

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/25/2014
Agenda Item: 2**

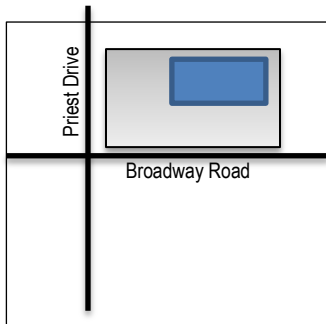
ACTION: Request for a Use Permit for a drive through facility and Development Plan Review consisting of a new restaurant building for Carl’s Jr. Restaurant located at 1350 West Broadway Road. The applicant is Sunstate Builders.

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

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: CARL JR’s RESTAURANT (PL140010) is proposing a new restaurant building with drive-through on a site previously occupied by a gas station at the NEC of Broadway Road and Priest Drive. The existing building and site to be demolished and replaced with the new use. The request includes the following:

- ZUP14090 Use Permit to allow drive through facility
- DPR14147 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	CAJR LLC
Applicant	Dave Zipser, Sun State Builders
Current Zoning District	CSS, Commercial Shopping and Services Distract
Gross/Net site area	1.12 acres (48,787 s.f.)
Total Building area	2,956 sf
Bldg./Lot Cover	7.8 % (50 % maximum allowed)
Building Height	33.0 ft. (35.0 ft. maximum allowed)
Building Setbacks	78.0 ft. front-west (0.0 ft. min. allowed), 25 ft. side-north (10.0 ft. min. allowed), 39 ft. rear-east (10.0 ft. min. allowed), 132.0 ft. street side-south (0.0 ft. min. allowed)
Landscape	30 % (15 % minimum allowed)
Vehicle Parking	42 spaces, including two disabled accessible spaces (39 minimum required)
Bicycle Parking	3 spaces (3 required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Sherri Lesser, Senior Planner (480-350-8486)
 Department Review: Ryan Levesque, Community Development Deputy Director -Planning
 Legal review by: N/A
 Prepared by: Sherri Lesser, Senior Planner

COMMENTS:

This request consists of a Use Permit for a drive through facility and a Development Plan Review for a one-story, 2,956 sf. restaurant with a separate vehicle lane drive-through for food order and pick up, 42 surface parking spaces for customers and employees, on-site refuse pick-up, public emergency and service vehicle turnaround, landscape and the closure of two existing driveways. The applicant requests approval from the Development Review Commission of the Use Permit and Development Plan Review for the building elevations, site and landscape design.

PUBLIC INPUT

A neighborhood meeting is not required in conjunction with the Use Permit request. The site was posted and public notifications were mailed to the surrounding property owners in compliance with the ZDC, Part 6, Public Hearing requirements. To date, no public input has been received regarding to this request.

PROJECT ANALYSIS**USE PERMIT**

The Zoning and Development Code requires a use permit for new drive through lanes for a business in the CSS- Commercial Shopping and Services District. Evaluating the use permit, the proposal appears to pass the use permit test listed below:

a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;

- There should be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use will be typically frequented by the immediate surrounding area; as such the traffic volume would remain the same with minimal impact on adjacent areas.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smokes, heat, or glare at a level exceeding that of ambient conditions;

- This is a commercial use and should not have any associated nuisances. This site was previously occupied by a gas/service station. The drive through facility would have comparable or less potential for nuisance from the emission of noise, odor, or vibration. Staff will condition the menu board be equipped with reader panel to reduce dialogue exchange by the speaker.

c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;

- The proposed use should not contribute to neighborhood deterioration or downgrade property values; similar sites with drive through lanes in this close proximity to multi-family residential exist within the City of Tempe without conflict. There is an existing drive-through restaurant to the east of this multi-family complex.

d. Compatibility with existing surrounding structures and uses;

- The proposed use appears to be compatible with the surrounding uses. Adjacent to the drive through lane is the parking area for the neighboring multi-family complex. The nearest apartment dwelling is approximately 85 feet away.

e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public:

- Not applicable to this type of use permit request

DEVELOPMENT PLAN REVIEW

Site Plan

The site is organized with the building on the north side of the site with customer drive-through wrapping from the east to north side of the building. The drive-through is set back 30'-0" from the Priest Drive right of way. The adjacent area on the site to the north is the parking area for the multi-family complex. The site parking field is to the south of the building. Two existing driveways on the site are being closed with the proposed site plan. Two driveways will remain on the North West end and the south east end. There are two public business entrances to the building. The primary entrance faces the south parking field, the second entrance faces west to Priest Drive. A service entrance is located on the south side, east end of the building.

