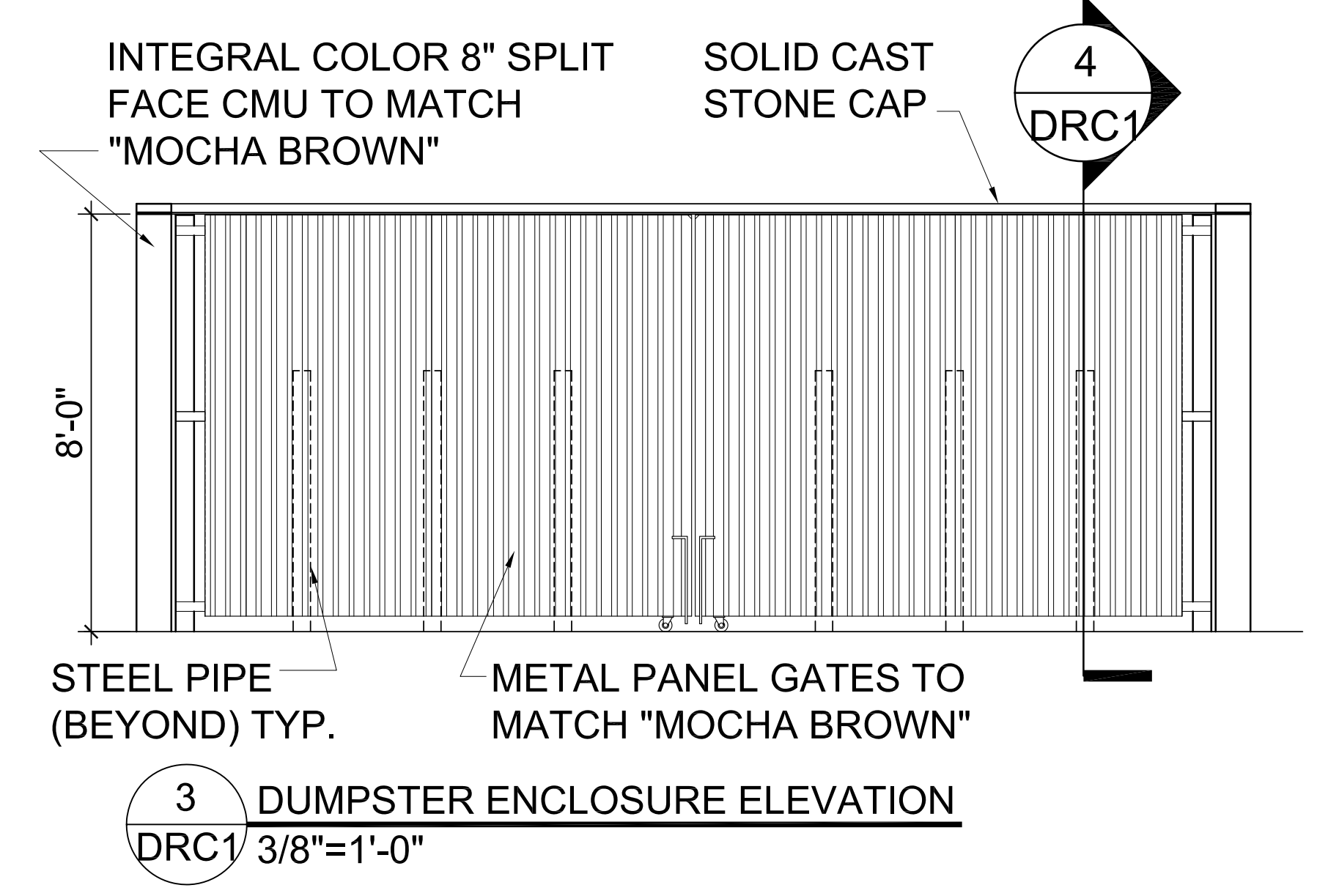
