

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/14/2014
Agenda Item: 3**

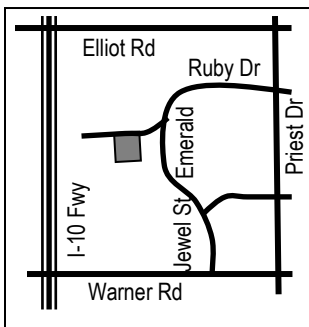
ACTION: Request for a Development Plan Review consisting of a new restaurant for TEXAS ROADHOUSE AT EMERALD CENTER, located at 8510 South Emerald Drive. The applicant is Catherine Otis, GreenbergFarrow.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEXAS ROADHOUSE AT EMERALD CENTER (PL140305) is located mid-block between Elliot and Warner roads, within the Emerald Center Business Park, south of Ikea and north of Dick’s Sporting Goods. The property is a part of the Planned Area Development of Emerald Center and is zoned RCC, Regional Commercial Center, within the Southwest Overlay District. The request is for the design of the proposed furniture retailer development and includes the following:

DPR14190 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Tom Tait, Emerald I-10, LLC
Applicant	Catherine Otic, GreenbergFarrow
Current Zoning District	Regional Commercial Center / Southwest Tempe Overlay District
Gross/Net site area	1.3654 acres
Total Building area	7,240 s.f.
Lot Coverage	12% (21% all phases within Lot 1B PAD)
Building Height	29 feet (160 feet allowed in PAD)
Building Setbacks	8 feet to lease lines, site is pad site within Lot 1B development (25’ setback within RCC)
Landscape area	21.43% (12,747 s.f.) (10% minimum in PAD)
Vehicle Parking	85 provided on site, the remainder are within the existing shared parking for the development (95 required)
Bicycle Parking	9 required and provided

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

The site is located mid-block between Elliot and Warner roads, along Emerald Drive east of the I-10 Freeway and west of Priest Drive, within the Emerald Center Business Park. The pad lot is located within a field of parking south of the access road to Ikea, west of I-10. Ikea is located to the north, Dick's Sporting Goods and Total Wine and More to the south, Main Event and the future Ashley Furniture to the east across Emerald Way. A smaller vacant pad will be developed separately, immediately adjacent to Emerald Way, and east of the proposed restaurant site. The property owner is trying to activate Emerald Center with some evening uses, to take advantage of the proximity to the freeway and the available parking for restaurant uses. Texas Roadhouse have seven locations within the valley, this would be the first location in Tempe and within the central/east valley area of Phoenix, Ahwatukee and Scottsdale. The request is for the design of the proposed development and includes a Development Plan Review for a 7,240 s.f. restaurant building elevations, landscape design, and site plan on 1.365 net acres within a leased pad site. The applicant is requesting the Development Review Commission approve the requested Development Plan Review. The applicant will be required to amend the Planned Area Development for Emerald Center Lot 1B to add this site plan to the PAD site plan; no changes are being proposed to the development standards, this is an administrative process.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- Review of design by Emerald Center Architectural Review Committee was approved prior to submittal.

PRELIMINARY SITE PLAN REVIEW

Early discussions with the applicant included removal of the green building outline color and incorporation of a more neutral tone similar to that of the Gilbert location (shown on left below). However the property owner of Emerald Center had already approved the green trim color, and preferred the aesthetics of the Goodyear location (shown on right below). The green trim is a corporate color for Texas Roadhouse and integrates the building to the green on Dick's Sporting Goods to the south. The proposed roof was a point of specific direction from the property owner, who wished to match the Goodyear roof color. The color specified however did not match what was constructed, and the applicant had difficulty matching the color sample. A condition has been added to assure the constructed product does not change from what was represented in the renderings and specified materials.



Staff recommended using metal building trim instead of wood, which has been considered a less durable product. However, recent trends in the use of wood in a commercial building façades indicate this is a new style that architects wish to incorporate for a more rustic, industrial, rural or textural change from earlier design aesthetics. Wood is not characteristically used in Emerald Center. Wood is typically allowed as a patio material, but in this case is proposed as an applied building trim element that is characteristic of the architecture of the building and the corporate image of this restaurant.

Staff recommended removal of gutter downspouts and the uplighting on the roof; these changes were made on a resubmittal. Staff recommended removal of LED track lights outlining the building along the green wood trim, and recommended a recessed channel of lighting that would wash the façade of the building rather than outline the architecture. The proposed lighting is not consistent with the surrounding Emerald Center lighting; however the property owner indicated support of the LED lighting proposed. Staff has a lighting condition to provide a recessed architecturally integrated design solution.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The site is part of the Emerald Center Business Park Planned Area Development. As part of the analysis of the design for the proposed development, images of the existing surrounding buildings are provided within the attachments for contextual reference. The color scheme and materials are designed to reflect the unique architecture of this themed restaurant, while picking up elements of nearby retail buildings.

Site Plan

The net area of the site is 59,477 s.f. with a proposed 7,240 s.f. building. The entrance is located on the south side, facing the closest retail uses across the existing parking lot. A vacant pad to the east will eventually be developed with a retail use. The customer parking is primarily located to the south and east of the new building, but shares parking with the other uses. A pedestrian path along Ikea Way leads to the building, and out to Emerald Way.

Building Elevations

The maximum building height allowed within the RCC district is 75 feet with an additional 25 feet in the Southwest Tempe Overlay District. The proposed building is one story with the tallest roof element under 30 feet. The building wainscot is a cut Canterra Stone, a natural stone product with a honed finish. The dark color has small exposed aggregate pieces that add texture when viewed up close. The material provides a strong grounding to the base of the building, which uses a beige stucco EFIS product for the primary building material. This color has more yellow tone than the painted stucco finish on Dick's Sporting Goods and Total Wine and More. The roof is a charcoal grey, similar to the metal canopy elements on other buildings within Emerald Center. The dark green is a corporate color of Texas Roadhouse, and is used as an architectural trim outlining the building and rooflines. This green visually connects to the green trim of the adjacent retail stores. The themed restaurant uses a western façade, with wood windows and a ranch or barn aesthetic. The front entry appears like a front porch, and has a small 476 s.f. patio on the south west corner of the building.

Landscape

The site design incorporates required Emerald Center landscape features at the street front including turf, olive and gum trees. The remainder of the site provides required trees in landscape islands and accent vegetation at the base of the building perimeter. The combination of trees, shrubs and ground cover provide variation in height, texture and color and have a Mediterranean look with olives, palms, mountain laurels, yuccas, natal plum, lantana and bougainvillea.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The Texas Roadhouse restaurant is a freestanding building located on its own pad site surrounded by parking and a drive. The building elevations have variation in massing and roofline that are unique to the product type. The architecture is different than surrounding multi-tenant and large box uses.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building is relatively small and has landscape proposed on all four sides to provide shade to the building and walkways. Parking is available close to the building, and in small groupings with shade at either end of the aisles.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials and colors and material for this project were chosen to meet corporate colors and image while tying into the buildings to the south, with the beige and green colors. The canterra stone base is similar in quality and color to the integral colored concrete masonry use on the building to the south.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building is 29 feet high at the tallest point, and uses a gable and hip roof design common to ranch style structures. The building is smaller in scale relative to the surrounding Emerald Center structures. The landscape conforms to the requirements of the Emerald Center street front palette, and integrates other plants found in surrounding landscape context.*
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 uses light and dark colors to break up the massing of the building, natural stone at the base provides texture at the pedestrian level, blocks of windows create a pattern along the façade, and the green wood trim outlines the building form.*
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 has a standing seam metal roof with varied height and changes in form from flat with parapet to gabled and hipped. The windows are wood encased and faux shutters on the upper level carry the rustic theme. The patio area is shaded with an overhang and the building incorporates natural stone, stucco, wood and metal to provide detail and interest.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the restaurant has a sidewalk wrapping the building and connecting to the sidewalk that leads to Emerald Drive where transit (bus) is available. The site plan is more pedestrian friendly with proximity to parking and availability of shade, compared to other developments in the area, which require long distances to walk from unshaded parking or walkways to the businesses.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site uses existing driveways and is designed to minimize vehicle/pedestrian conflicts. Fire and refuse have reviewed the plans to assure access for services. Sidewalks connect to existing parking areas and other sidewalks.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plans provide activity support on all four sides of the building, providing parking and circulation on all sides. The elevations have windows facing the entry on the south, the parking on the west, and limited windows on the north and east. Conditions have been provided to address lighting and landscaping requirements, to comply with code.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape ties in street front requirements with surrounding vegetation, plants along the base to soften the building edge. Plants proposed are appropriate and will enhance the area. Significant shade is provided through the addition of trees around the perimeter of the site.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Elevations do not show lighting design solutions. Staff has conditioned that LED lighting at the building perimeter be changed to recessed channel lights. Adding lighting to this area will provide greater safety to existing businesses*

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.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code and Southwest Overlay District.
3. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

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

Site Plan

1. The Planned Area Development Overlay for Emerald Center Lot 1B shall be updated and put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. Provide service yard and mechanical 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.
3. 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.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

6. The materials and colors are approved as presented:
The roof color shall match the color of the design presented and approved by the property owner.
Roof (6 on legend)– Fabral "thin seam" standing seam metal roof in Charcoal Grey S01
Main Building (8 on legend)– Sand finished stucco painted Sherwin Williams paint to match Dunn Edwards Boutique Beige
Wainscot (5 on legend) - Stone- Cantera Stone "Tobacco Brown" 4" x 12" utility block
Trim (2 on legend)– cedar wood trim painted Sherwin Williams green (code provided for custom color)
Metal flashing and Fascia (3 on legend) – painted Sherwin Williams green (code provided for custom color)
Trim and Shutters (1 on legend) – prestained cedar wood, cedartown TWP #1501 stain formula
Front Entry Door (1a on legend) – Faux wood metal door Ceco Door Madera CS-5

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.

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. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
11. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.
12. Illumination outlining the architecture of the building shall be built into the building façade in a recessed track, and not utilize exposed LED or neon fixtures. Lights shall not be chasing, flashing or in motion.
13. No lights shall be installed facing up to illuminate the roof of the building. If flags are installed, a single spot light compliant with dark sky lighting standards may be used, with the fixture screened from view and architecturally integrated into the parapet or roof structure.
14. Downlights, as shown on the plans, for illumination of the vertical wall elevations is approved as part of this request.

Landscape

15. 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.
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.
 - f. Provide temporary irrigation for the turf area. Dismantle this irrigation system when germination of hydro-seed is seen.
 - g. Repair existing irrigation system on site or on the adjacent street frontage 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 is irrigated as part of the reconfigured system at the conclusion of this construction.
17. 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.
18. 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.
19. 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.
20. 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

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 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 non-residential projects. 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 entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials,

and design columns or corners to discourage to 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:
 - 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.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- DRIVEWAYS: 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.

- LANDSCAPING: Refer to Zoning and Development Code Section 4-702G Landscape Clear Vision Requirements and Appendices B and C for plant heights in proximity to pedestrian areas.