The building and drive-through layout were points of discussion with planning staff with regard to orienting both elements toward the corner but after subsequent review through the interdepartmental site plan review it was determined that the proposed site layout will be the best option for site configuration due to several factors; 1) the established pattern of this intersection, Priest and Broadway Road, places the buildings on all the other corners away from the street front with the parking and maneuvering at the street behind the landscape setback. 2) Although buildings oriented to the street is a transit friendly design consideration, in this case City of Tempe Transit staff is requesting an easement for a bus shelter and a deceleration/bus pull out lane (see diagram) along the Priest Drive frontage. 3) The drive through located to the east and north will not conflict with on-site vehicular traffic and pedestrian patterns, especially from the bus bay easement. 4) The drive-through is concealed from the street frontages by the building and 5) per the applicant, the orientation of on-site parking to the public entrances is a primary design determinant for successful operation of the restaurant.

Staff recommends an eight (8) foot wall adjacent to the drive thru lane along the property line. All the on-site parking spaces to be modified to 16' with 2' over hang widening of adjacent landscape areas. Modify diagonal parking spaces at SWC Corner to 90 degree spaces. Reducing islands widths to minimum 7' width will make-up spaces lost at corner for staff recommended modification to site/landscape plan.

Building Elevations

The building is rectilinear with a concealed roof behind parapet. The rectilinear form is augmented with shallow pop-outs at entrances and height variations at the building skyline. Dining room fenestration is principally oriented to the west, facing Priest Drive. Pop-out accent arches are located at the two public building entrances and at the drive-through window. The aluminum frame dining room windows are treated with glass block sills and red metal shade awnings. The building exterior walls are exterior plaster and are treated with alternating base, field, band and coping colors that all are variations of a buff color. The simple design composition is enhanced with surface scoring at regular intervals. No exposed S.E.S. cabinet appears on the elevations but staff shall by condition of approval require the concealment in future building plan submittals.

Landscape Plan

The landscape plan designates several mature trees to be removed along the north property line mostly Palm and Palo Verde Trees. Staff recommends maintaining the trees in the area between drive-thru and north property line; widening the landscape strip to accommodate the trees and wall. The landscape islands to extend to match to parking stall length.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* Placement of building, parking field and drive-through on site respects the vehicular and pedestrian patterns on site while the form and articulation of the building provides an attractive street presence.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the building entrances are shaded from southern and west sun exposure.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials are of a quality that is complementary with its surrounding and provides detail that is appropriate with nearby business development;
- 4 *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building

scale fits the site. Buildings, structures, and landscape elements are appropriately scaled in relation to the site and surrounding;

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* the building has been designed for visual prominence at the entrance and drive thru via offsets in the building foot print. The elevation features a defined base and top created by the depth of the veneer application over stucco and the decorative cornice element. The simple building mass is well articulated and features a well-defined base and top. The vehicular as well as pedestrian experience in the public right of way adjacent to the site is enhanced by the building, site and landscape design.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* the building exterior has varying offsets in the height of the parapets and the plane of the building façade to enhance the visual interest of the building. The combination of textures and materials to be used in earth tone colors is complementary to the surroundings with minor modifications.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the building is situated on the site relatively close to the street front promoting easier access for transit passengers. The site plan design connects the building entrance to the street front on Priest Drive and Broadway Road thereby supports the potential for transit patronage;
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation;* the building entrances are located on the opposite sides of building from the drive thru lane; this site configuration will help to minimize potential conflicts between pedestrians and vehicles while maneuvering on site. On site vehicular circulation is designed to minimize conflicts with pedestrian circulation between public sidewalk and entrance as well as the parking field and entrance;
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural Surveillance, access control, activity support, and maintenance;* the site design will allow patrons and employees of the restaurant unobstructed views of the parking area and street to provide greater opportunity for natural surveillance of site enhancing security. The landscape design accents and provides delineation of pedestrian paving from parking, buildings and driveways;
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Zoning and Development Code provisions for street frontage and parking areas are incorporated in landscape plan. The landscape plan is designed to provide canopy trees in areas where the tree serves as a visual separation buffer; especially on the north and east sides of the building on the perimeter of drive aisle. These trees also provide the dual benefit of providing shading for the drive aisle and pick-up windows located on the east with greatest to exposure to sun. .
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* as shown on the elevations the signs are in scale and compatible.
12. *Lighting will be compatible with the proposed building and adjoining building and uses, and will not create negative effects.* The new building will provide minimum illumination lighting levels per ZDC ordinance requirement. .Security lighting design, as supported by the constraints of the Zoning and Development Code Part 4 Chapter 8, will be made compatible with the proposed building and adjoining uses so it does not create a negative effect.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the intent of the General Plan elements.

