

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/27/2015
Agenda Item: 5

ACTION: Request for a Development Plan Review consisting of 27,485 square-feet of building additions for TEMPE KIA (PL150374), located at 8005 South Autoplex Loop. The applicant is John Mahoney Architects, LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE KIA (PL150352) is an existing a car dealership in the Tempe Autoplex and shares a lot with three other car dealers. The request includes the following:

1. Development Plan Review including site plan landscape plan and building elevations.



Existing Property Owner	Tempe Dodge
Applicant	John Mahoney Architects, LCC
Zoning District (current)	GID, General Industrial
Gross/Net site area	13.27 acres
Total Building Area	82,158 s.f.
Lot Coverage	15.31% (50% maximum allowed)
Building Height	32.3 ft. (35 ft. maximum allowed)
Building Setbacks	83'-10" front (west), 4'-11" rear (east) (25', 0' min.)
Landscape area	10% (10% minimum required)
Vehicle Parking	274 spaces (274 required)
Bicycle Parking	Not required per development agreement for Autoplex

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner I (480) 858-2394

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby II, Planner I

COMMENTS:

This site is located on Autoplex Loop which is east of the I-10 freeway, south of Elliot Road and west of Priest Drive; and is within the Southwest Overlay District. The site is part of the Tempe Autoplex and is surrounded by other auto dealerships. The property currently contains the Tempe Dodge dealership, Tempe Kia dealership and accessory buildings/structures for both. Tempe Kia will be demolishing a portion of their main building and reconstructing in the same place and adding two new accessory buildings to the property; a service building and car wash.

This request includes the following:

1. Development Plan Review for a site plan, building elevations for 27,485 square-feet of renovations and building additions to the property consisting of demolishing the main building to rebuild it with a new design and adding a service building and car wash to the site.

PRELIMINARY SITE PLAN REVIEW

August 12, 2015: Preliminary Site Plan Review (2nd submittal) was completed. Primary comments made by staff were to add split-face CMU to the base of proposed buildings for service and carwash; and to more clearly identify materials being used to screen rooftop mechanical equipment.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of the report, staff has not received public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is 13.27 acres in size. The plan identifies five buildings that exist on site, one of which being the Tempe Kia building. A portion of this will be demolished and rebuilt with a new footprint and design. In addition to that, there will be two new buildings added to the property intended for use by Tempe Kia. The other four existing buildings will remain on site and retain their intended uses.

Building Elevations

The building design consists of integral colored split-face CMU, painted smooth-face CMU, metal panels (walls and canopy structures), textured / integral colored EIFS and storefront glazing system with an anodized black frame. The main building entrance is clearly distinguished on the southwest elevation by being recessed creating a shaded entry point for customers. The application of materials proposed compliments the existing buildings on site.

Landscape Plan

The landscaping for this site will remain the same along the street frontage and will change on the interior of the site due to having to reconfigure the waterline and new building layout will alter the parking lot landscaping. There are a total of (31) trees that will be removed from the site, 27 of which will be replaced with a combination of Ash trees, Arizona Hybrid Palo Verde, and Arizona Hybrid Seedless Mesquite.

The proposed car wash and service buildings will be conditioned to paint the upper portion of elevations Benjamin Moore – Charcoal Gray, to create a defined top of building. A redlined elevation is attached to demonstrate this condition.

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;* to provide convenient access from the parking lot, the site is designed with parking between the building entrance and Autoplex Loop. A minimum 20' landscape buffer between the front property line and parking lot is provided.

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 design and landscape existing on site will combine to mitigate heat gain and retention while providing human comfort.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed materials are appropriate for their location.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building is appropriately scaled to the site.*
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 design consists of a defined base and top with a clear pedestrian connectivity to the entrance.*
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; architectural details are appropriate to the scale and context of the development. The design demonstrates four-sided architecture and has applied the proposed materials in the most suitable portion of the building.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient vehicular access as well as direct and defined access from the public way to the building entrance.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; no residential uses are near the site and the plan indicates there will be a dedicated pathway from Autoplex Drive to building entrance.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with the CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project.*
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; signs are not a part of this review; however, the proposed elevations will provide an appropriate and well-proportioned area for signs.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All lot lighting and wall mounted lighting will be compatible with the proposed buildings and will not have negative impact on adjoining building or uses.*

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 will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan dated 9/15/2015 landscape plan dated 8/18/2015 and building elevations dated 8/24/2015 and 9/15/2015. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. 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.
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. Materials and color are approved as presented:

Building E (Main Building):

Walls – integral color, split-face CMU – Superlite / Oldcastle – Rutherford
smooth face CMU (center score) – Superlite / Oldcastle – painted Benjamin Moore, Charcoal Gray
EIFS, sandblast finish – Senergy – color to match Benjamin Moore, White Diamond (OC-61)
metal panels, dry joint – Alpolic – 4MM Saw White
doors – Benjamin Moore – White Diamond (OC-61) and Charcoal Gray
Canopies (Front/Top) – metal panel, dry joint – Alpolic – 4MM Opt Mica Platinum
(Underside) – metal panel, dry joint – Alpolic – 4MM Ron Red
Windows – storefront glazing system – Arcadia – Anodized black frame finish

Building F (Service Building):

Main Color – smooth face CMU (center score) – painted Benjamin Moore, White Diamond (OC-61)
Base – integral color, split-face CMU – Superlite/Oldcastle – Rutherford
Bay Doors and Entrance Doors – painted Benjamin Moore – Charcoal Slate

Building G (Car Wash):

Main Color – smooth-face CMU (center score) – painted Benjamin Moore, White Diamond (OC-61)
Base – integral color, split-face CMU – Superlite/Oldcastle – Rutherford

Provide primary building 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. Benjamin Moore, White Diamond (OC-61), shall be swapped out for a tone of white with a light reflectance value of 75% or less.
7. Metal Panel (Alpolic), 4MM Saw White, shall be swapped out for a tone of white with a light reflectance value of 75% or less.
8. Necessity for painting proposed bollards shall be based on planning field inspection post construction.