- 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. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

November 30, 1978	City Council approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts on 154.3 acres.
July 17, 2003	City Council approved a Development Agreement with Tait Development Inc. for Emerald Center.
September 11, 2003	City Council approved a General Plan Land Use Map Amendment and Zoning Map Amendment, a Preliminary Planned area Development and three variances for Lots 1, 4 and 5. Lot 2 was excluded from this PAD. Council approved the request by IKEA Home Firmishings for a Final PAD for IKEA consisting of 342,105 s.f. building for retail space and 7,235 s.f. for a restaurant on 23.41 net acres located at 8425 S Emerald Drive.
November 28, 2006	Development Review Commission approved a request for DICK'S SPORTING GOODS for a 70,000 s.f. building on 14.322 acres.
September 30, 2011	Staff approved a Development Plan Review for a temporary use of this site for Lennar Homes Model of a new multi-generational product.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



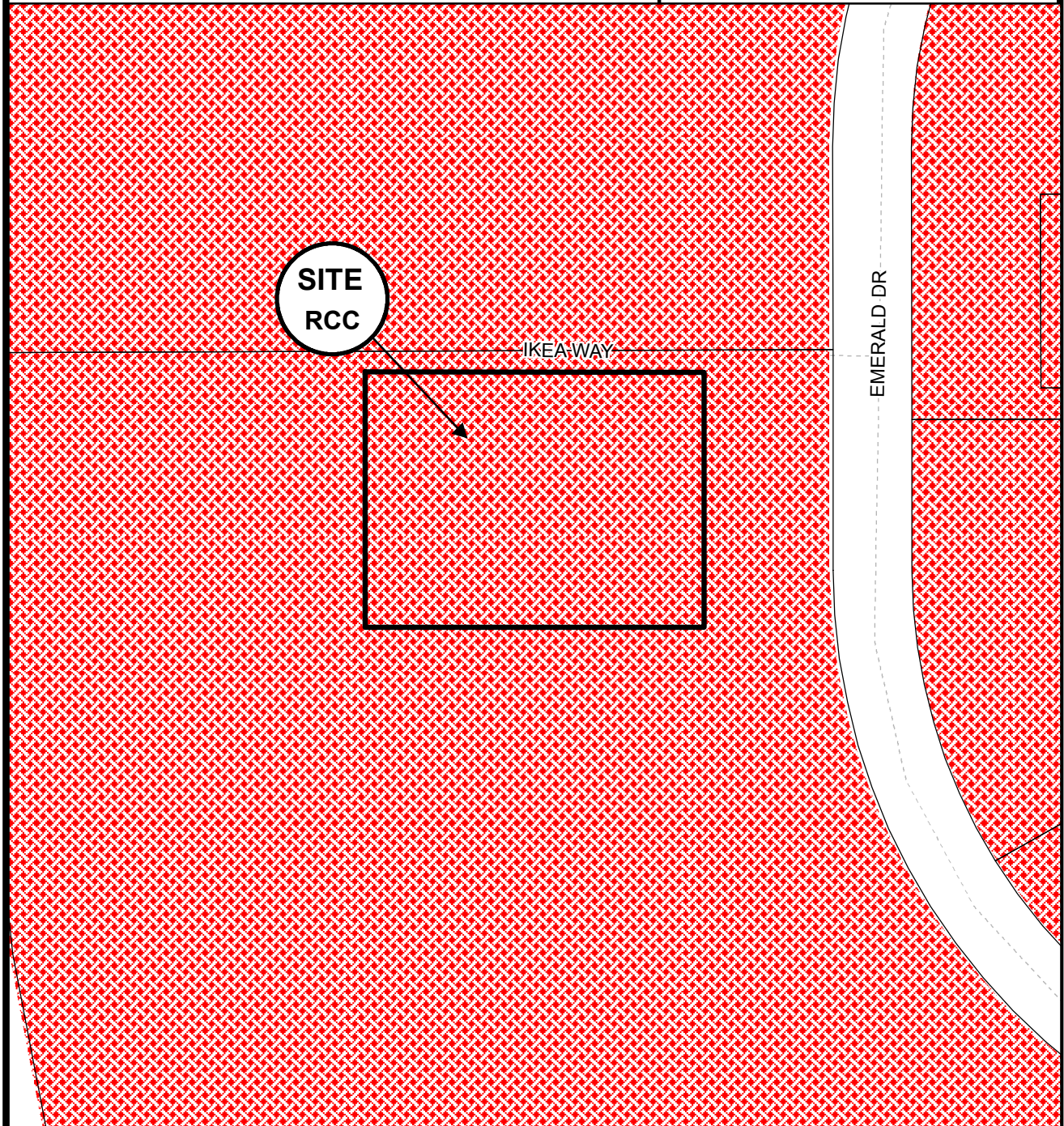
DEVELOPMENT PROJECT FILE
for
TEXAS ROADHOUSE

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Plan Cover Sheet
6. Site Plan
7. Landscape Plan
8. Floor Plan
- 9-10. Elevations
11. Color Elevations
- 12-13. Sections
14. Material Sample Board
15. Site Context Photos

TEXAS ROADHOUSE AT EMERALD CENTER

PL140305

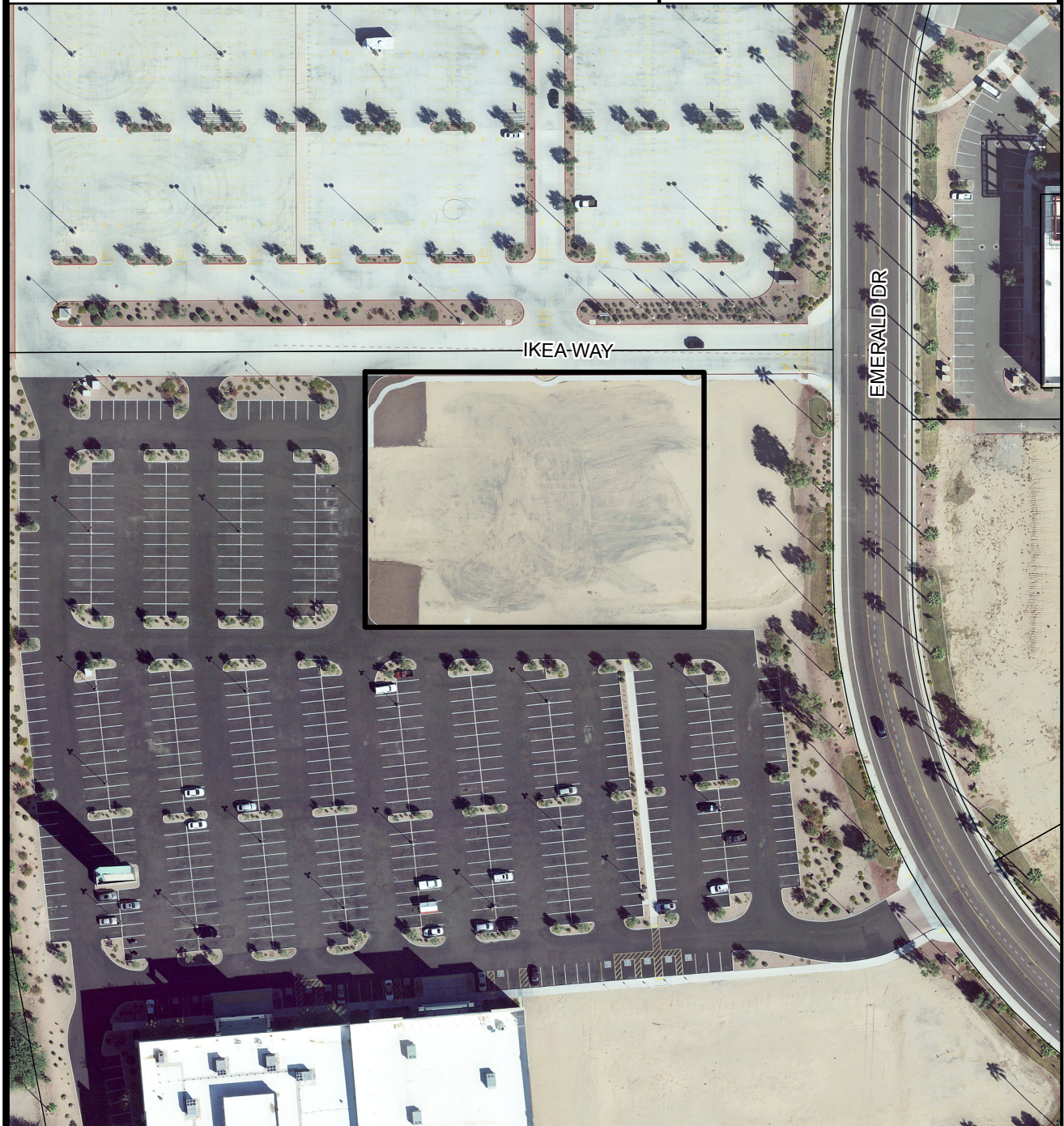


Zoning

RCC



Location Map

TEXAS ROADHOUSE AT EMERALD CENTER**PL140305****Aerial Map**



Texas Roadhouse
Letter of Explanation

Texas Roadhouse is a legendary restaurant that serves hand-cut steaks, fall-off-the-bone ribs, made from scratch sides and fresh baked rolls among many other choices and all at affordable prices. Hours of operation are typically from 4:00 p.m. to 10:00 p.m. Monday through Friday, 11:00 a.m. to 11:00 p.m. on Saturday and 11:00 a.m. to 10:00 p.m. on Sunday.

The proposed Texas Roadhouse building is 7,240 SF with a 476 SF outdoor patio for a total of 7,716 square feet and is to be located at 8510 S. Emerald Drive in the Regional Commercial Center District.

While Texas Roadhouse has designed the site to accommodate a future retail building to the east along S. Emerald Drive, the pad is not a part of this application and will obtain required approvals from the City of Tempe separately as needed.

Prior to submittal to the City of Tempe extensive coordination was done with Emerald Center Architectural Review Committee representatives on the site layout, landscaping and architectural design of the building.

Building Design:

- Parapets have been raised on the building to provide for full screening of all rooftop mechanical equipment.
- Employee service exit and entrance doors are equipped with a security vision panel.
- Refuse enclosure includes a 3" wide x 24" high viewer at the gates for employee safety.
- Exterior building materials are of high quality & are compatible with the surrounding retail buildings. The proposed building has a distinctive stone veneer base, tower elements & peak to break up mass of the building, windows, stone veneer pilasters, main building color which complements the surrounding development.
 - Main building material is a smooth finish stucco
 - Primary building color is boutique beige
 - Metal roof
 - Building Trim: pre-stained cedar
 - Pre-stained cedar wood louvers with green trim
 - Cupola tower elements
 - Stone veneer base (Cantera stone)
 - Stone veneer pilasters
 - Shed roof & stone veneer pilasters on north elevation to provide additional articulation
 - Extension of shed roof on east elevation

- Signage proposed on east & west facades; small sign above main entry door on south elevation
- Refuse enclosure wall – CMU with stone veneer
- Split rail cedar fence at patio
- White LED border (LED border does not generate significant light spillage as the output is less than 1 lumen at 50' from the building and is turned off after closing each night)
- Decorative gooseneck wall light fixtures

Site Design:

- Site lighting is proposed to match the existing lights in the center.
- Parking provided is in accordance with requirements for restaurants at a ratio of 1/75 SF; a total of 87 stalls are proposed. While 94 stalls are required, parking is reciprocal for the center. Eight accessible stalls are proposed with six adjacent to the Texas Roadhouse and two adjacent to the future retail building.
- Nine bicycle stalls are provided.
- Site circulation has been designed to accommodate fire and refuse truck turnaround /access criteria.
- 16' deep parking stalls with 2' of overhang are provided along lengthy southern row of parking to increase the landscaping and reduce paved area. 16' deep parking stalls with 2' overhang area also provided along the northern seven stalls between Texas Roadhouse and the future retail building.
- Landscaping provided is in compliance with development standards with a total of 26 trees proposed, 21.43% landscape coverage provided in excess of 15% required, trees provided at ends of parking rows, at patio area to provide shade and nine trees proposed along south side for pedestrian & vehicular shade. Landscaping proposed accents and separates parking, building and pedestrian areas. Landscaping within the parking area is in excess of requirements and location of trees will provide maximum shade for pedestrians and vehicles. Shrubs and ground cover such as Red Yucca, purple and gold lantana, wild petunia and bougainvillea will provide for year round color and texture resulting in a pleasing aesthetic. The landscape palette is compatible with the rest of the center and surrounding development to continue a cohesive theme.
- Pedestrian connection (s) proposed to the existing sidewalk along Ikea Way.
- Pedestrian connection provided to remainder of center
- Separate irrigation meter will be provided for landscape around the building perimeter. Remainder of site landscaping will be on irrigation meter in place.
- The proposed building is setback in excess of the 25' requirement outlined within the code.
- Drainage is in accordance with the Drainage Report prepared for Emerald Center and approved by the City of Tempe. The site will effectively convey the 100 year, 1 hour storm toward off-site storm water retention facilities. Emerald Center, via a Development Agreement with the City of Tempe, has been given the right to use the underground concrete box culvert located along the western overall property line to convey stormwater from the project to an existing retention basin along I-10.