2. The project meets the development standards required by the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

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

ZUP 14090

CONDITIONS OF APPROVAL:

1. This approval is for the use of the drive through lane in conjunction with the restaurant; the final design and layout to be approved in conjunction with the Development Plan Review conditions of approval and verified during planning plan check review.
2. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of continuation of the use permit and drive- thru function.

DPR14147

CONDITIONS OF APPROVAL

Site Plan

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. Demonstrate compliance with minimum parking dimensions. Do not propose parking bumpers separated from vertical curb. Provide 16'-0" length to face of vertical curb and 2'-0" overhang over curb or walkway (typical).
5. Eliminate diagonal spaces at the corner to 90 degree orientation, site modifications to accommodate spaces including resizing landscape islands and parking counts tube review during planning plan check.
6. Provide upgraded paving consisting of poured concrete with pattern design tool joints, concrete unit pavers or clay unit pavers, located in driveway apron. Extend unit paving in the driveway from the back of the Standard Detail T-320 accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges
7. Design and install a deceleration lane and bus bay shelter in consultation with the Tempe Transportation and Engineering Staff. All dedications and easements to be reflected on civil plans to be reviewed by Engineering and Land Services staff.

Floor Plans

8. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

9. The materials and colors are approved as presented:
 - a. Aluminum Storefront: Clear anodized finish
 - b. Glazing: Clear insulated
 - c. Aluminum Storefront: Clear anodized finish
 - d. Metal Awnings: Aluminum awnings "Hearthrob"
 - e. Exterior plaster at wall surfaces with the following paint finishes:
 - Paint # 1: Sherwin Williams SW6107 "Nomadic Desert" (field)
 - Paint # 2: Sherwin Williams SW6110 "Steady Brown" (building base, entrances, accent field, coping)

Paint # 3 Sherwin Williams SW6389 "Butternut" (accent arches, elevation banding)
Paint # 4 Sherwin Williams SW6866 "Hearthrob" (awnings, accent field, banding)

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

10. For roof access provide internal ladder access fully screened at parapet.
11. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
12. Enclose electrical service entrance section inside so the section is concealed, except exposed doors flush with building. Details to be approved during building plan check process.
13. Resolve facade details; do not allow material or banding color at outside corners. All material changes should be at the inside corners.

Landscape

14. 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. Provide canopy trees in landscape islands per ZDC minimum requirements.
15. Maintain the trees in the area between drive-through lane and north/east property lines; widen the landscape areas to accommodate the trees and wall.
16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
17. Irrigation design criteria:
 - 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" (if any). Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing or within the building.
 - c. Conceal controller valve and power conduits within the wall cavity. Exposed conduit is not allowed.
 - d. Hardwire power source to controller. A receptacle connection is not allowed.
 - e. Secure backflow preventer in a lockable, pre-manufactured cage.
 - f. Provide temporary irrigation for existing trees and palms that remain on site or in public right of way adjacent to site. Configure irrigation system so the public right of way is also irrigated from this site. Maintain existing through irrigation lines to adjacent public right of way landscape for the Agave Center.
18. Remove soil compaction in planting areas. Remove construction debris from planting areas prior to landscape installation.
19. Top dress planting areas with a decomposed granite application of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
20. Each landscape island shall be not less than 120 square feet in area, not less than 7 feet in width and not less than 15 feet in length, and shall extend to the end of abutting space(s).

Signage

21. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide Street number only, not the street name
 - 2) Compose of 12" high (standard for commercial), 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.
22. The menu board to be equipped with a digitized reader panel.

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.

- 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.
- **BUILDING ELEVATIONS**
All mechanical equipment shall be fully screened on all elevation sides above a horizontal plane per Section 4-405.
- **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.
- **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.

- **ENGINEERING:**

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.

- **REFUSE:**

Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.

- **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.

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.

- **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, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

February 2, 1968. Building permit issued for Humble Service Station with fuel pumps.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