9. Top portions of car wash and service building shall be painted Benjamin Moore, Charcoal Gray.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
14. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

15. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
16. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

Landscape

17. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
18. 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 on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
19. 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.
20. 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.
21. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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

22. 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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.
- **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.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- 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.
- 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(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:
 - 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:

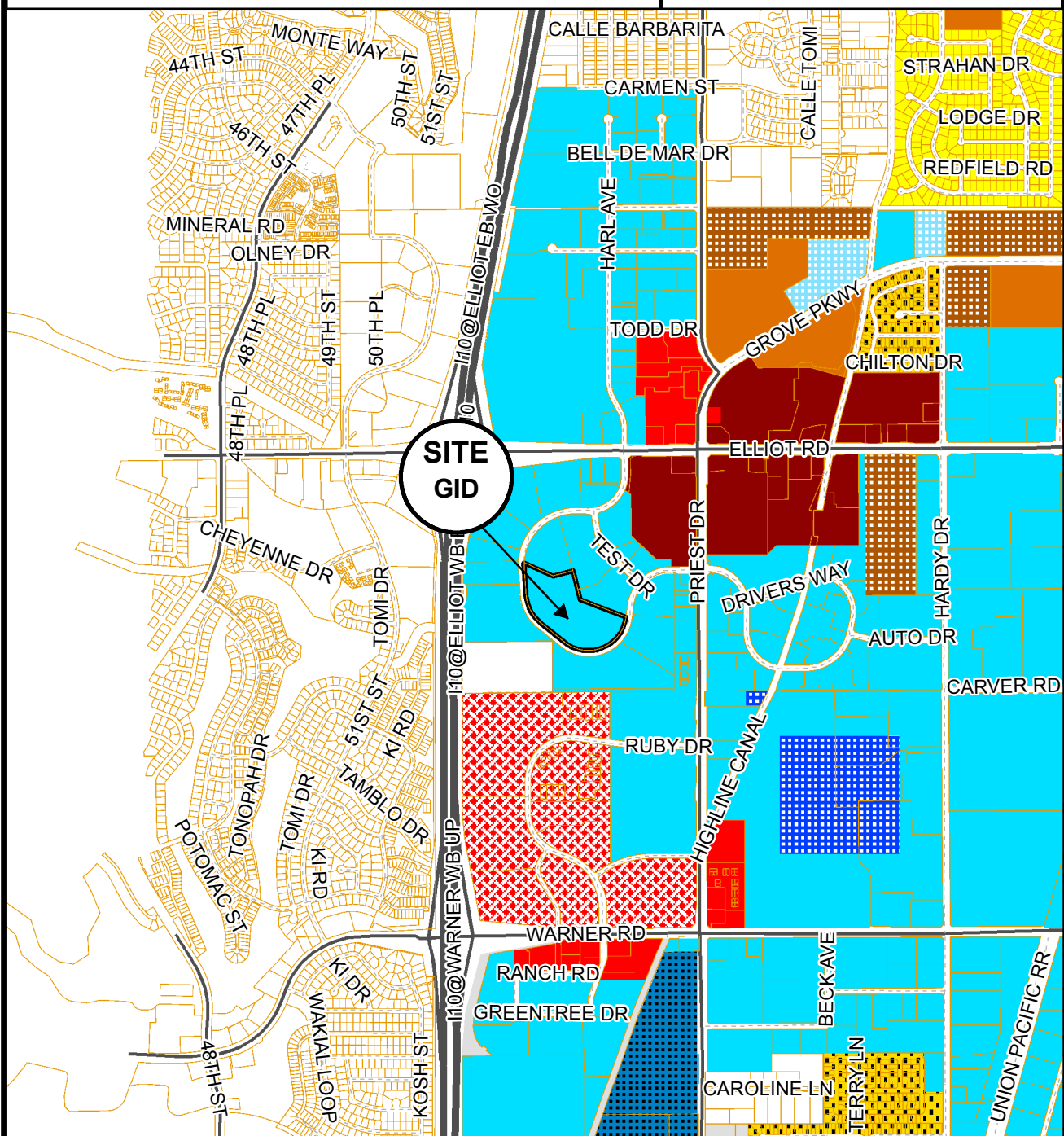
April 13, 1989	City Council approved a rezoning from AG, Agricultural and I-3, General Industrial to I-1, Light Industrial for 269 net acres at the SWC of Elliot Rd. and Harl Ave. This land was annexed in accordance with a development agreement between the City and SunCor, anticipating an auto mall on part of the site. Certain details regarding signage, timely processing and setbacks for the auto mall were also specified.
January 15, 1992	Design Review Board approved the building elevations, site and landscape plans for Murphy Dodge.
January 23, 1992	City Council approved the request by Murphy Dodge for a site plan with a use permit and three variances.
May 4, 1994	Design Review Board approved the building elevations, site plan, and landscape plan for Tempe Dodge.
May 12, 1994	City Council approved the request by Tempe Dodge for a site plan expansion consisting of 29,677 s.f. on 6 net acres, including: a use permit to allow a site expansion of an existing automotive facility for the sale and service of vehicles in the I-1, Zoning District and a Variance to waive the required landscape islands at the end of parking rows and after every fifteen stalls in certain locations and waived pedestrian walkway from sidewalk to main building entrance.
May 3, 2000	Design Review Board approved the request by Autoplex – Tempe Dodge / Kia – Phase Two for building elevations, site plan and landscape plan.
October 26, 2000	City Council approved a subdivision replat for Autoplex Lot 27, which is the current subject lot.
June 20, 2001	Design Review staff approved the request by Tempe Dodge/Kia for a site plan modification.
March 11, 2002	Design Review staff approved request for a new automatic barrier gates at Tempe Dodge / Kia.
January 11, 2005	Design Review staff approved request to allow for a service area parking cover.
March 27, 2008	Design Review staff approved request for a second service area parking cover.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