We are excited to bring Texas Roadhouse to the City of Tempe and to provide a design and layout that meets or exceeds the development standards, zoning code and general plan criteria.

TEXAS ROADHOUSE

TEMPE, AZ



PROJECT INFORMATION

PROJECT LOCATION

8510 SOUTH EMERALD DRIVE
TEMPE, AZ 85284

ASSESSOR'S PARCEL NUMBER

APN 301-54-910A (PORTION OF LOT 1B)

ZONING

JURISDICTION: CITY OF TEMPE
COUNTY OF MARICOPA, AZ

EXISTING ZONE: RCC - REGIONAL COMMERCIAL CENTER

PROPOSED ZONE: RCC - REGIONAL COMMERCIAL CENTER

GENERAL PLAN DESIGNATION: COMMERCIAL

ALL ADJACENT PROPERTIES ARE ZONED: RCC - REGIONAL COMMERCIAL CENTER

GENERAL PLAN PROJECTED LAND USE: COMMERCIAL

GENERAL PLAN PROJECTED DENSITY: N/A

CONTACTS

OWNER

EMERALD I-10, LLC
777 E. THOMAS ROAD, SUITE 210
PHOENIX, AZ 85014
CONTACT: TOM TAIT

DEVELOPER

TEXAS ROADHOUSE
6040 DUTCHMAN'S LANE
LOUISVILLE, KY 40205

APPLICANT REPRESENTATIVE

GREENBERGFARROW
19000 MACARTHUR BOULEVARD, SUITE 250
IRVINE, CA 92612
t: 949.296.0450 f: 949.296.0479
CONTACT: CATHERINE OTIS
SENIOR SITE DEVELOPMENT COORDINATOR

CIVIL ENGINEER

GREENBERGFARROW
21 SOUTH EVERGREEN AVENUE, SUITE 200
ARLINGTON HEIGHTS, IL 60005
t: 847.788.9200
CONTACT: RYAN BLOCKER

LANDSCAPE ARCHITECT

GREENBERGFARROW
19000 MACARTHUR BOULEVARD, SUITE 250
IRVINE, CA 92612
t: 949.296.0450 f: 949.296.0479
CONTACT: KURT KOETHER

ARCHITECT

GREENBERGFARROW
21 SOUTH EVERGREEN AVENUE, SUITE 200
ARLINGTON HEIGHTS, IL 60005
t: 847.788.9200
CONTACT: CHRIS LUDWIG

PROJECT SUMMARY

SITE AREA

TEXAS ROADHOUSE (LIMIT OF IMPROVEMENT) ±1.365 ACRES (±59,477 SF)
SITE COVERAGE ±12.97% (5,651 SF/AC)
FLOOR AREA RATIO ±0.13

PROPOSED

BUILDING AREA

RESTAURANT BUILDING 7,249 SF
OUTDOOR PATIO 476 SF
TOTAL 7,716 SF

PROPOSED

BUILDING CONSTRUCTION TYPE: V-B
BUILDING HEIGHT: ONE-STORY
BUILDING USE: SIT-DOWN RESTAURANT
BUILDING TO BE EQUIPPED WITH AUTOMATIC FIRE EXTINGUISHING SYSTEM: YES

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
TEXAS ROADHOUSE	1 SP/75 SF ¹	94	87 ²
OUTDOOR PATIO	1 SP/150 SF ³	1	
TOTAL		95	87 ²

ADA STALLS REQUIRED 4 STALLS
ADA STALLS PROVIDED 8 STALLS

RATIO PROVIDED 11.66 SP/1000 SF

¹ NOTE: RESTAURANTS TO BE PARKED AT 1 SP/75 SF OF NET INDOOR FLOOR AREA (±7,055 SF)

² NOTE: PARKING IS NOT REQUIRED FOR FIRST 300 SF OF OUTDOOR SEATING

³ NOTE: PARKING IS RECIPROCAL FOR THE SHOPPING CENTER

BICYCLE PARKING REQUIRED 9 SPACES

1 SP/1000 SF OF INDOOR AREA (8 SPACES)

1 SP/2000 SF OF OUTDOOR AREA (1 SPACE)

BICYCLE PARKING PROVIDED 9 SPACES

LANDSCAPING

LANDSCAPE COVERAGE REQUIRED FOR NET SITE AREA (PER LIMIT OF IMPROVEMENT) ±15%
LANDSCAPE COVERAGE PROVIDED (OF LIMIT OF IMPROVEMENT) ±21.43% (±12,747 SF)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1B, AS DESCRIBED IN THE REPLAT OF LOT 1 'AMENDED FINAL PLAT FOR THE EMERALD' A REPLAT OF LOT 1* PER BOOK 660, PAGE 12 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-0106832 OF OFFICIAL RECORDS AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, BEING A 1/2" REBAR WITH A PLASTIC CAP LSW 36326, FROM WHICH THE NORTHEAST CORNER OF SAID LOT, BEING A 'X' CHISELED IN CONCRETE, BEARS NORTH 89° 43' 46" EAST, A DISTANCE OF 686.17 FEET;

THENCE NORTH 89° 43' 46" EAST, ALONG SAID LINE TO THE NORTHEAST CORNER OF LOT 1B OF SAID REPLAT OF LOT 1 'AMENDED FINAL PLAT FOR THE EMERALD' A REPLAT OF LOT 1*, A DISTANCE OF 686.17 FEET AND THE WEST RIGHT OF WAY LINE OF EMERALD DRIVE;

THENCE SOUTH 00° 08' 35" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 177.58 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 508.00 FEET;

THENCE SOUTHEASTERLY, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF EMERALD DRIVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52° 16' 57", A DISTANCE OF 463.55 FEET;

THENCE SOUTH 10° 31' 43" EAST, A DISTANCE OF 29.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF JEWEL STREET;

THENCE SOUTH 32° 29' 50" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 97.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 225.00 FEET;

THENCE SOUTHERLY CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30° 51' 12", A DISTANCE OF 121.16 FEET;

THENCE NORTH 81° 01' 49" WEST, DEPARTING THE WEST RIGHT OF WAY LINE OF JEWEL STREET, A DISTANCE OF 60.01 FEET;

THENCE SOUTH 85° 08' 26" WEST, A DISTANCE OF 339.81 FEET;

THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 312.62 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1B AND THE EASTERN RIGHT OF WAY LINE OF INTERSTATE 10;

THENCE NORTH 10° 53' 06" WEST, ALONG THE WESTERLY LINE OF LOT 1B, A DISTANCE OF 343.38 FEET;

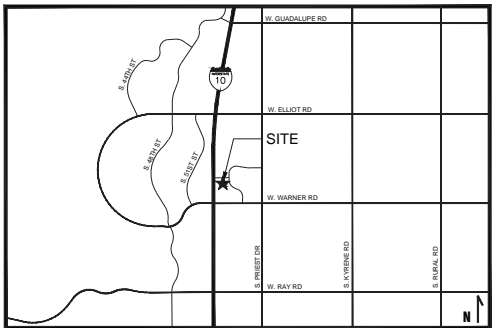
THENCE NORTH 05° 58' 33" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 251.25 FEET;

THENCE NORTH 00° 16' 09" WEST, CONTINUING ALONG SAID WESTERLY LINE OF LOT 1B A DISTANCE OF 233.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

DRAWING INDEX

DRAWING INDEX	COVER SHEET
<input type="checkbox"/> SHEET 01	COVER SHEET
<input type="checkbox"/> SHEET 02	SITE PLAN
<input type="checkbox"/> SHEET 03	PRELIMINARY GRADING & DRAINAGE PLAN
<input type="checkbox"/> SHEET 04	LANDSCAPE PLAN
<input type="checkbox"/> SHEET 05	FLOOR PLAN
<input type="checkbox"/> SHEET 06	BUILDING ELEVATIONS 1
<input type="checkbox"/> SHEET 07	BUILDING ELEVATIONS 2
<input type="checkbox"/> SHEET 08	COLORLED BUILDING ELEVATIONS
<input type="checkbox"/> SHEET 09	BUILDING SECTIONS 1
<input type="checkbox"/> SHEET 10	BUILDING SECTIONS 2

SITE VICINITY MAP



PROJECT INFORMATION

SITE AREA
TEXAS ROADHOUSE LIMIT OF IMPROVEMENT ±59,477 SF

BUILDING AREA
TEXAS ROADHOUSE 7,240 SF
OUTDOOR PATIO 476 SF
TOTAL 7,716 SF

CONSTRUCTION TYPE V B

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
TEXAS ROADHOUSE	1 SP/75 SF*	94	
OUTDOOR PATIO	1 SP/150 SF**	1	
STANDARD STALLS			77
ADA STALLS		(4)	8
TOTAL		95	85***

PARKING RATIO PROVIDED ±11.02 SP/1000 SF

BIKE PARKING REQUIRED 9 SP
1 SP/1000 SF INDOOR AREA 8 SP
1 SP/2000 SF OUTDOOR AREA 1 SP
BIKE PARKING PROVIDED 9 SP

*RESTAURANTS TO BE PARKED AT 1 SP/75 SF OF NET INDOOR FLOOR AREA (±7,055 SF)
**PARKING IS NOT REQUIRED FOR FIRST 300 SF OF PATIO (OUTDOOR SEATING)
***PARKING IS RECIPROCAL FOR ENTIRE SHOPPING CENTER

ZONING CLASSIFICATION

JURISDICTION CITY OF TEMPE, AZ
EXISTING ZONING RCC
REGIONAL COMMERCIAL CENTER
REQUIRED ZONING RCC
REGIONAL COMMERCIAL CENTER

BUILDING SETBACKS

FRONT & STREET SIDE 25'
SIDE/REAR 25'

PROJECT NOTES

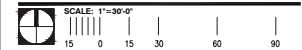
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON TOPO SURVEY PREPARED BY NORTHSIGHT LAND SURVEY CONSULTING, RECEIVED VIA EMAIL ON 04/07/2014 AND ALTA SURVEY PREPARED BY NORTHSIGHT LAND SURVEY CONSULTING, DATED 05/02/14, RECEIVED VIA EMAIL ON 05/27/14.