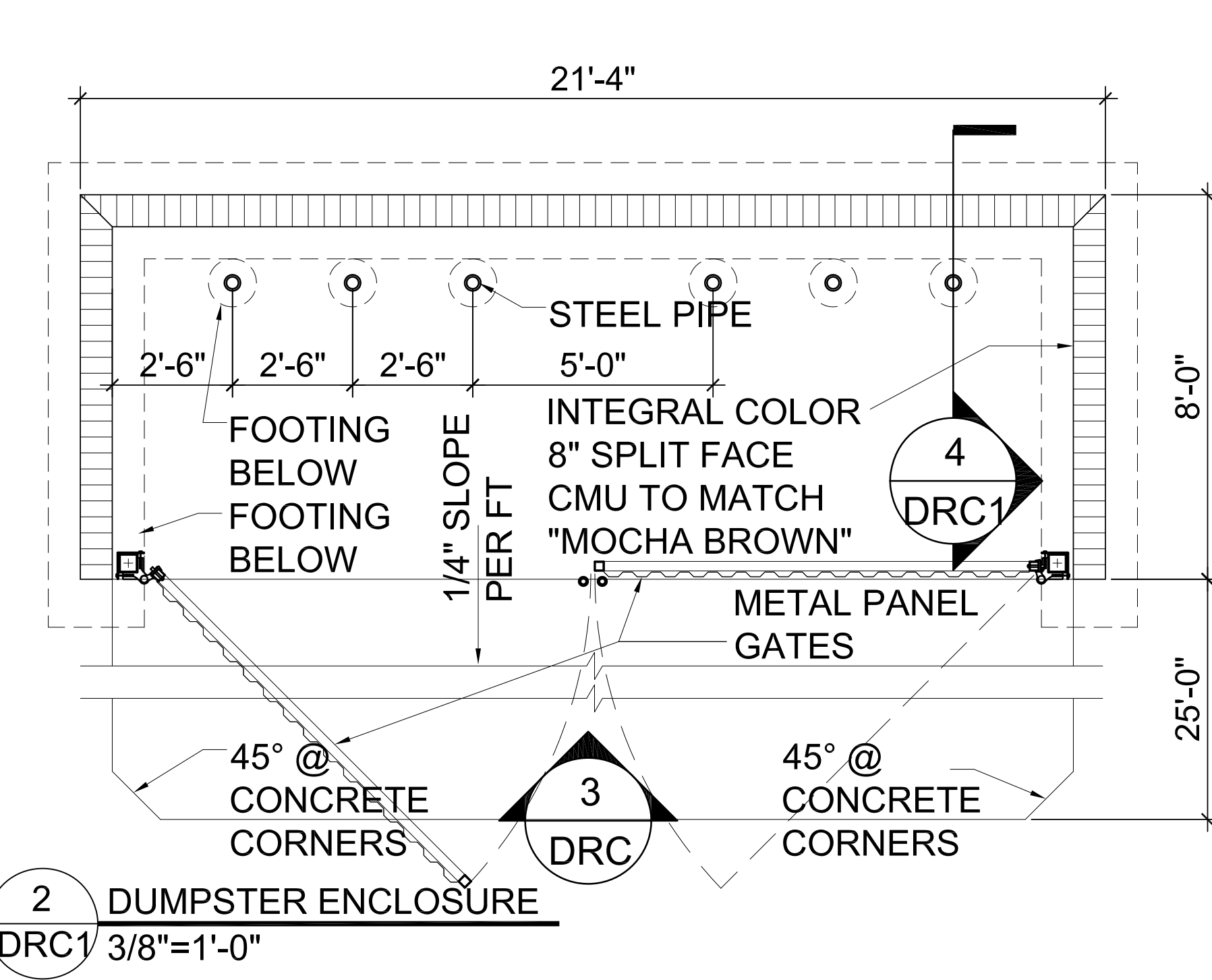
date:
5/8/14