TEMPE KIA

PL150352



Zoning	
	PCC-1
	PCC-2
	MU-3
	RCC
	LID
	GID
	HID
	AG
	R1-4
	R1-6
	R-3
	R-4
	County



Location Map

TEMPE KIA**PL150352****Aerial Map**

LETTER OF EXPLANATION
TEMPE KIA

Tempe Kia proposes to remodel and expand an existing sales building, construct a new service building and a new automated carwash tunnel on a developed 13.3 acre property located in the Tempe Autoplex. Also on this property is the Tempe Dodge Chrysler Jeep Ram sales and service facility.

Site access will remain largely the same as it currently functions. The primary public access point for this facility will be southwest of the sales building onto Autoplex Loop. A fire lane has been provided around the structure.

The existing street frontage landscape will remain. A new vehicle display pad will be provided at the shared drive between the Dodge and Kia dealerships. New onsite landscaping will match existing species and design.

Portions of the existing Kia Sales Building and an adjacent building will be demolished and portions retained. A new car sales facility (Bldg E) will be built around the two retained portions and will join them together. This facility will house the service reception drive, the sales floor, the business office and parts storage. A new service building (Bldg F) will be located east of the sales building and will be directly adjacent to an existing service building. A new free-standing automated carwash building (Bldg G) for non-public use will be parallel to the rear property line on the east side of the property located far from public view.

Underground Stormwater retention already exists for this property. There will be some minor adjustments to that system to accommodate the new sales facility.

The one-story sales building (Bldg E) features the iconic Kia Gallery wall. The prominent white ACM façade will form a deep covered porch that will create a shaded outdoor sales area as well as reduce sun exposure to the interior space. This iconic wall design is a corporate standard, and curves, steps or vertical undulation are not allowed by Kia. The service reception drive will have an ACM façade. The balance of the building will be an integral colored split face charcoal CMU block and white EIFS. Most windows will be shaded by an ACM eyebrow element that occurs around the majority of the front of the building. Massing has been stepped to integrate the remaining portions of the two existing buildings with the overall new facility. Retained portions of existing buildings will be painted to match the integral colored CMU, or will receive a new EIFS finish to match the new addition.

The sales building is located on the site in the current location of the existing sales facility. Due to limitations to the rear with existing service buildings, the site location was limited to where it has



been placed.