DATE	REVISION	INITIALS
04/11/14	PREPARING A1 BASED ON TOPO	CD
06/16/14	PREPARING A1 FOR SUBMITTAL	CD
06/30/14	UPDATE A1 PER CIVL PLAN	CD
07/09/14	UPDATE A1 PER PHOTOMETRIC PLAN	CD
09/09/14	UPDATE A1 LEASE AREA	CD
09/30/14	UPDATE A1 FOR RE-SUBMITTAL	CD

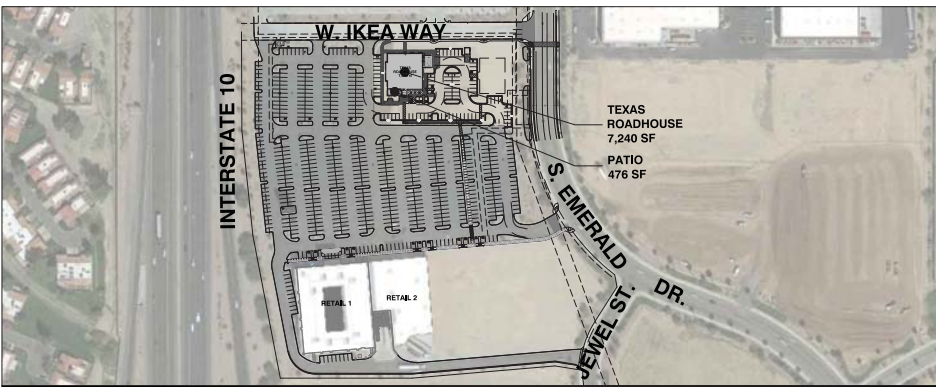


TEXAS ROADHOUSE
TEMPE, AZ
NEQ INTERSTATE 10 & W. WARNER ROAD

GF PROJECT NUMBER 20130822.0
GF SITE PLAN NUMBER AZ-30822A1



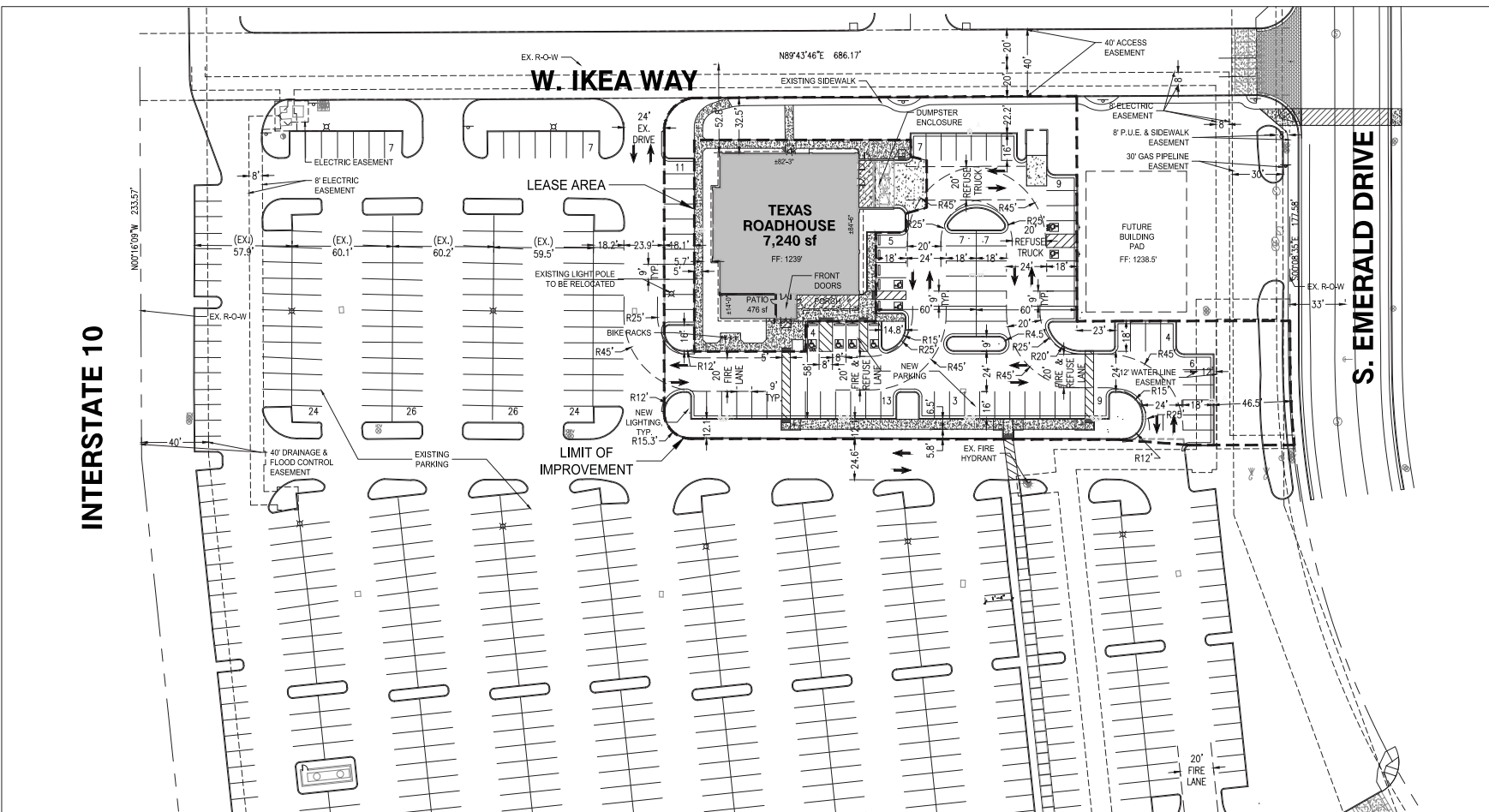
SITE PLAN
SHEET 02



KEY MAP - N.T.S.



LOCATION MAP



PROJECT INFORMATION

SITE AREA
TEXAS ROADHOUSE LIMIT OF IMPROVEMENT ±59,477 SF

BUILDING AREA
TEXAS ROADHOUSE 7,163 SF
OUTDOOR PATIO 300 SF
TOTAL 7,463 SF

CONSTRUCTION TYPE V B

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
TEXAS ROADHOUSE	1 SP/75 SF*	94	
OUTDOOR PATIO	1 SP/150 SF**	1	
TOTAL		95	87***

RATIO PROVIDED ±11.79 SP/1000 SF

*RESTAURANTS TO BE PARKED AT 1 SP/75 SF OF NET INDOOR FLOOR AREA (±7,055 SF)

**PARKING IS NOT REQUIRED FOR FIRST 300 SF OF PATIO (OUTDOOR SEATING)

***PARKING IS RECIPROCAL FOR ENTIRE SHOPPING CENTER

ZONING CLASSIFICATION

JURISDICTION CITY OF TEMPE, AZ
EXISTING ZONING RCC
REGIONAL COMMERCIAL CENTER

REQUIRED ZONING RCC
REGIONAL COMMERCIAL CENTER

BUILDING SETBACKS

FRONT & STREET SIDE 25'
SIDE/REAR 25'

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON TOPO SURVEY PREPARED BY NORTHSIGHT LAND SURVEY CONSULTING, RECEIVED VIA EMAIL ON 04/07/2014 AND ALTA SURVEY PREPARED BY NORTHSIGHT LAND SURVEY CONSULTING, DATED 09/02/14, RECEIVED VIA EMAIL ON 09/27/14.

DRAWING ISSUE/REVISION RECORD

DATE	SUBSTITUTE	INITIALS
04/11/14	PREPARING A1 BASED ON TOPO	CD
06/16/14	PREPARING A1 FOR SUBMITTAL	CD
06/30/14	UPDATE A1 PER CIVIL PLAN	CD
07/09/14	UPDATE A1 PER PHOTOMETRIC PLAN	CD
09/09/14	UPDATE A1 LEASE AREA	CD
09/25/14	UPDATE A1 FOR RE-SUBMITTAL	CD