rev. by checked by date
PR

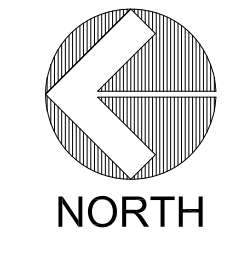
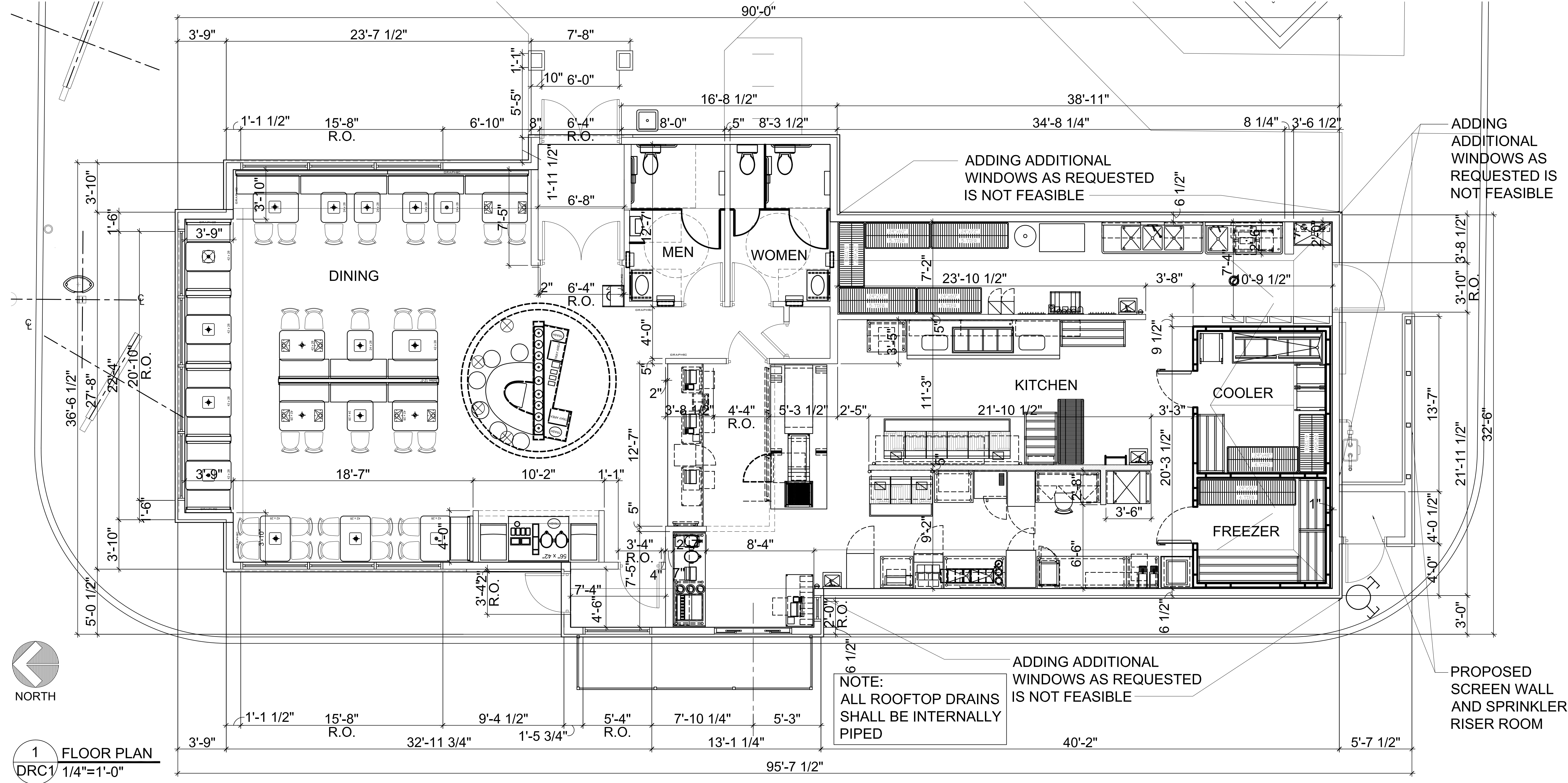
drawn by:
-