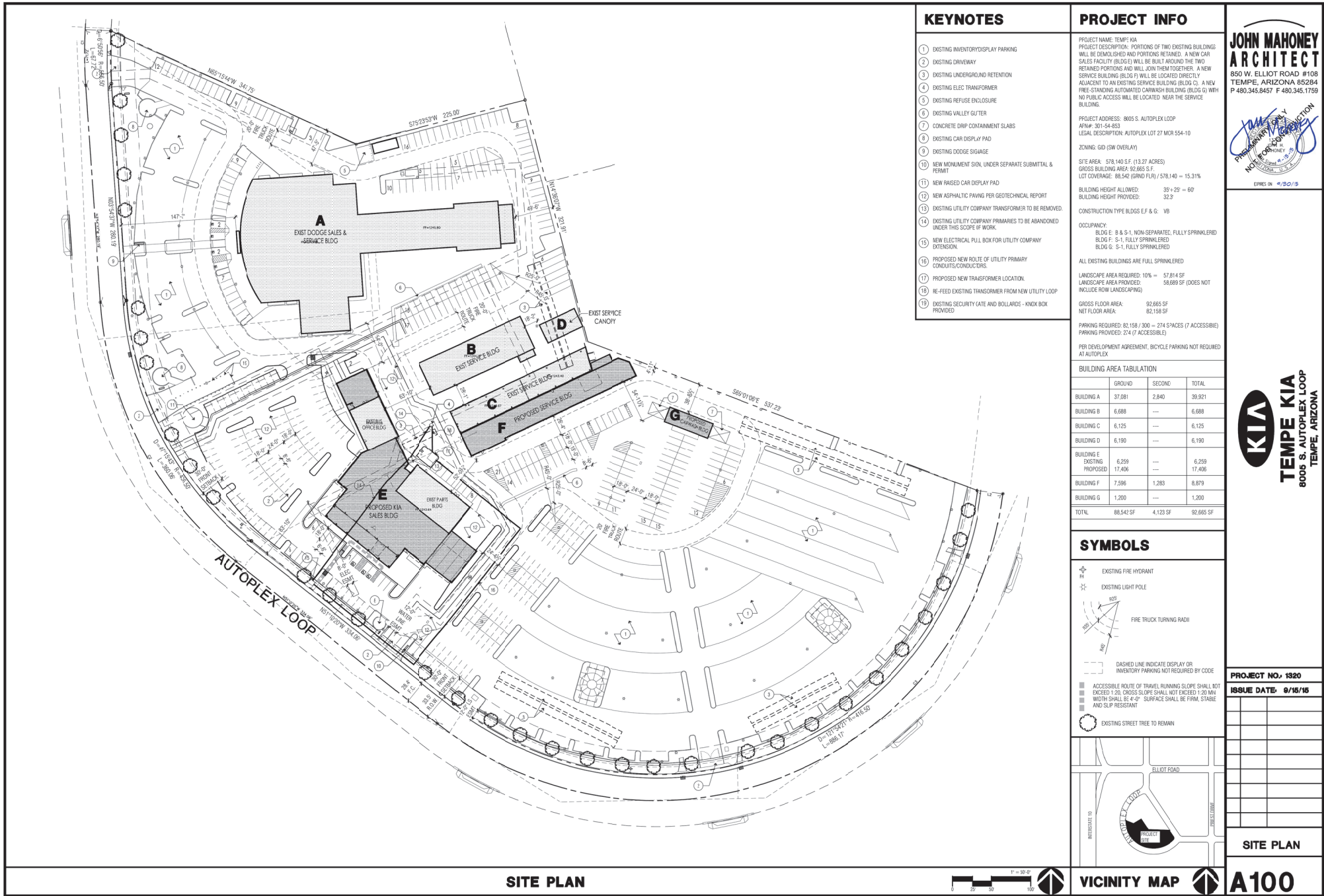
The front shaded outdoor porch sales area is almost 20' deep to shade the showroom windows and provide a shaded exterior environment for customer comfort. An eyebrow has been provided at other windows and doors for shading. The western exposure of the business office is protected from the sun with shading landscape material, and windows are small in nature to reduce heat gain and glare.

The materials used on these structures are durable, long lasting materials that are in keeping with the quality and color palate of adjacent surrounding car dealerships within the automall.

The southwest façade of the sales building (Bldg E) undulates as it faces Autoplex Loop, with the showroom pushed forward to the most prominent position. Secondary uses step back and provide relief as the building is viewed from the street. Pavers will be provided at the shaded outdoor sales area for visual interest and detail. The scale of the structure is such that a vehicle displayed under the porch will not feel crowded, but not so large that pedestrians will feel overshadowed. The front entry is defined with an eyebrow at the façade. The height of the front façade was able to be minimized by the addition of an EIFS screen mechanical wall pushed back from the edges of the building. The color and finish of this screen wall will match the EIFS used elsewhere on the building.

Buildings F & G are comprised of the same materials as the sales building with an integral colored split face charcoal CMU wainscot with projecting sill where the wall transitions from the wainscot to the lighter colored wall above. These buildings are smaller in height with the intent that they not be very visible to the public.

The site lighting will be salvaged existing pole lights and heads, relocated to work with the new site plan layout.