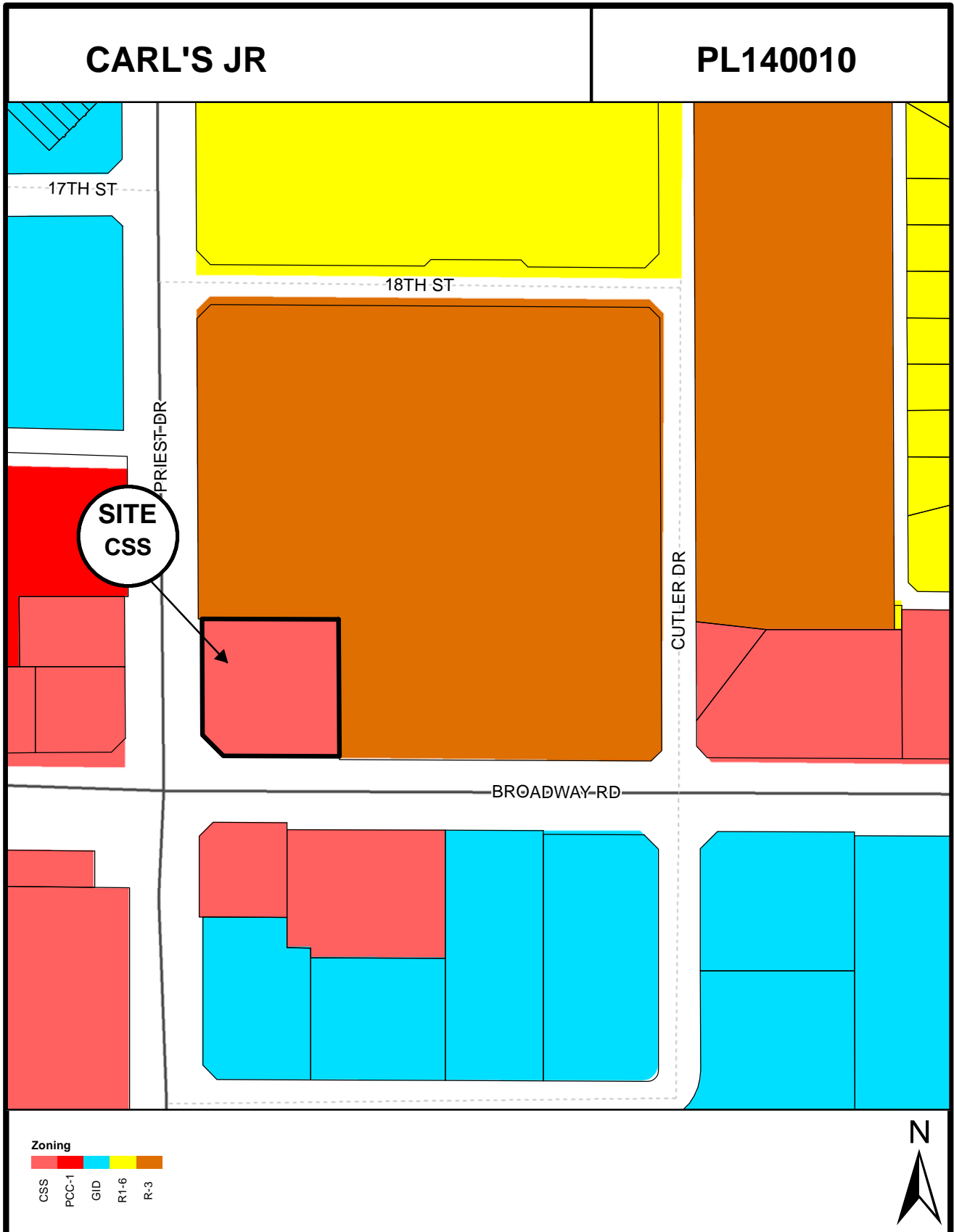


DEVELOPMENT PROJECT FILE

For

CARL JR'S RESTAURANT

1. Location Map
2. Aerial Photo
3. Letter of Explanation/Narrative
4. Site Plan
5. Floor Plan
6. South and West Elevations
7. North and East Elevations
8. Colored Elevations
9. Building Sections
10. Landscape Plan
11. Drainage Plan
12. Proposed bus pull-out diagram