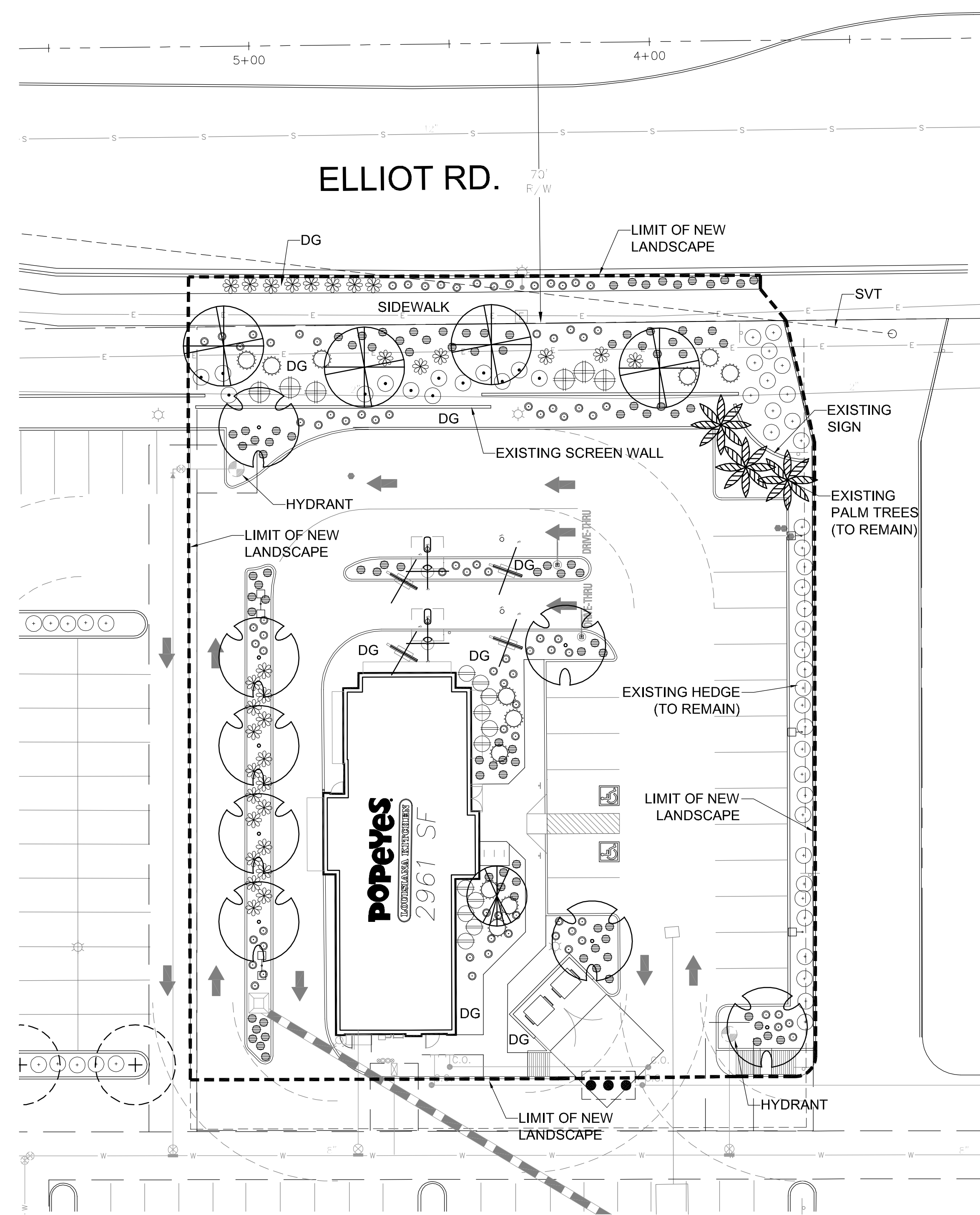
drawing title:
FLOOR PLAN & SITE DETAILS

drawing number:
DRC1



NOTE:
DUMPSTER DETAILS TO COMPLY WITH CITY OF TEMPE DS-116





CONCEPTUAL PLANTING PLAN



LANDSCAPE AREA

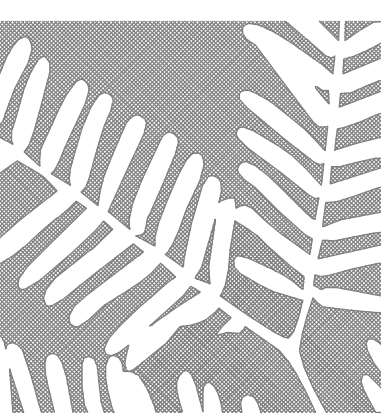
SITE NET SQ FT: 753,734 SQ FT
 L/S AREA: 153,888 SQ FT
 L/S %: 20%