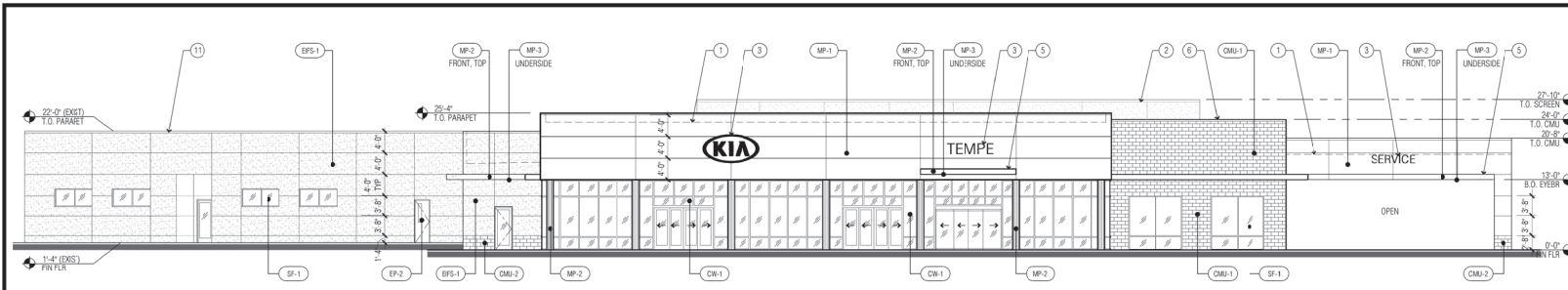


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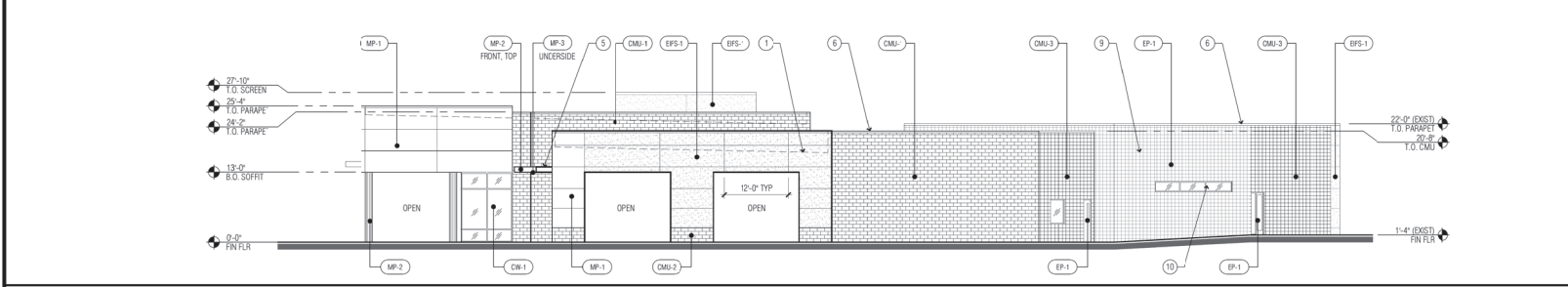


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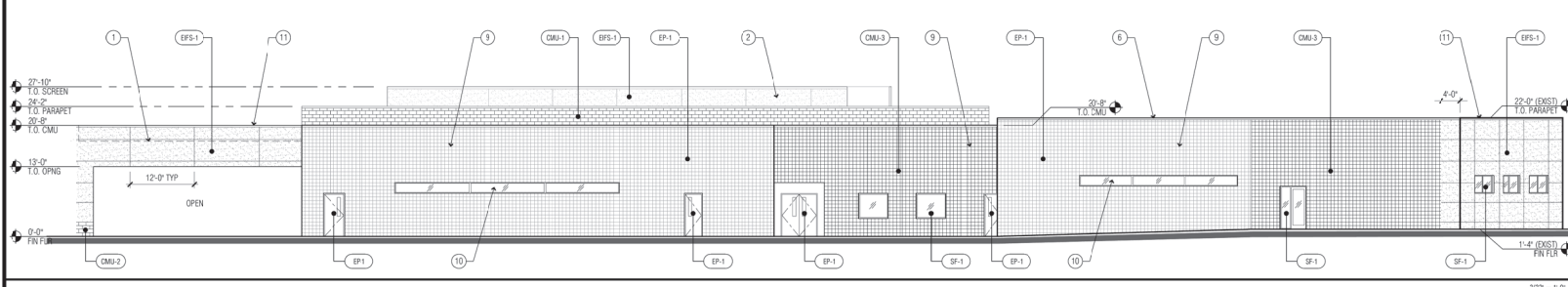
KIA
TEMPE KIA
 8005 S. AUTOPEX LOOP
 TEMPE, ARIZONA



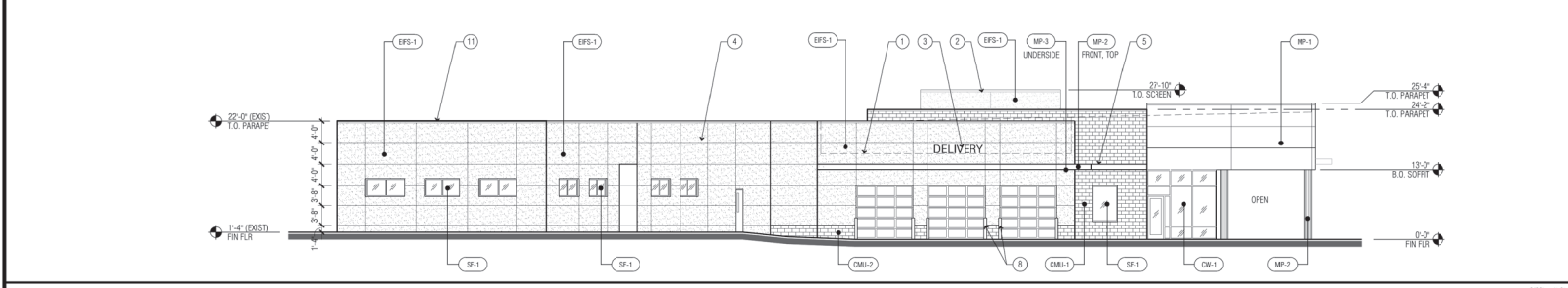
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

GENERAL NOTES

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT

KEYNOTES

- 1 LINE OF ROOF BEYOND
- 2 SCREEN WALL BEYOND
- 3 INTERNALLY ILLUMINATED SIGNAGE UNDER SEPARATE SUBMITTAL, APPROVAL AND PERMIT
- 4 EXISTING WALL TO BE FINISHED WITH NEW EFS
- 5 CONTINUOUS S' STEEL EYEBROW W/ ACM FINISH
- 6 METAL COPING, PAINTED EP-1
- 7 NOT USED
- 8 STEEL BOLLARD, SEE S/AS10
- 9 EXISTING CMU WALL TO BE REPAINTED
- 10 EXISTING WINDOW TO REMAIN
- 11 METAL COPING PAINTED TO MATCH SP-2
- 12 EXISTING STEEL & CMU BUILDING TO REMAIN - NO WORK