Location Map



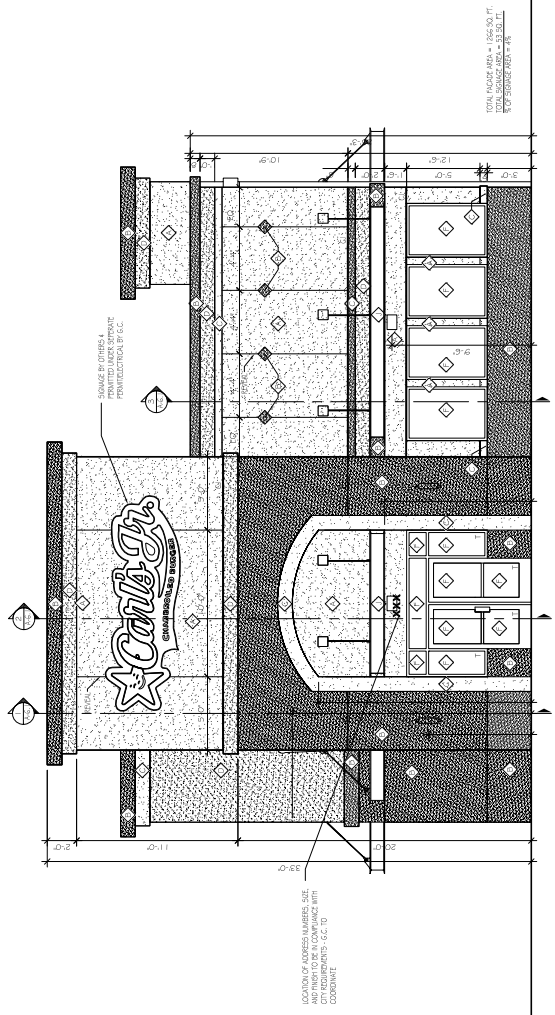
Aerial Map



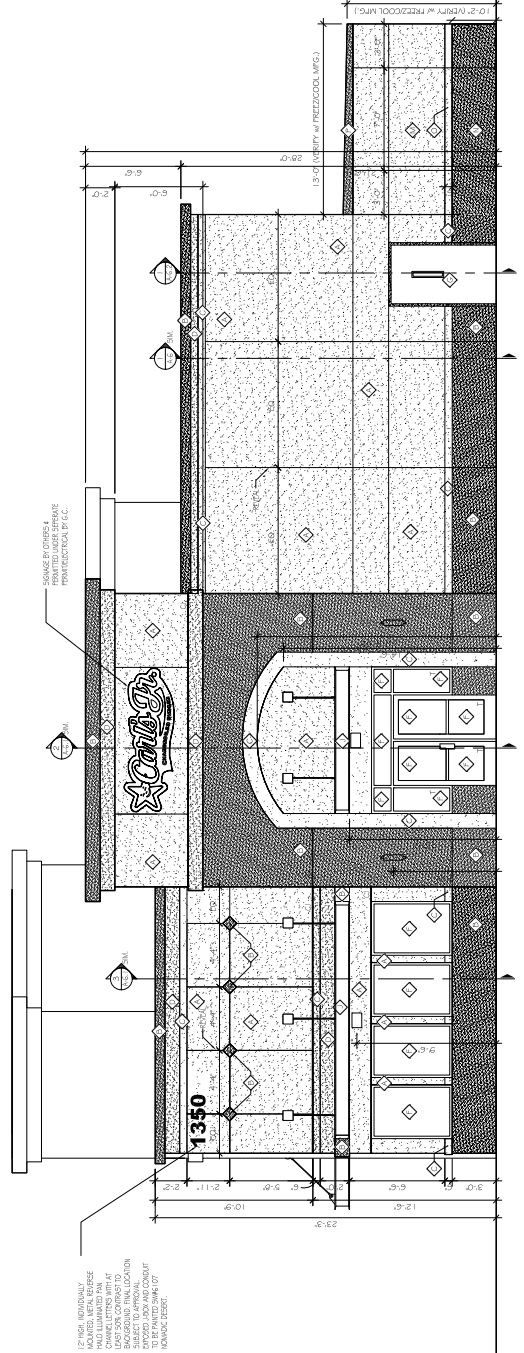
SYMBOL	MATERIAL	DESCRIPTION	REMARKS
◇	EFS	1" EFS. #6107 NOMADIC DESERT	TYPICAL NOTE: PREPARE ALL SURFACES TO BE PAINTED AS PER RECOMMENDATIONS
◇	EFS	1" EFS. #6110 STEADY BROWN	
◇	EFS	2" EFS. #6389 BUTTERNUT	
◇	EFS	1" EFS. PAINT SW #6346G HEARTHROB	
◇	NOT USED	NOT USED	
◇	CLARK ANODIZED ALUMINUM - w/ 1" CLEAR INSULATED GLAZING	CLARK ANODIZED ALUMINUM - w/ 1" CLEAR INSULATED GLAZING	
◇	SERVICE DOOR	PAINTED TO MATCH	
◇	NOT USED	NOT USED	
◇	ALUMINUM AWNINGS - SW #636G HEARTHROB	ALUMINUM AWNINGS - SW #636G HEARTHROB	
◇	EXTERIOR COLUMN W/MP	STUCCO COLUMN W/MP TO MATCH	
◇	METAL PARAPET CAPS	24 GAUGE ALUMINUM - PAINT TO MATCH	
◇	WALLS IN COOLER/FREEZER	#6107 NOMADIC DESERT	
◇	WALLS IN COOLER/FREEZER	#6110 STEADY BROWN	
◇	WALLS IN COOLER/FREEZER	#6389 BUTTERNUT	
◇	WALLS IN COOLER/FREEZER	SW #636G HEARTHROB	