MASTER PLANT LIST

TREES	SIZE/COMMENTS	HEIGHT PER TEMPE ZDC
EXISTING PALM TREE (TO REMAIN)	N/A	
EXISTING TREE (TO REMAIN)	N/A	
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX, LOW BREAKING 8 QTY	
PROSOPIS 'AZT' HYBRID 'AZT' HYBRID MESQUITE	24" BOX, LOW BREAKING 4 QTY	
VITEX AGNUS-CASTUS CHASTE TREE	24" BOX, MULTI-TRUNK 1 QTY	
SHRUBS		
EXISTING SHRUB (TO REMAIN)	N/A	N/A
RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 11 QTY	2'
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	5 GAL, 13 QTY	3'
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 32 QTY	3'
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL, 6 QTY	3'
MUHLENBERGIA RIGIDA 'NASHVILLE' OR PURPLE MUHLY	5 GAL, 12 QTY	2'
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL, 103 QTY	2'
ROSMARINUS 'H. CARPET' 'HUNTINGTON CARPET' ROSEMARY	1 GAL, 86 QTY	2'
DG	DECOMPOSED GRANITE 2" THICK TYP. SIZE AND COLOR TO MATCH EXISTING	

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.



POPEYE'S LOUISIANA KITCHEN
 1615 W. ELLIOT ROAD
 TEMPE, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE PLANNING
 4626 N. 44th STREET PHOENIX, AZ 85018
 602 . 912 . 8691 tel
 602 . 912 . 8693 fax