FINISH SCHEDULE

SYM.	MATERIAL DESCRIPTION
CMU-1	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / (OLDCASTLE) SPEC 88x16 SPLIT-FACE COLOR RUTHERFORD SEALER COOKON W-2 WATER REPELLANT SEALER LRV 25
CMU-2	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / (OLDCASTLE) SPEC 10x16 SPLIT-FACE COLOR RUTHERFORD SEALER COOKON W-2 WATER REPELLANT SEALER LRV 25
CMU-3	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / (OLDCASTLE) SPEC 88x16 SMOOTH FACE CENTER SCORE COLOR PAINTED EP-1 LRV
CMU-4	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / (OLDCASTLE) SPEC 88x16 SMOOTH FACE COLOR PAINTED EP-2 LRV 85
CW-1	MATERIAL ALUMINUM CURTAINWALL SYSTEM MANUF ARCADIA OR EQUAL FINISH ANOD BLACK FINW3 ALUM SYSTEM 1500 OPG
EFS-1	MATERIAL EXTERIOR INSULATING FINISH SYSTEM MANUF SENERGY, DRYKIT OR EQUAL COLOR TO MATCH BENJAMIN MOORE "WHITE DIAMOND" OC-61 FINISH SANDBLAST
EP-1	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR EXTERIOR EM, CHARCOAL SLATE NOTES SUPER SPEC: HP DTM ACR LOW LUSTER P25 LRV 12
EP-2	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR "WHITE DIAMOND" OC-61 NOTES SUPER SPEC: HP DTM ACR LOW LUSTER P25 LRV 85
MP-1	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM SAW WHITE NOTES 4MM OPT JMTA, 50/62" W X 106" L LRV 81
MP-2	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM OPT MICA PLATINUM NOTES DRY JOINT, 50/62" W X 106" L LRV 31
MP-3	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM RON RED NOTES DRY JOINT, 50/62" W X 106" L LRV 10
SF-1	MATERIAL STOREFRONT GLAZING MANUF ARCADIA OR EQUAL FINISH ANODIZED BLACK SYSTEM AFG 451 ZK46