AWNINGS SUPPLIED AND INSTALLED BY G.C.
W/MP - 1" CLEAR GLAZING

EXTERIOR FINISH SCHEDULE



FRONT ELEVATION

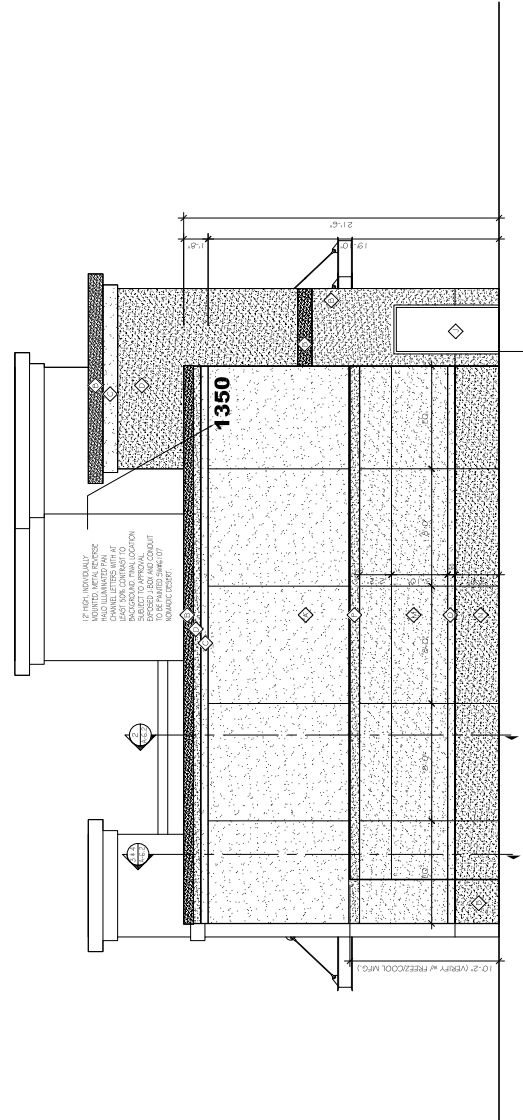


LEFT SIDE MAIN ENTRANCE ELEVATION

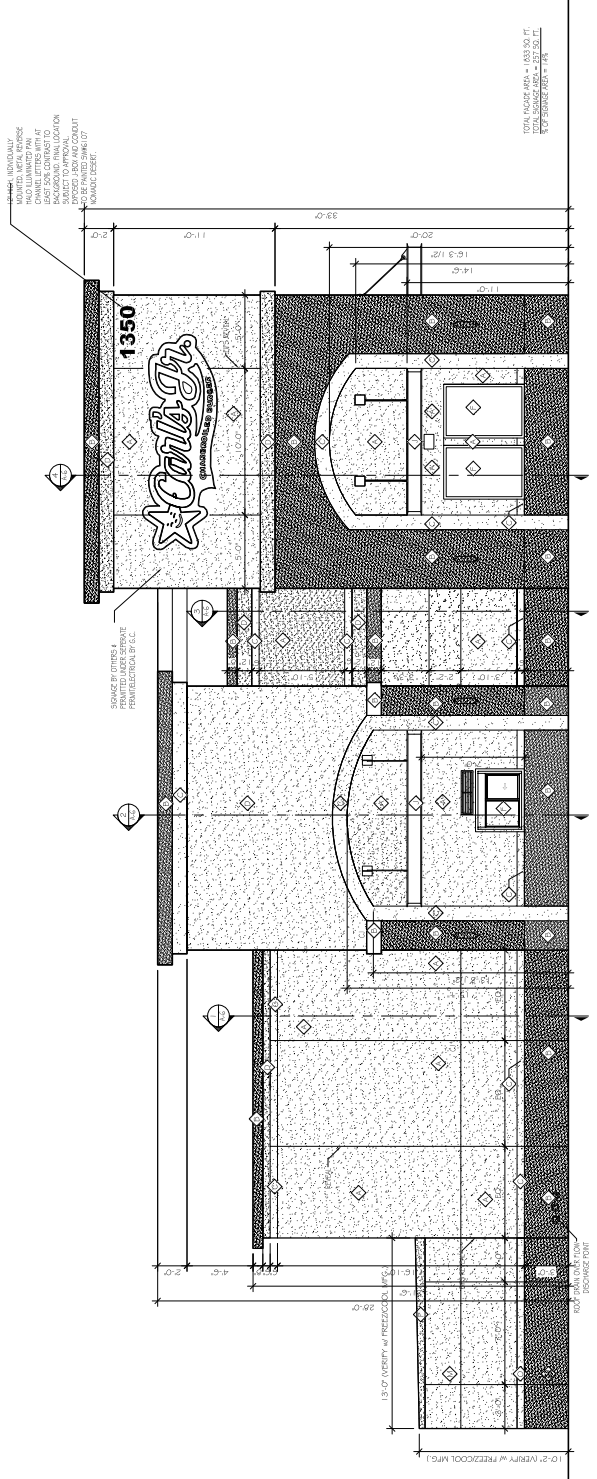


FINISH	MATERIAL	DESCRIPTION	REMARKS
1	EPS	1" EPS, AS 107 NOMADIC DESERT	1" EPS, AS 107 NOMADIC DESERT
2	EPS	1" EPS, AS 110 STEADY BROWN	1" EPS, AS 110 STEADY BROWN
3	EPS	2" EPS, 46389 BUTTERNUT	2" EPS, 46389 BUTTERNUT
4	EPS	1" EPS, PAINT SW ASB&G HEARTBROOK	1" EPS, PAINT SW ASB&G HEARTBROOK
5	NOT USED	NOT USED	NOT USED
6	EXTERIOR DOORS AND WINDOWS	SLIP-ON ALUMINUM - w/ 1" CLEAR INSULATED GLAZING	SLIP-ON ALUMINUM - w/ 1" CLEAR INSULATED GLAZING
7	SERVICE DOOR	PAINTED TO MATCH	PAINTED TO MATCH
8	NOT USED	NOT USED	NOT USED
9	FINISHING	ALUMINUM FINISHING - SW ASB&G HEARTBROOK	ALUMINUM FINISHING - SW ASB&G HEARTBROOK