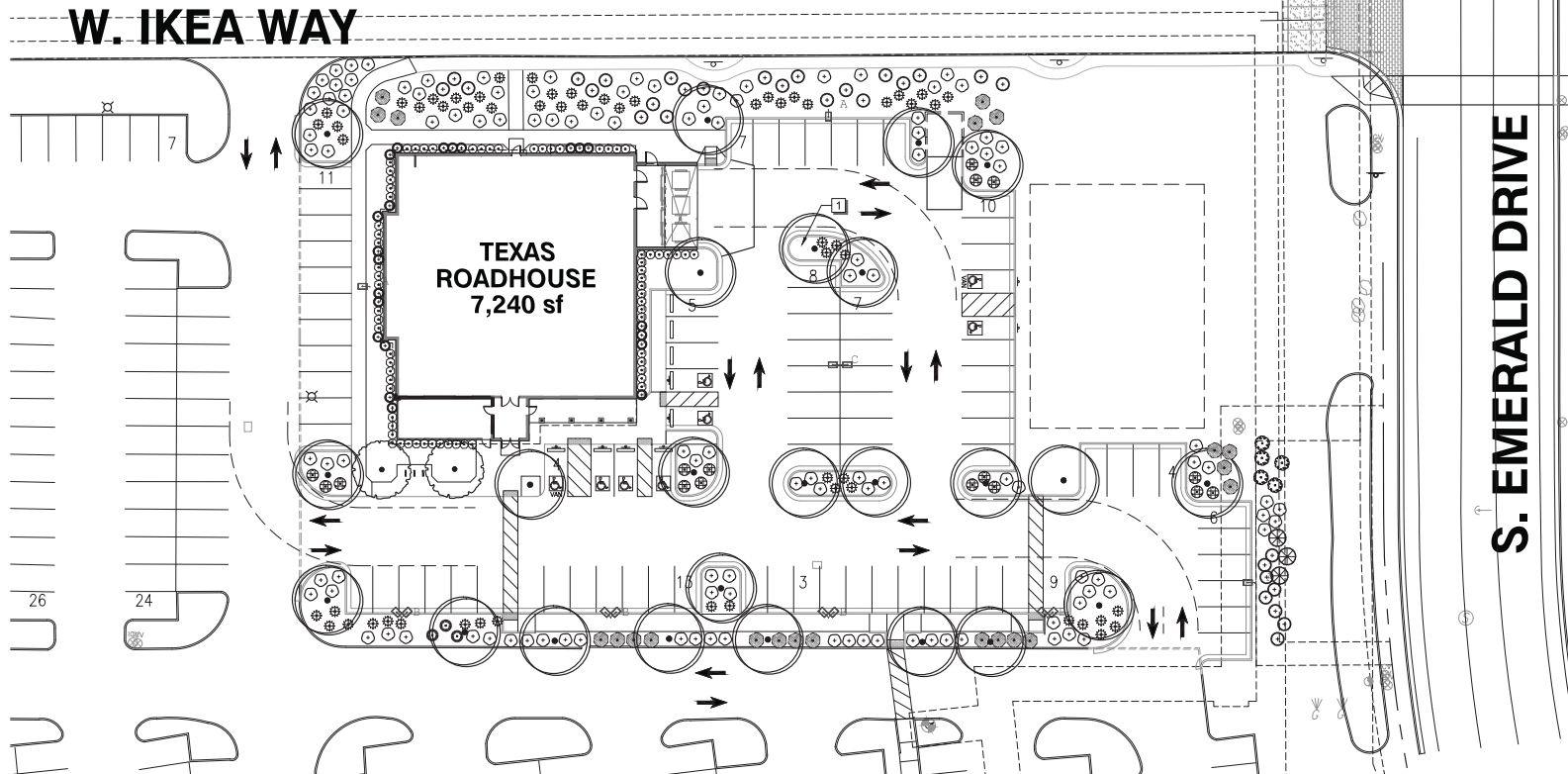


TEXAS ROADHOUSE
TEMPE, AZ
NEQ INTERSTATE 10 & W. WARNER ROAD

GF PROJECT NUMBER 20130822.0
GF SITE PLAN NUMBER AZ-30822A1



LANDSCAPE CONCEPT PLAN



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT
	24	Olea europaea 'Swan Hill' TM	Swan Hill Olive	36"box	3"Cal	12' H
	2	Parkinsonia hybrid 'AZT'	'AZT' Thornless Hybrid Palo Verde	36"box	3"Cal	12' H
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPREAD
	3	Bougainvillea x 'Torch Glow'	Torch Glow Bush Bougainvillea	5 gal		
	22	Dodonaea viscosa 'Green'	Green Hopseed Bush	15 gal	7' min. ht.	
	5	Hesperaloe funifera	New Mexico False Yucca	5 gal		
	59	Hesperaloe parviflora	Red Yucca	5 gal		
	16	Lantana montevidensis 'Alba'	White Trailing Lantana	5 gal		
	31	Lantana montevidensis 'Purple'	Trailing Lantana	5 gal		
	117	Lantana x 'New Gold'	New Gold Lantana	5 gal		
	69	Myrtus communis 'Compacta'	Dwarf Myrtle	15 gal	36" min. ht.	
	3	Nolina microcarpa	Sacahuista	5 gal		
	22	Ruellia penninsularis	Wild Petunia	5 gal		

NOTE:

1/2" minus Decomposed Granite 2" Depth in all landscape areas.
Color to be Desert Coral

NOTES:

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

PLANT MATERIALS LISTED ARE PER EMERALD CENTER APPROVED PLANT LIST WITH THE EXCEPTIONS OF DODONAEA VISCOSA 'GREEN' AND MYRTUS COMMUNIS 'COMPACTA', WHICH ARE TO BE USED AS EVERGREEN SHRUBS AROUND THE BUILDING.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'		



NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Consultant, and Governmental Agency approval. No warranties or guarantees are given or implied by the Architect.

ISSUE/REVISION RECORD
DATE DESCRIPTION
06/23/24 COORDINATION SET
08/05/24 PERM/SD SET



PROFESSIONAL IN CHARGE
PROJECT MANAGER
C. LUDWIG
QUALITY CONTROL
S. SCODDES
DRAWN BY
R. SCOTO

PROJECT NAME
TEXAS ROADHOUSE

TEMPE AZ
NEO INTERSTATE 10 & WEST WARNER ROAD



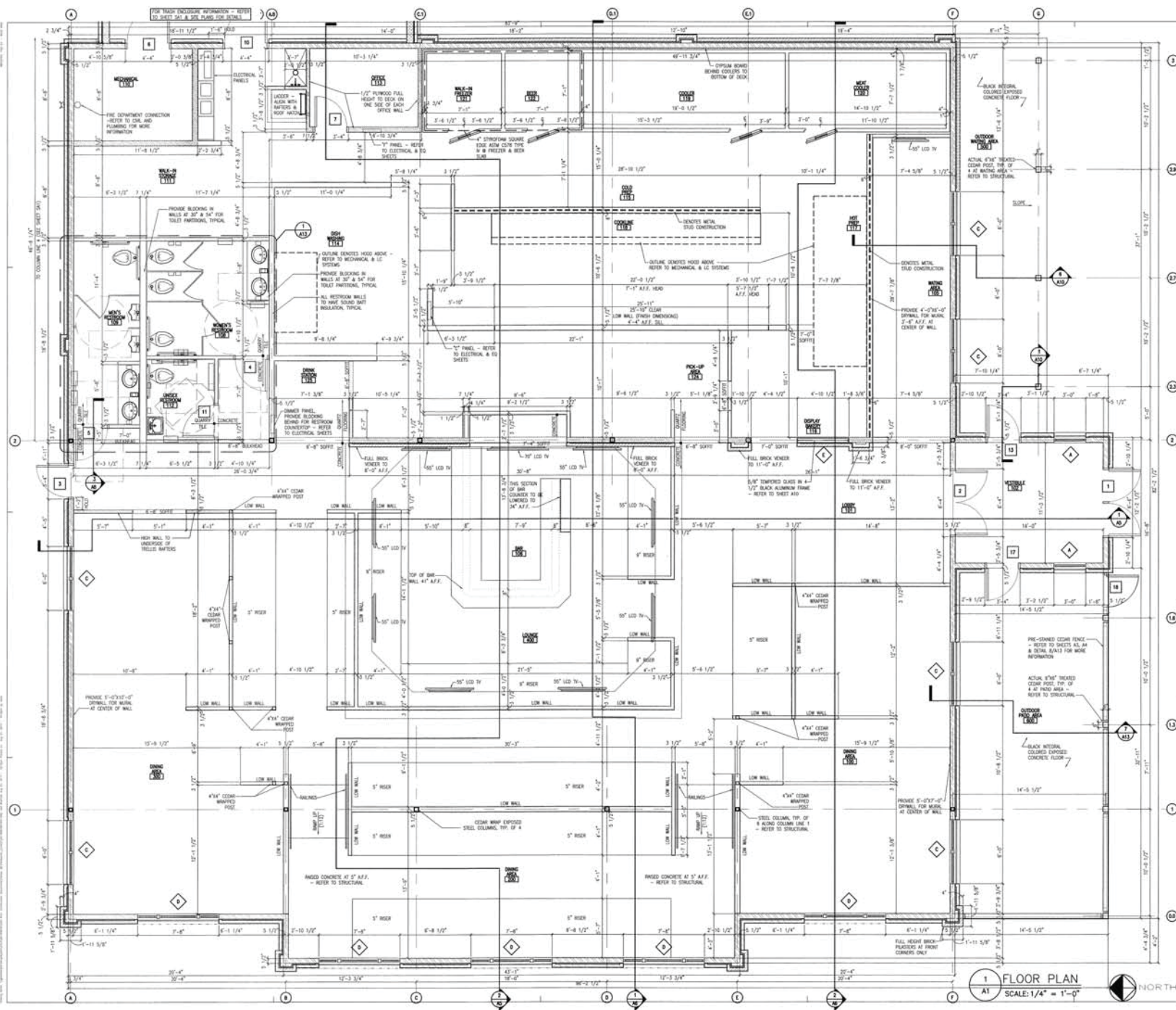
PROJECT NUMBER
20130822.0

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

SHEET 05



LEGEND

WALL TYPE	DESCRIPTION
	FULL WOOD STUD WALL WITH BRICKWORK CORE = REFER TO SHEETS AL, AA & DETAIL S1A13 FOR MORE INFORMATION
	WOOD STUD PARTITION TO UNDERDECK OF DECK - STUDS AT 16\"/>

NOTE: ALL KITCHEN WALLS TO RECEIVE 1/2\"/>

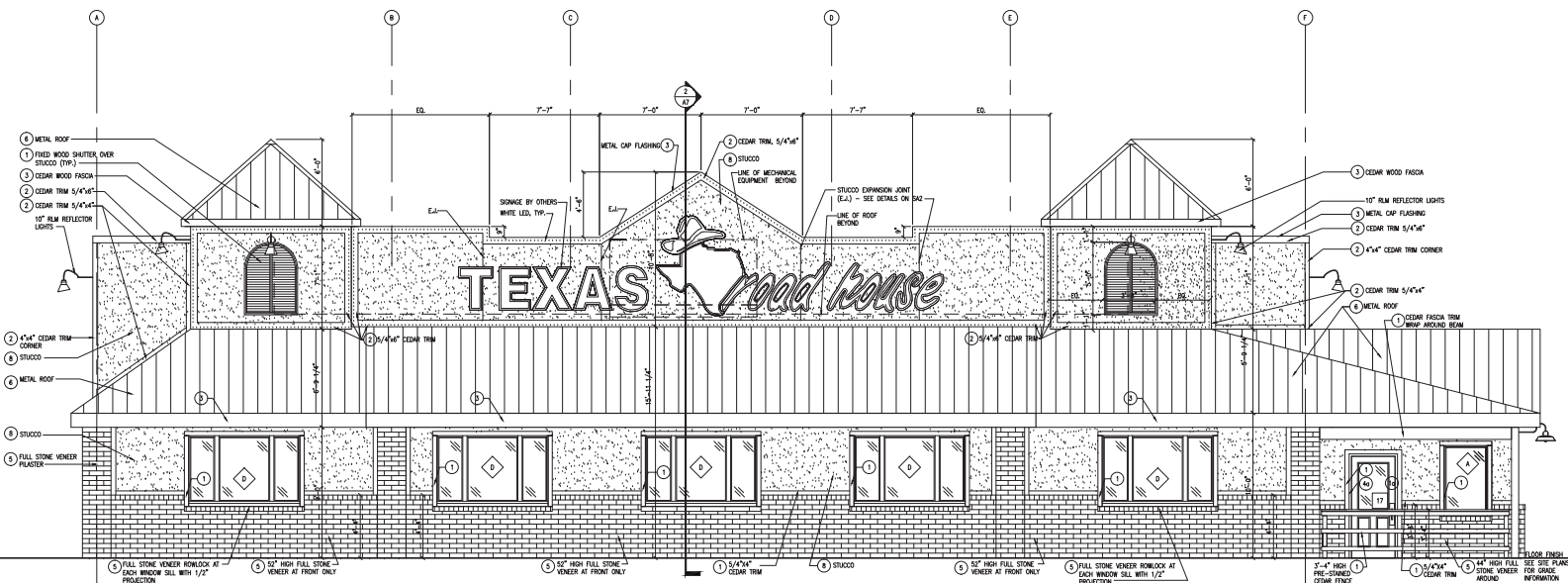
- FLOOR PLAN GENERAL NOTES**
- ALL INTERIOR & EXTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - ALL INTERIOR FINISHES TO HAVE CLASS II FLAME SPREAD OR BETTER.
 - SEE ROOM FINISH SCHEDULE FOR WALLS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD IN SPECIFIC FINISH DESIGNATIONS.
 - ALL JOINTS, GAPS, & SPACES LEADING TO HOLLOW OR UNACCESSIBLE SPACES ARE TO BE SEALED WITH NSF APPROVED SEALANTS.
 - S.C. TO INSTALL WOOD BLOWING IN WALL FOR THE HANGING OF WALL SHELVING. REFER TO FINISH SHEETS & EQUIPMENT SHEETS FOR LOCATION OF WALL SHELVING.
 - ALL JOINTS, GAPS AND SPACES TO BE SEALED.