JOHN MAHONEY ARCHITECT
850 W. ELLIOT ROAD #108
TEMPE, ARIZONA 85284
P 480.345.8457 F 480.345.1759

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KIA
TEMPE KIA
8005 S. AUTOPLEX LOOP
TEMPE, ARIZONA

PROJECT NO. 1320
ISSUE DATE: 8/21/15

EXT ELEVATIONS SHOWROOM

A200



EPRES DR 4/30/15

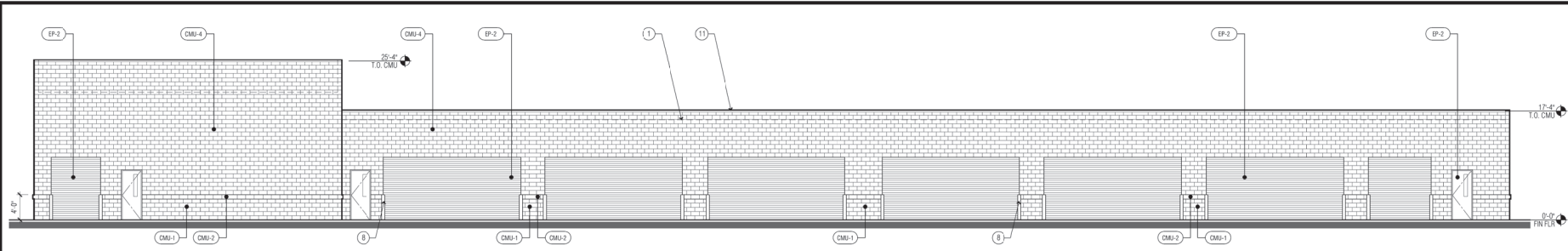


PROJECT NO. 1320

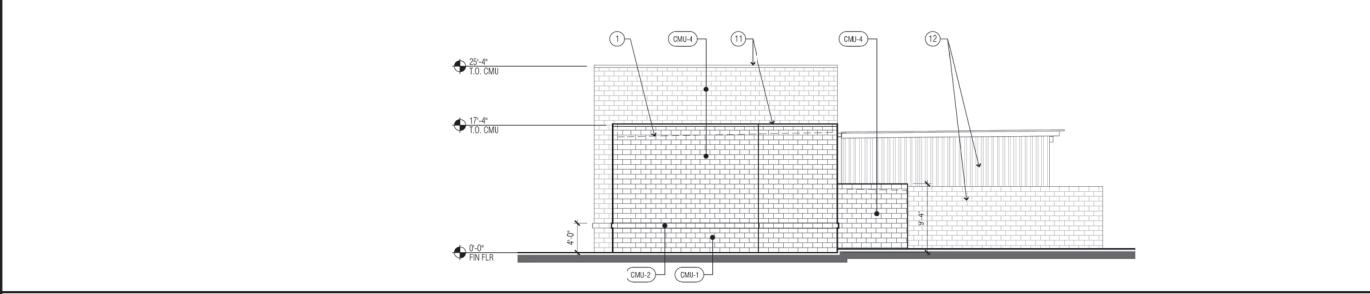
ISSUE DATE: 9/15/15

EXT ELEVS SERV & CARWASH

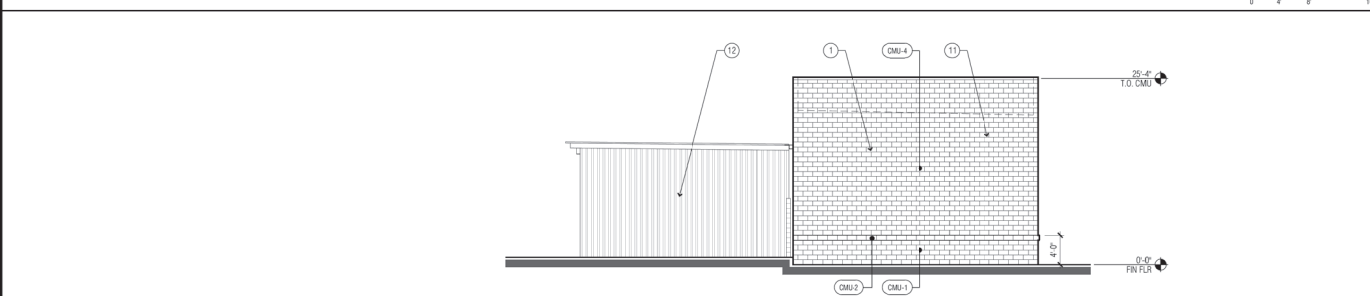
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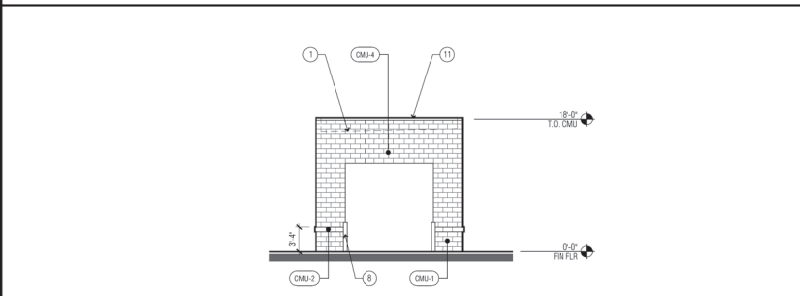
SOUTH ELEVATION - SERVICE BLDG