10	EXTERIOR COLUMN	STRUCTURED COLUMN WRAP TO MATCH	STRUCTURED COLUMN WRAP TO MATCH
11	METAL PARAPET CAPS	24 GAUGE ALUMINUM - PAINT TO MATCH	24 GAUGE ALUMINUM - PAINT TO MATCH
12	WALK-IN COOLER/FREEZERS	#61 127 NOMADIC DESERT	#61 127 NOMADIC DESERT
13	WALK-IN COOLER/FREEZERS	#61 10 STEADY BROWN	#61 10 STEADY BROWN
14	WALK-IN COOLER/FREEZERS	#6189 BUTTERNUT	#6189 BUTTERNUT
15	WALK-IN COOLER/FREEZERS	SW ASB&G HEARTBROOK	SW ASB&G HEARTBROOK

FINISHING SUPPLIES AND INSTALLED BY G.C.



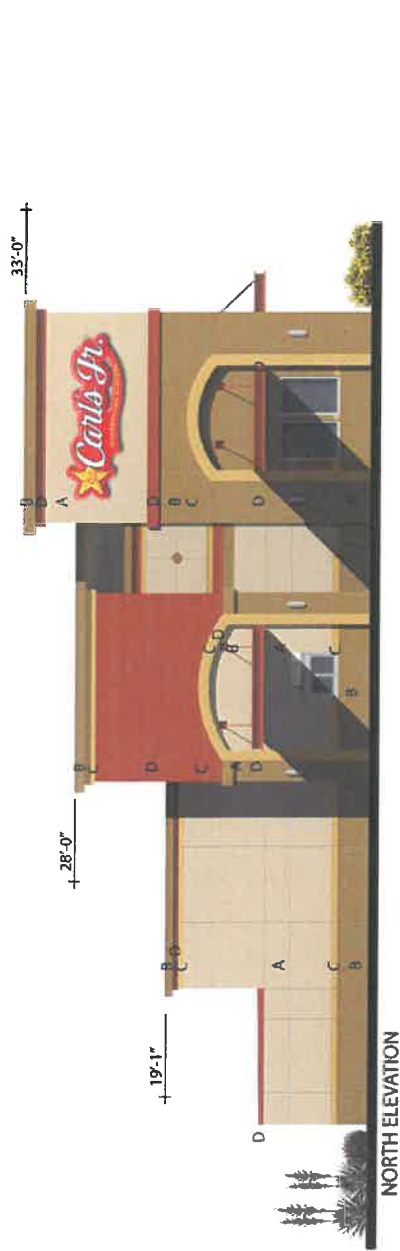
REAR ELEVATION
SCALE: 1/4" = 1'-0"
1 EXTERIOR FINISH SCHEDULE
N.T.S.
2



RIGHT SIDE DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"
3



TEMPE, ARIZONA



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION

E.I.F.S.



NOMADIC DESERT
" SW # 6107 "

E.I.F.S.



STEADY BROWN
" SW # 6110 "

E.I.F.S.