ATTACHMENT 8

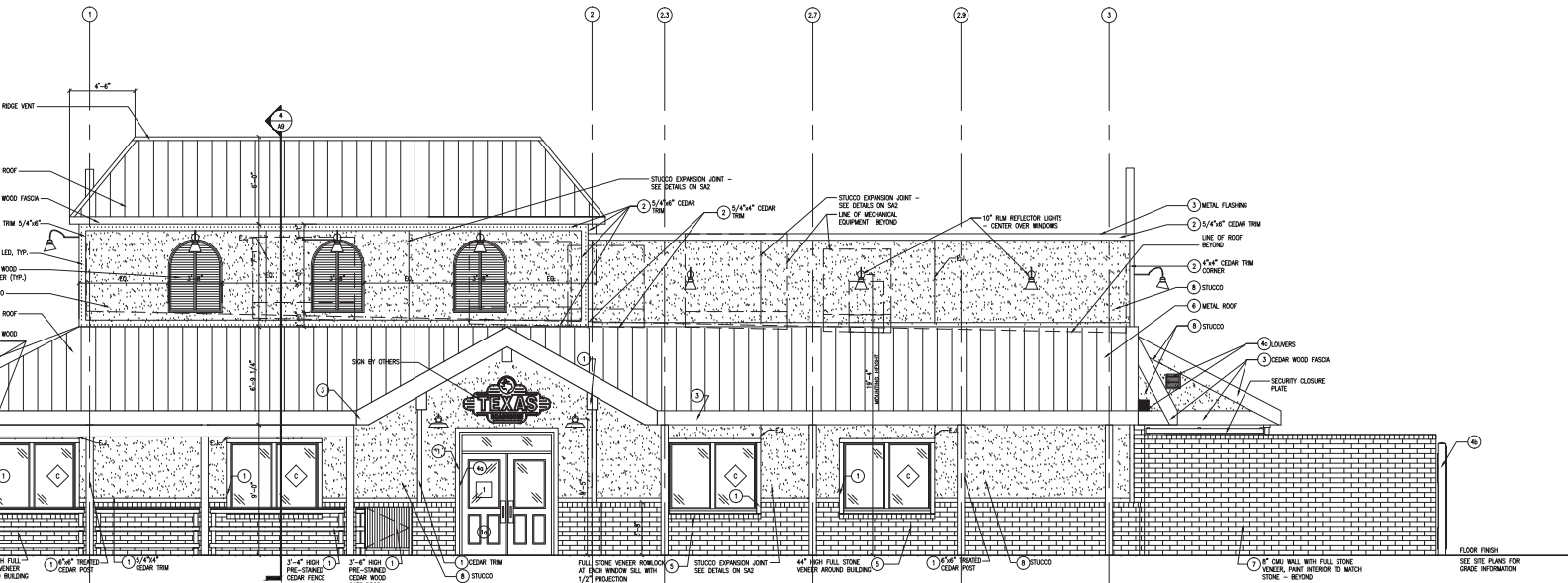
EXTERIOR FINISH SCHEDULE

1	CEDAR TRIM & SHUTTERS	PRE-STAINED CEDAR FRONT DOOR LAMBS 3/8" X 3/8" X 1/2" X 1/2" LAMINATE 4' X 8' CONTRACT COLOR MILLER FINISHES: RED OIL-2113 WESTERN RED CEDAR WITH TWO COATS OF ANTI-ODOR FRESH CELESTIAL TWP STAIN FORMULA
2	METAL DOORS (PAINT WOOD)	CONTRACT: FERRARINI, INC. CEDAR DOOR "MADISON" (33-S) PROVINCIAL MILWAUKEE, WI 270.441.7771
3	CEDAR TRIM	SHERWIN WILLIAMS "LEARNER" 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE, 16/2Z, 1/2" WIDE 22/32, BY BLACK, 44/3Z, 1/2" DEEP 22/32, 2 COATS & 5/3Z, 5/2" NEW GREEN 4 COATS & 54/3Z, (DIM UP SEM)
4	METAL FLASHING AND FASCIA BOARD	SHERWIN WILLIAMS "LEARNER" 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE, 16/2Z, 1/2" WIDE 22/32, BY BLACK, 44/3Z, 1/2" DEEP 22/32, 2 COATS & 5/3Z, 5/2" NEW GREEN 4 COATS & 54/3Z, (DIM UP SEM)
5	FRONT ENTRY DOOR FRAMES	SHERWIN WILLIAMS "LEARNER" 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE, 16/2Z, 1/2" WIDE 22/32, BY BLACK, 44/3Z, 1/2" DEEP 22/32, 2 COATS & 5/3Z, 5/2" NEW GREEN 4 COATS & 54/3Z, (DIM UP SEM)
6	METAL DOORS, FRAMES, LINO	SHERWIN WILLIAMS "LEARNER" 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE, 16/2Z, 1/2" WIDE 22/32, BY BLACK, 44/3Z, 1/2" DEEP 22/32, 2 COATS & 5/3Z, 5/2" NEW GREEN 4 COATS & 54/3Z, (DIM UP SEM)
7	LOUVERS	SHERWIN WILLIAMS "LEARNER" 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE, 16/2Z, 1/2" WIDE 22/32, BY BLACK, 44/3Z, 1/2" DEEP 22/32, 2 COATS & 5/3Z, 5/2" NEW GREEN 4 COATS & 54/3Z, (DIM UP SEM)
8	STONE VENEER & ROWLOCK	CANTERA STONE "MADISON" (4112 UTILITY SIZE) MONUMENTAL INTERNATIONAL, LLC 2803 NORTH HORTON MILWAUKEE, WI 53215 PHONE: 482-218-1000 CONTRACT NUMBER: 10/1 ARCHITECT
9	METAL ROOF	FABRIK "THIN SEAM" METAL ROOF PANEL COLOR: CHARCOAL, 3051 PHONE: 800-884-4884
10	DUMPSTER WALL	1/2" CWL WITH STONE VENEER (CENTRAL) PAINT INTERIOR TO MATCH STONE
11	STUCCO	SD1 POWERSHELL STUCCO SYSTEM REFER TO MFR SPECIFICATIONS/DETAILS WILLIAMS PAINT TO MATCH DUNN BRANIFF "INDUSTRIAL BEIGE"

NOTE:
1. FOR ALL LIGHTING, INCLUDING WHITE LED, REFER TO ELECTRICAL.
2. NEW BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS
PLACED IN POSITION TO BE PLACED VISIBLE FROM STREET ON
ROAD FRONTING PROPERTY. THESE NUMBERS SHALL CONCORD
WITH THEIR BACKGROUND.



1 FRONT ELEVATION (WEST)
A3 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION (SOUTH)
A3 SCALE: 1/4" = 1'-0"

GreenbergFarrow
21 S. Evergreen Ave., Suite 200
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
06/25/24	COORDINATION SET
08/02/24	PERMIT SET
09/25/24	DRP RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
E. GRECO
PROJECT MANAGER
C. LUDWIG
QUALITY CONTROL
S. KOUGAS
DRAWN BY
R. SOTO

PROJECT NAME
TEXAS ROADHOUSE

TEMPE AZ
NEO INTERSTATE 10 & WEST WARNER ROAD



PROJECT NUMBER
20130822.0

SHEET TITLE

EXTERIOR ELEVATIONS

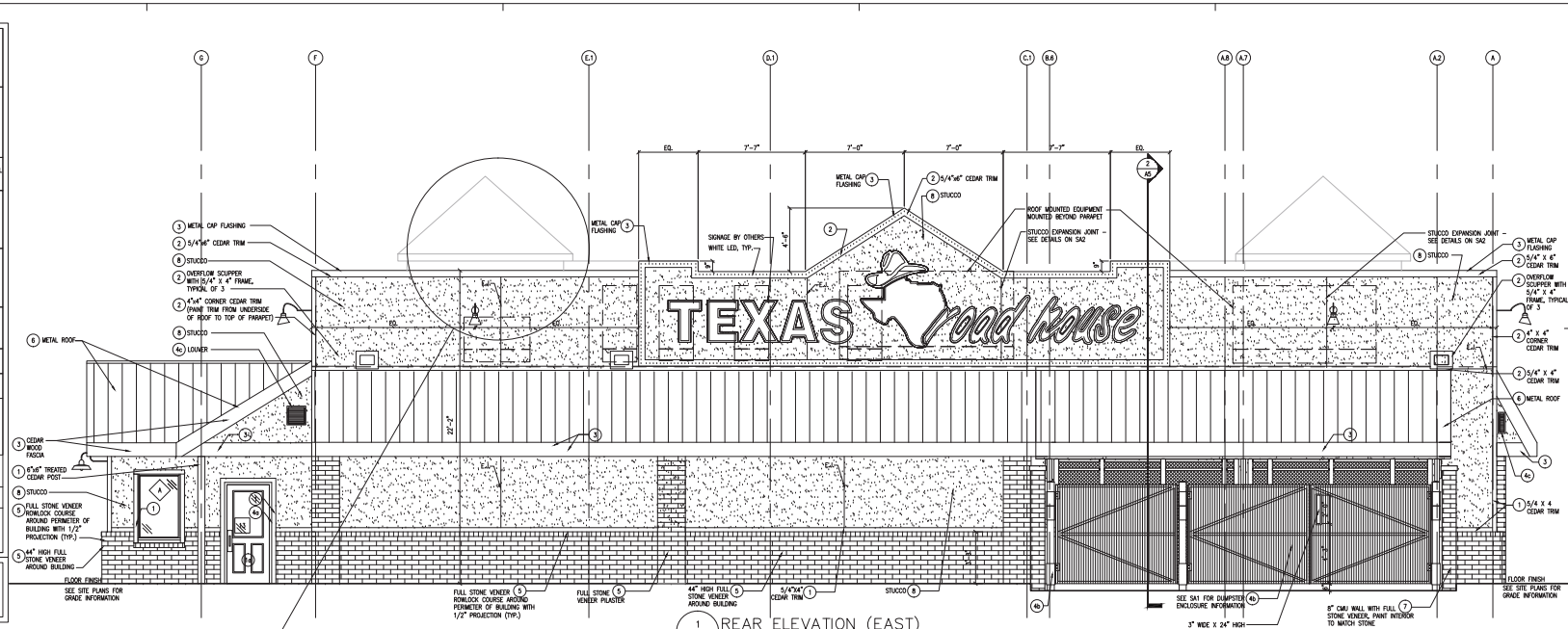
SHEET NUMBER

SHEET 06

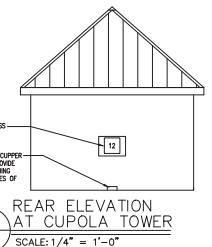
20130822.0 - TEXAS ROADHOUSE - EXTERIOR FINISH SCHEDULE - SHEET 07