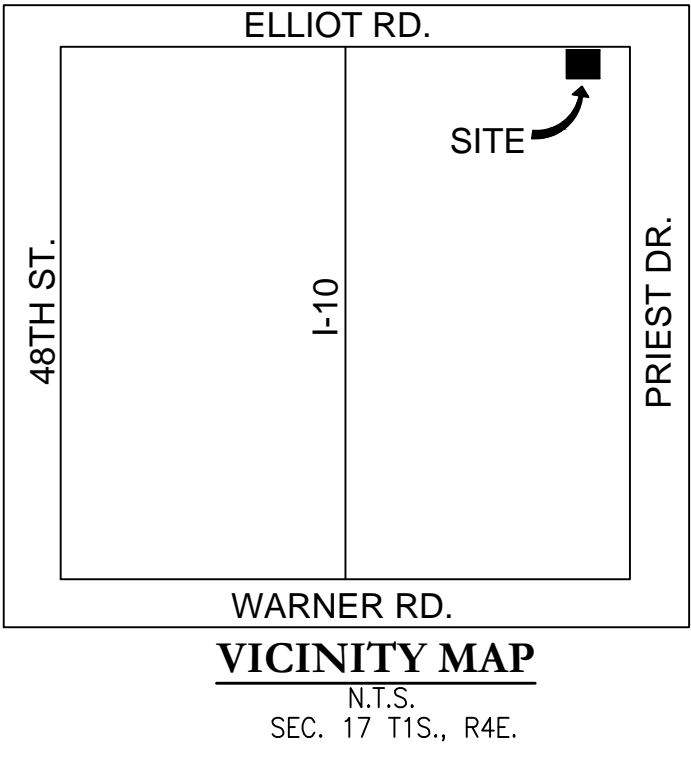
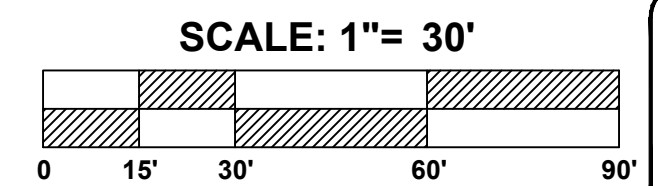
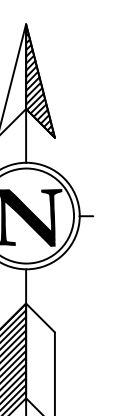
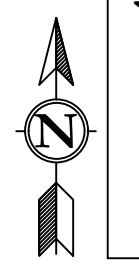
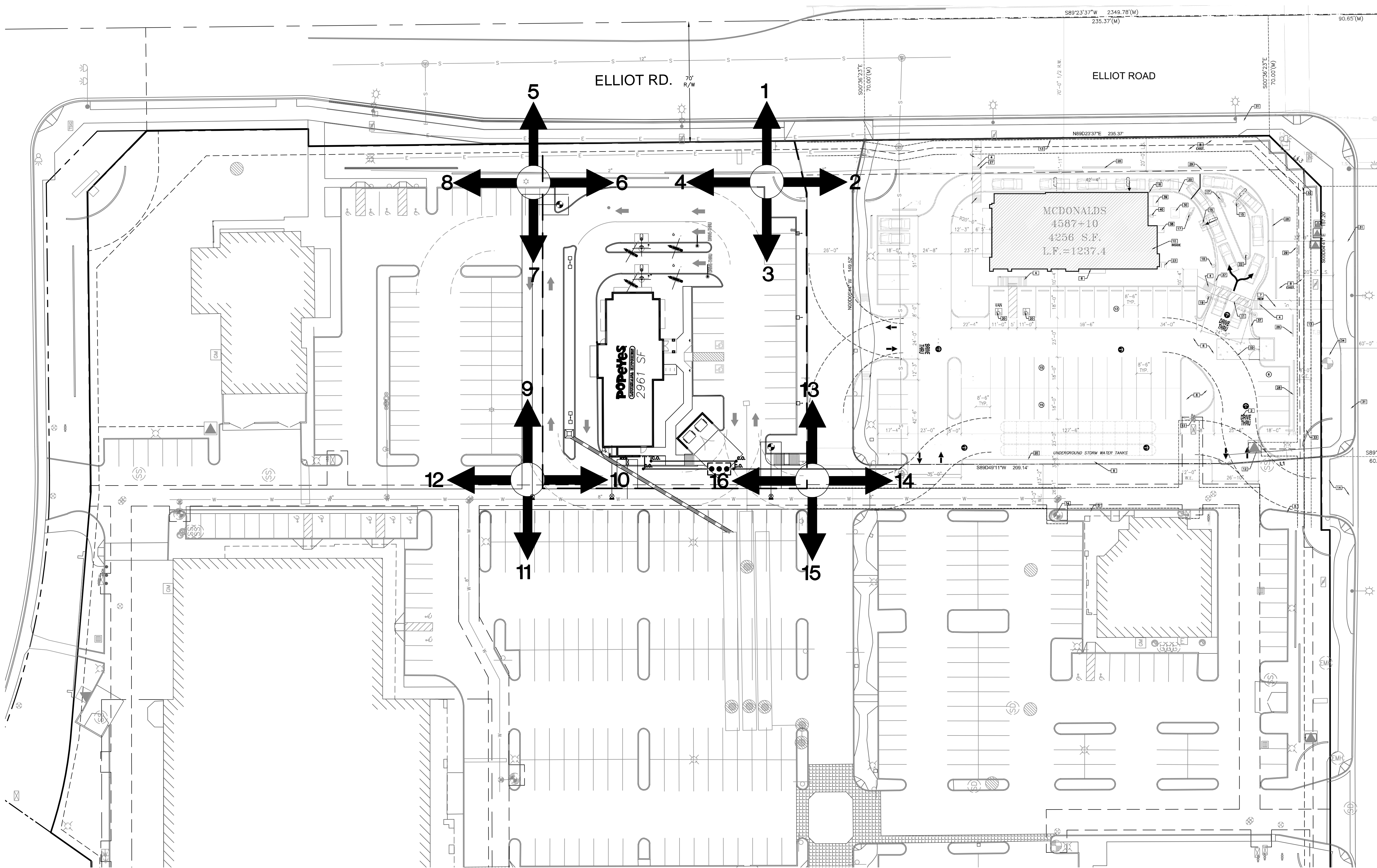
revisions:
 07.07.14
 REVISED DR

date: 05.28.14

contents: CONCEPT PLANTING

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 L-1

POPEYE'S LOUISIANA KITCHEN



SBL Engineering, I.J.C.

POPEYE'S LOUISIANA KITCHEN
 1615 W. ELLIOT ROAD, TEMPE, ARIZONA

STAKE PLAN

REVISIONS	DATE

DATE: 07/11/14
 PROJ. NO: 14-128
 DESIGN: CB
 DRAWN: CB
 CHECK: JS
 SCALE: 1"=30'
 CAD FILE: 14128SP

CONTEXT PLAN
SP2
 2 of 2



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4
ATTACHMENT 13



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



CRAZY BUFFET



McDONALD'S



APPELBEE'S



PET CLUB