BUTTERNUT
" SW # 6389 "

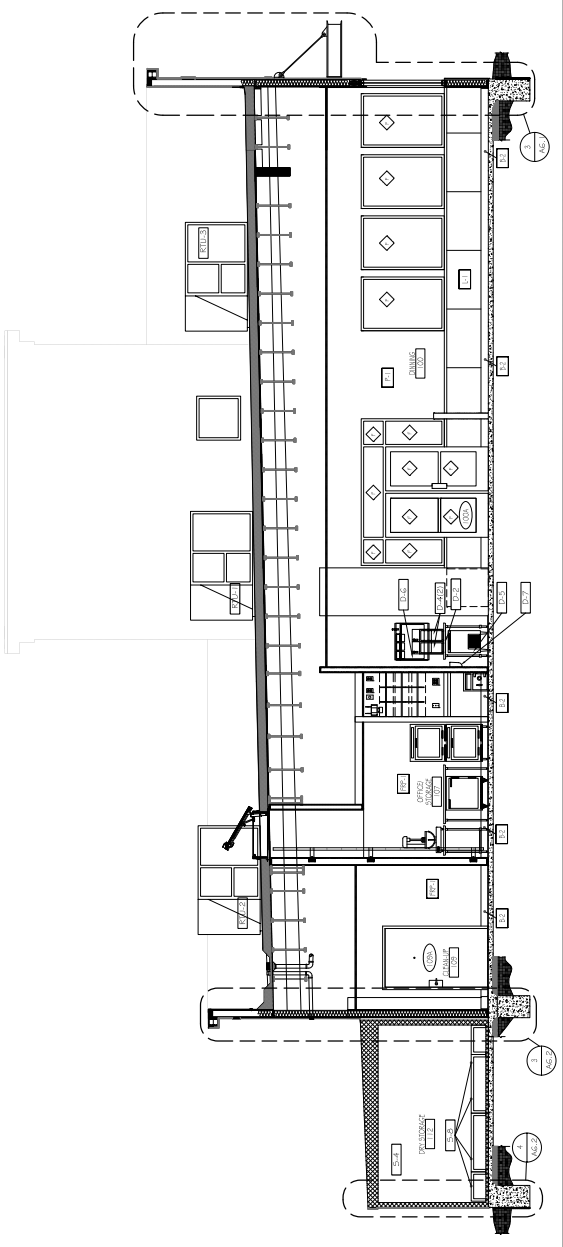
E.I.F.S.



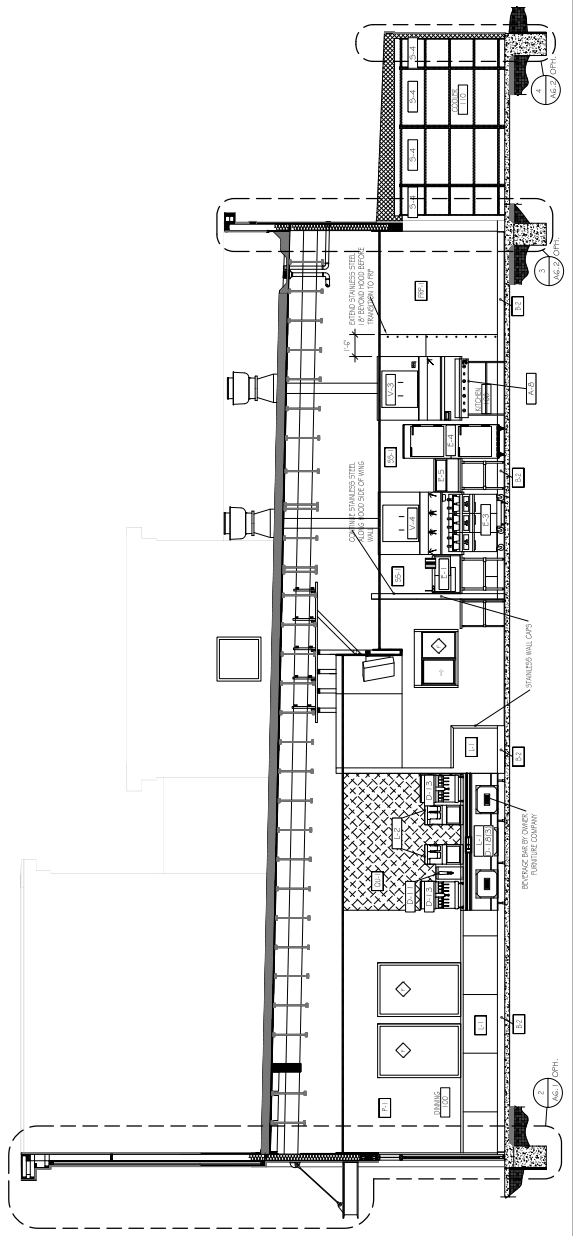
HEARTTHROB
" SW # 6866 "

JOB #2011178
07/14/2014





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



INTERIOR ELEVATION 2 SCALE: 1/4" = 1'-0"