EXTERIOR FINISH SCHEDULE	
1	CEDAR TRIM & SHUTTERS PRE-STAINED CEDAR HEAVY FIBER LAMBER 3200 RIGIDUM DRIVE WILSONVILLE, OR 97148 CONTACT: DOUG MILLER PHONE: 800-555-3913 WESTERN RED CEDAR WITH TWO COATS OF APEXO FINISH COORDINATING TWP STAIN FORMULA.
1A	METAL DOORS (PAIN WOOD) COMMERCIAL HARDWARE, INC. 2000 CEDAR HAVENWAY (CS-5) PROVINCIAL MILWAUKEE, WI PHONE: 414-771-7171
2	CEDAR TRIM SHEDDEN WILLIAMS PAINTS 2 COATS GREEN DANIELS OIL OR ACRYLIC BASE (60 MARCON 1/32, N1 FIBR LAMBER 16/32, W1 WEE 22/32, B1 BLACK 44/32, V3 DEEP GOLD 2 O2 & 5/32, 10 NEW GREEN 4 O2 & 54/32). (DIM ID SEM)
3	METAL FLASHING AND FASCIA BOARD SHEDDEN WILLIAMS PAINTS 2 COATS GREEN DANIELS OIL OR ACRYLIC BASE (60 MARCON 1/32, N1 FIBR LAMBER 16/32, W1 WEE 22/32, B1 BLACK 44/32, V3 DEEP GOLD 2 O2 & 5/32, 10 NEW GREEN 4 O2 & 54/32). (DIM ID SEM)
4	FRONT ENTRY DOOR FRAMES SHEDDEN WILLIAMS "LANSER" #2190 ROUNDED, ACRYLIC OR ENAMEL GLOSS BASE (DIM FINISH COLOR TO MATCH PRE-STAINED CEDAR - PRIMER + TWO FINISH COATS)
4A	METAL DOORS, FRAMES, LINO SHEDDEN WILLIAMS PAINTS COLOR TO MATCH STUCCO PRIMER + TWO FINISH COATS
4B	LOWLERS SHEDDEN WILLIAMS PAINTS COLOR TO MATCH STUCCO PRIMER + TWO FINISH COATS
5	STONE VENEER & ROWLOCK CANTIER STONE "TABACCO NEGRO" (4X12 UTILITY SIZE) VONKAMENDE INTERNATIONAL, LLC 2803 NORTH HORNOLK MESA, AZ 85215 PHONE: 480-218-1300 CONCRETE MIMIC COLOR W/ ARCHITECT
6	METAL ROOF FABRAL "THIN SEAM" METAL ROOF PANEL COLOR: CHARCOAL GRAY #891 PHONE: 800-884-4484
7	DUMPSTER WALL 8" CMU WITH STONE VENEER (CANTIER), PAINT INTERIOR COAT TO MATCH STONE
8	STUCCO S10 PORTLAND STUCCO SYSTEM REFER TO MFR SPECIFICATIONS/DETAILS FINISH COLOR: 2 COATS (SHEDDEN WILLIAMS PAINT TO MATCH DIANN KORNBUS "YOUTIQUE BOUT")

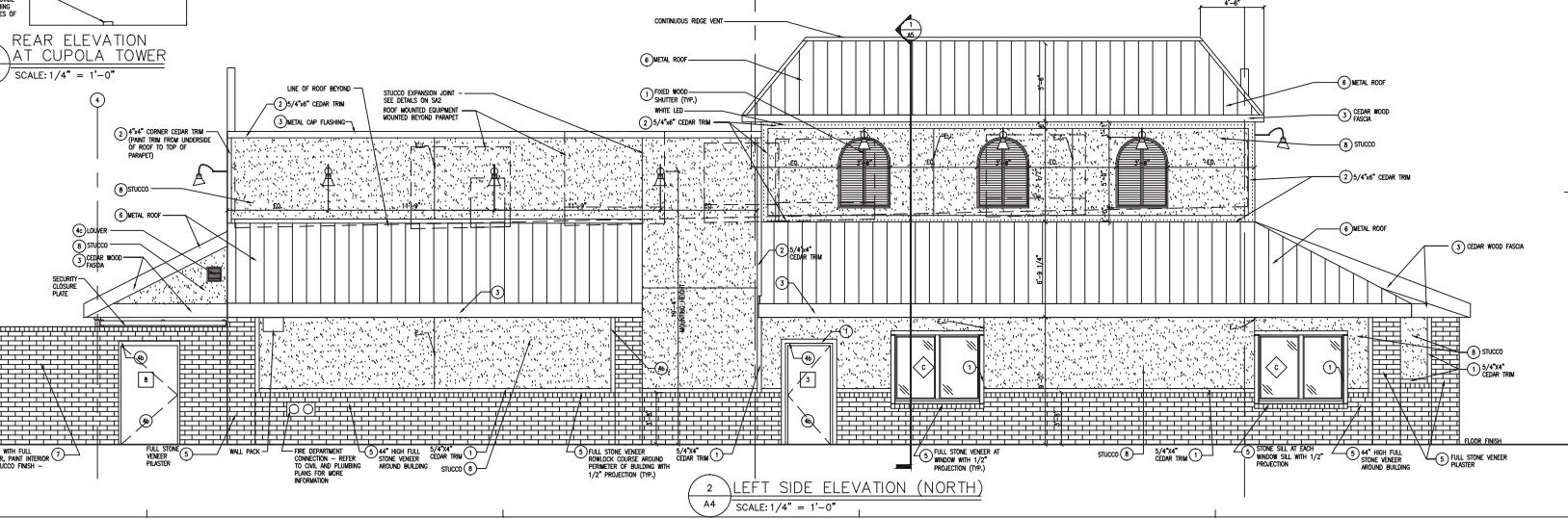
NOTE:
 1. FOR ALL LIGHTING, INCLUDING WHITE LED, REFER TO ELECTRICAL.
 2. NEW BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS
 PLACED IN POSITION TO BE PLAINLY VISIBLE FROM STREET OR
 ROAD FRONTING PROPERTY. THESE NUMBERS SHALL COORDINATE
 WITH THEIR BACKGROUND.



1 REAR ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION AT CUPOLA TOWER
 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"

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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
06/25/14	COORDINATION SET
08/03/14	PERMIT SET SET
09/25/14	DRP RESUBMITTAL

PROFESSIONAL SEAL
 PROFESSIONAL IN CHARGE
 E. GRECO
 PROJECT MANAGER
 C. LUDWIG
 QUALITY CONTROL
 S. KOUGAS
 DRAWN BY
 R. SOTO

PROJECT NAME
TEXAS ROADHOUSE
TEMPE AZ
NEO INTERSTATE 10 & WEST WARNER ROAD

PROJECT NUMBER
 20130822.0
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
SHEET 07



FRONT ELEVATION (WEST)



LEFT ELEVATION (NORTH)



REAR ELEVATION (EAST)



RIGHT ELEVATION (SOUTH)

EXTERIOR FINISH SCHEDULE

1	CLAMP TRIM & BRACKETS	5/8" FINISHED COPPER EMPTY POCKET LAMBER 100% BIRCH OR OAK LAURENTE AL 4704 CONCRETE OAK W/BLUE PAINT: MD-355-1913 RECTOR-VIDE TIGRE W/100 COAT 2" METAL #101 CEILING: 100 LOW FORMULA	6	METAL DOORALS FRAMES: LIND	10	EXTERIOR W/BLAND PAINT: "SUNNY" 147 24 2144 FINISH: 2" 100% FINISH COATS
2	METAL DOORS (PAUL WOOD)	AMERICAN HARDWARE, INC. 1/2" 100% FINISH (13-15) BROWN 100% FINISH	7	STONE VENEER & HEAD/JACK	11	CHERRY STONE "FINISH" 1407 (100% 1002) ARCHITECTURE INTERNATIONAL, LLC 2012 100% FINISH 100% 100% 100%
3	TEXAS TRIM	SHERRILL WILLIAMS FINISHES & COATS GREEN TANGS 2L OR 100% LIME BY WILSON 1/2" 14 100% UNDER 1/2" 14 100% 22/23 10 100% 1/2" 14 100% 10 100% 1/2" 14 100% 10 100% 14 100% 10 100% 10 100%	8	METAL ROOF	12	PAINT: "TWO TONE" 100% 100% 100% COLOR: CHERRY OAK 100% 100% FINISH: 100% 100% 100%
4	METAL FLASHING AND FASCIA BRIMS	SHERRILL WILLIAMS FINISHES & COATS GREEN TANGS 2L OR 100% LIME BY WILSON 1/2" 14 100% UNDER 1/2" 14 100% 22/23 10 100% 1/2" 14 100% 10 100% 1/2" 14 100% 10 100% 14 100% 10 100% 10 100%	9	COMPOSITE WALL	13	100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%
5	FRONT ENTRY DOOR FINISHES	SHERRILL WILLIAMS FINISHES & COATS GREEN TANGS 2L OR 100% LIME BY WILSON 1/2" 14 100% UNDER 1/2" 14 100% 22/23 10 100% 1/2" 14 100% 10 100% 1/2" 14 100% 10 100% 14 100% 10 100% 10 100%	10	STUCCO	14	100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

NOTES:
1. FOR ALL FINISHES, INCLUDING WHITE, USE SUPER 100 ELECTRIC.
2. NEW FINISHES SHALL HAVE APPROVED SAMPLES.
3. FINISHES IN PARENTS TO BE PLAIN, UNLESS SPECIFIED OR
INDICATED OTHERWISE. THESE FINISHES SHALL BE CHANGED
WITH THESE INSTRUCTIONS.

Project Name: 20130822.0 - Texas Roadhouse
 Project Number: 20130822.0
 Drawing Title: BUILDING SECTIONS
 Drawing Date: 09/25/14
 Drawing Scale: 1/4" = 1'-0"
 Drawing Author: R. SOTO
 Drawing Checker: S. KOUKAS
 Drawing Designer: C. LIVING
 Drawing Engineer: E. GRECO
 Drawing Firm: GREENBERG FARROW
 Drawing Location: 21 S. Evergreen Ave., Suite 200, Arlington Heights, Illinois, 60005
 Drawing Phone: 847.788.9200
 Drawing Fax: 847.788.9536

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
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08/02/14	PERMIT SET
09/25/14	DRP RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 E. GRECO

PROJECT MANAGER
 C. LIVING

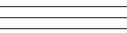
QUALITY CONTROL
 S. KOUKAS

DRAWN BY
 R. SOTO

PROJECT NAME
 TEXAS ROADHOUSE

TEMPE AZ

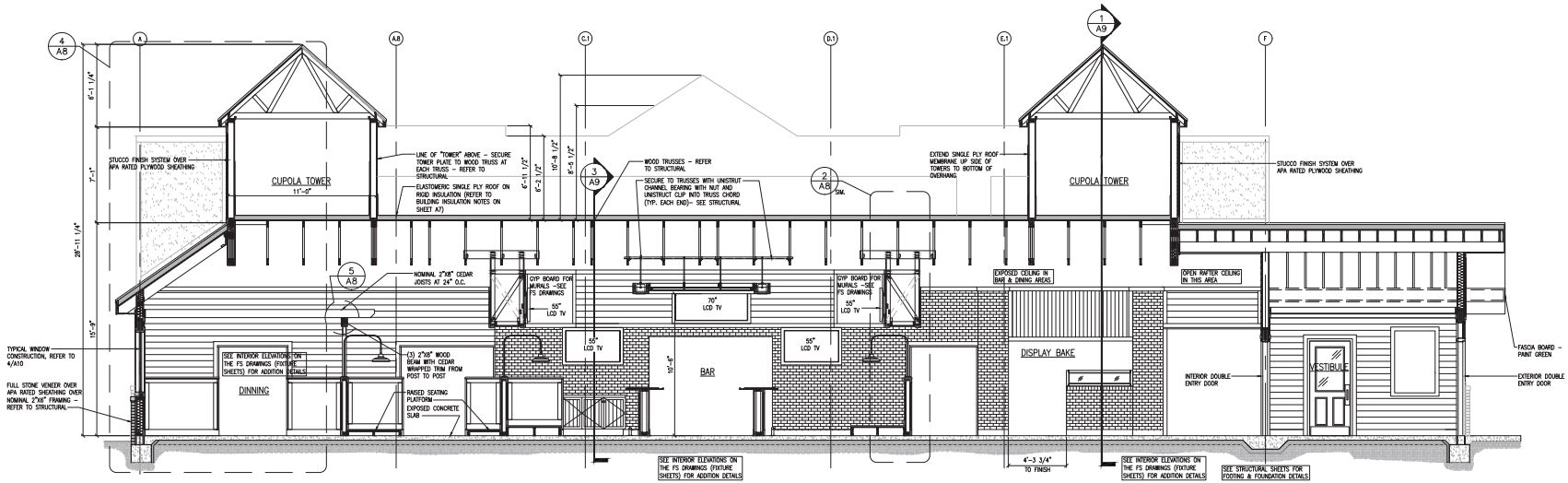
NEO INTERSTATE 10 & WEST WARNER ROAD



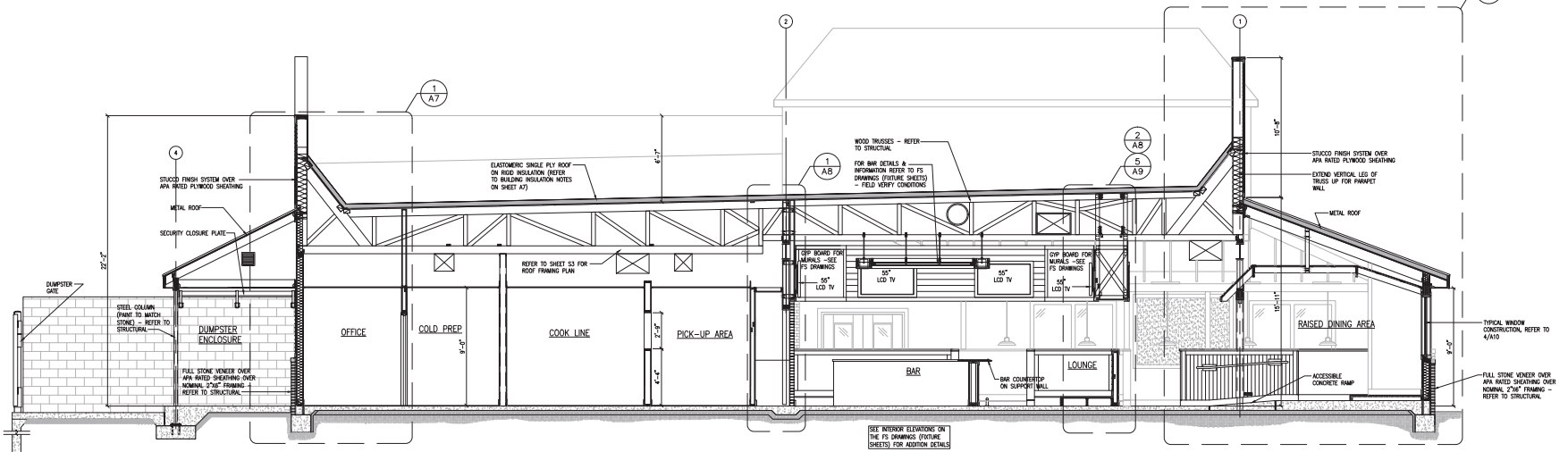
PROJECT NUMBER
 20130822.0

SHEET TITLE
 BUILDING SECTIONS

SHEET NUMBER
 SHEET 09



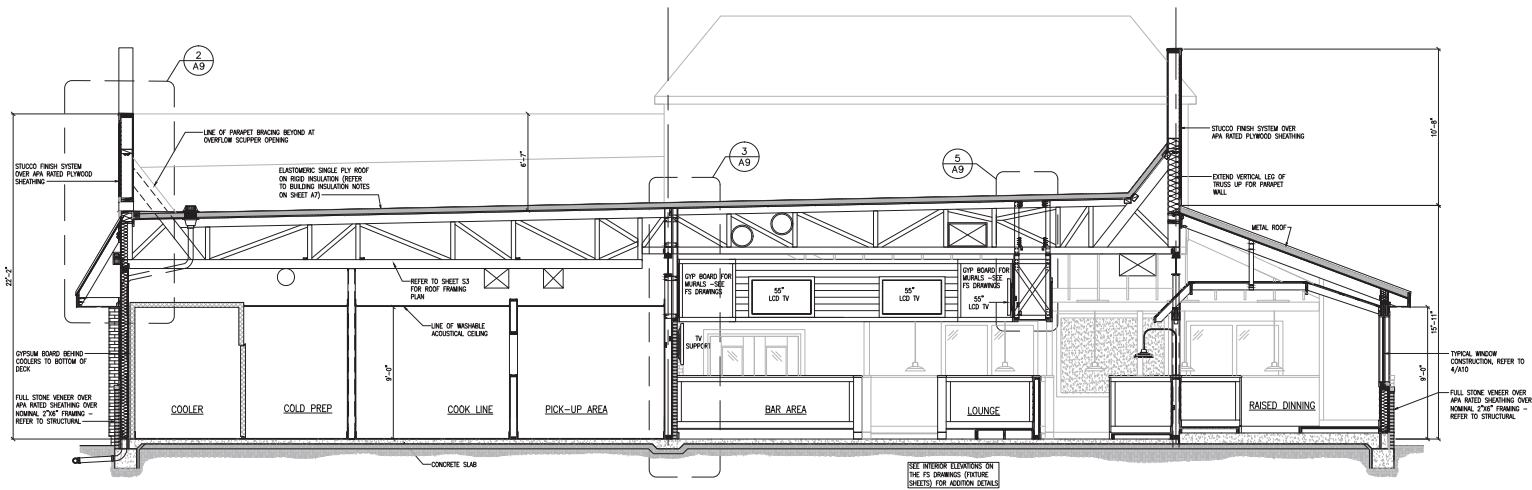
1 BUILDING SECTION
 A5 SCALE: 1/4" = 1'-0"



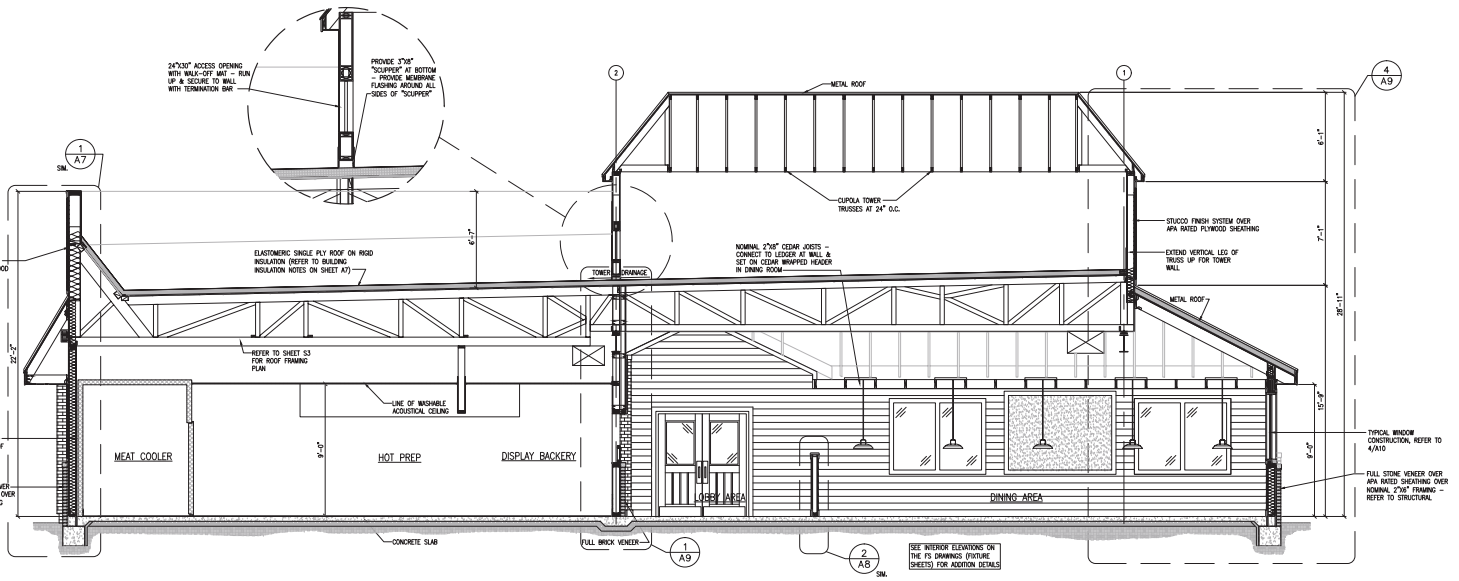
2 BUILDING SECTION
 A5 SCALE: 1/4" = 1'-0"

DATE PLOTTED: 09/25/14 10:58 AM

DRAWN BY: R. SOTO; CHECKED BY: S. KOUSSIS; PROJECT MANAGER: C. LIVING; ARCHITECT: GREENBERG FARROW; 21 S. EVERGREEN AVE., SUITE 200, ARLINGTON HEIGHTS, ILLINOIS 60005; TEL: 847.788.9200; FAX: 847.788.9536



1 BUILDING SECTION
A6 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
A6 SCALE: 1/4" = 1'-0"

GreenbergFarrow

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
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08/04/14	PERMIT SET
09/25/14	DRP RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
E. GRECO
PROJECT MANAGER
C. LIVING
QUALITY CONTROL
S. KOUSSIS
DRAWN BY
R. SOTO

PROJECT NAME
TEXAS ROADHOUSE

TEMPE AZ
NEO INTERSTATE 10 & WEST WARNER ROAD



PROJECT NUMBER
20130822.0
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

SHEET 10



FRONT ELEVATION

EXTERIOR FINISH SCHEDULE	
WOOD TRIM & WOOD SHUTTERS	PRE-STAINED CEDAR CEDARTONE TWP #1501 STAIN FORMULA PHONE: 800-255-7813
FRONT ENTRY DOORS	METAL DOORS (FAUX WOOD) CECO DOOR "MADERA" (CS-5)
WOOD TRIM, METAL FLASHING, GUTTERS & FASCIA BOARD	PAINT #1: SHERWIN WILLIAMS PAINTS 2 COATS SHERWIN-WILLIAMS GREEN ENAMEL OIL OR ACRYLIC BASE.
ENTRY DOOR FRAME	PAINT #3: SHERWIN WILLIAMS #2195 ROADSIDE "ACRYLIC GLOSS" FINISH COLOR TO MATCH PRE-STAINED CEDAR
STUCCO	PAINT #4 SHERWIN WILLIAMS PAINTS 2 COATS SHERWIN-WILLIAMS PAINT TO MATCH BENJAMIN MOORE COLOR MATCH DUNN EDWARDS BOUTIQUE BEIGE
DOWNSPOUTS	PAINT #4: TO MATCH STUCCO
STONE WANSBOT & CAP	CANTERA STONE "TABACCO BROWN" (4X12 UTILITY SIZE) PHONE: 480-218-1500
METAL ROOF	ATAS FIELD-LOK SYSTEM 1 1/2" SEAM COLOR: ROCKY GREY (16)
DUMPSTER GATES, BOLLARDS,	PAINT #2 SHERWIN WILLIAMS PAINTS TO MATCH STONE VENEER

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TEXAS ROADHOUSE MATERIAL BOARD
TEMPE, AZ
7163 SF
20130822.0
SCALE: NOT TO SCALE

7/07/14



Aveda Institute view looking east (building east of Emerald Drive, north of future Ashley Furniture)



Ikea building north of the site on Emerald Drive



Main Event south west elevation looking north



Total Wine, C2 Tactical and Dick's Sporting Goods, south of site