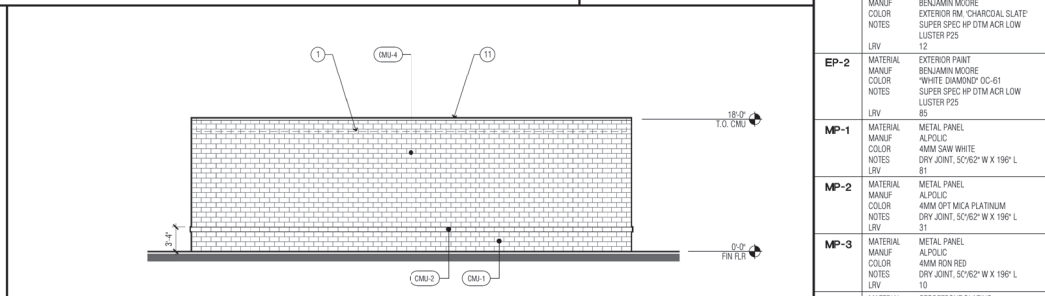
EAST ELEVATION - SERVICE BLDG



WEST ELEVATION - SERVICE BLDG



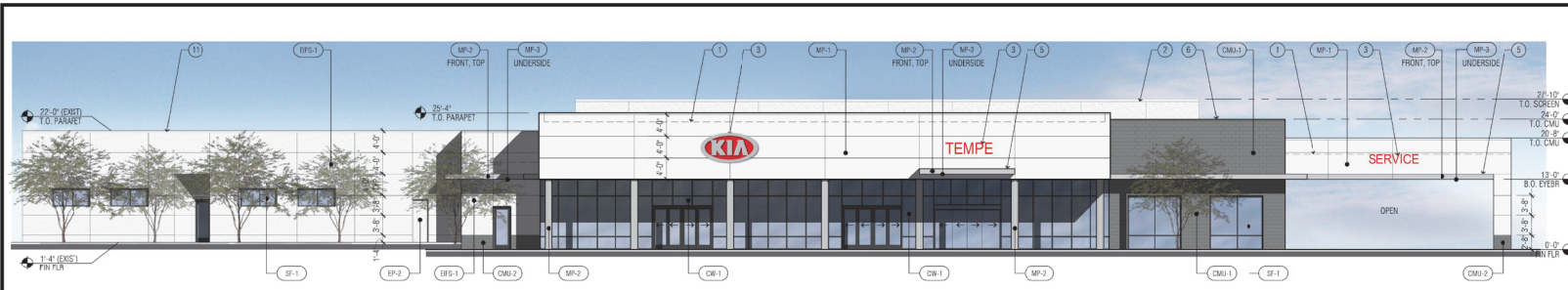
EAST & WEST ELEVATIONS - CARWASH BLDG



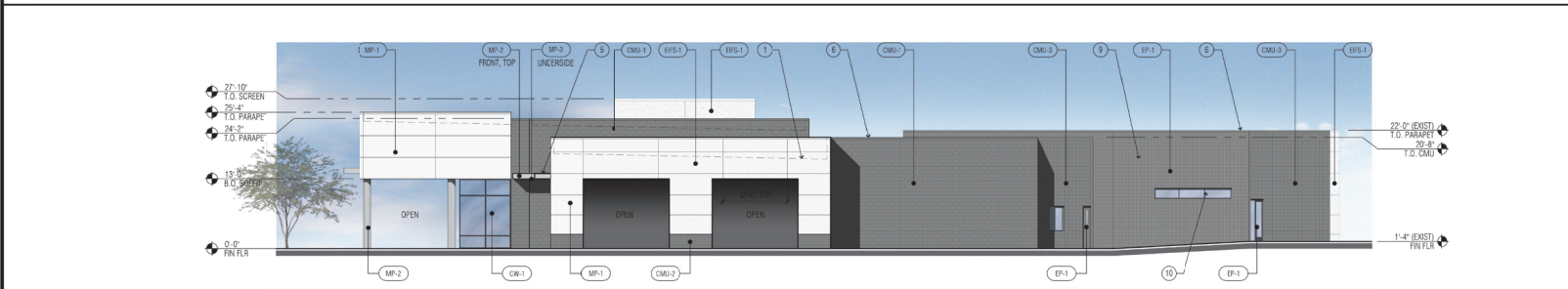
NORTH & SOUTH ELEVATIONS - CARWASH BLDG



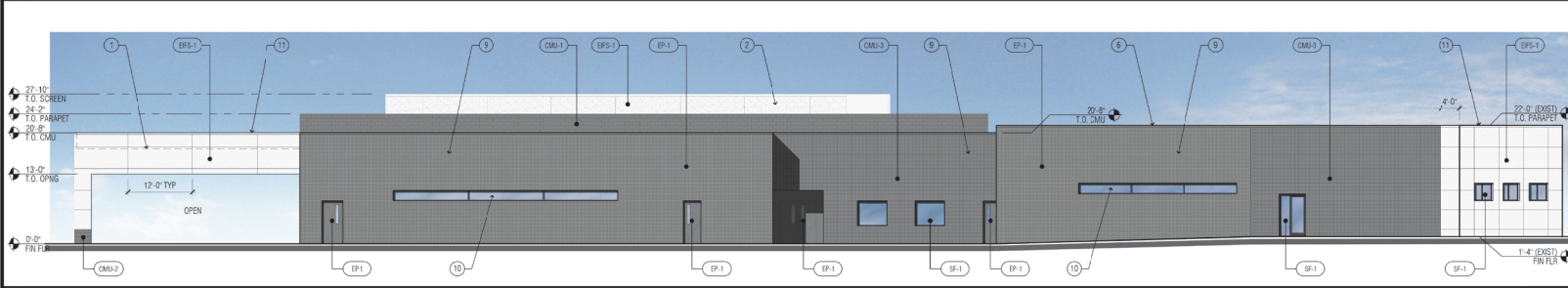
GENERAL NOTES		FINISH SCHEDULE	
1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT		SYM.	MATERIAL DESCRIPTION
KEYNOTES		CMU-1	INTEGRAL COLOR CONCRETE MASONRY UNIT SUPERLITE / OLDCASTLE MANUF 8x8x16 SPLIT-FACE SPEC 10x8x16 SPLIT-FACE COLOR RUTHERFORD SEALER OXON W-2 WATER REPELLANT SEALER LRV 25
1	LINE OF ROOF BEYOND	CMU-2	INTEGRAL COLOR CONCRETE MASONRY UNIT SUPERLITE / OLDCASTLE MANUF 10x8x16 SPLIT-FACE SPEC 10x8x16 SPLIT-FACE COLOR RUTHERFORD SEALER OXON W-2 WATER REPELLANT SEALER LRV 25
2	SCREEN WALL BEYOND	CMU-3	CONCRETE MASONRY UNIT SUPERLITE / OLDCASTLE MANUF 8x8x16 SMOOTH FACE CENTER SCORE SPEC 8x8x16 SMOOTH FACE CENTER SCORE COLOR PAINTED EP-1 LRV 12
3	INTERNALLY ILLUMINATED SIGNAGE UNDER SEPARATE SUBMITTAL, APPROVAL AND PERMIT	CMU-4	CONCRETE MASONRY UNIT SUPERLITE / OLDCASTLE MANUF 8x8x16 SMOOTH FACE SPEC 8x8x16 SMOOTH FACE COLOR PAINTED EP-2 LRV 85
4	EXISTING WALL TO BE FINISHED WITH NEW EFPS	CW-1	ALUMINUM CURTAINWALL SYSTEM MANUF ARCADIA OR EQUAL FINISH ANOD BLACK FINW33 ALUM SYSTEM 1500 OPG
5	CONTINUOUS STEEL EYEBROW W/ ACM FINISH	EFS-1	EXTERIOR INSULATING FINISH SYSTEM MANUF SENERGY, DRYVIT OR EQUAL COLOR TO MATCH BENJAMIN MOORE "WHITE FINISH DIAMOND" OC-61 SANDBLAST
6	METAL COPING, PAINTED EP-1	EP-1	EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR EXTERIOR FM, CHARCOAL SLATE NOTES SUPER SPEC: HP DTM ACR LOW LUSTER P25 LRV 12
7	NOT USED	EP-2	EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR "WHITE DIAMOND" OC-61 NOTES SUPER SPEC: HP DTM ACR LOW LUSTER P25 LRV 85
8	STEEL BOLLARD, SEE 5/A510	MP-1	METAL PANEL MANUF ALPOLIC COLOR 4MM SAW WHITE NOTES DRY JOINT, 5/16"2" W X 1/8" L LRV 81
9	EXISTING CMU WALL TO BE REPAINTED	MP-2	METAL PANEL MANUF ALPOLIC COLOR 4MM OPT MICA PLATINUM NOTES DRY JOINT, 5/16"2" W X 1/8" L LRV 31
10	EXISTING WINDOW TO REMAIN	MP-3	METAL PANEL MANUF ALPOLIC COLOR 4MM RON RED NOTES DRY JOINT, 5/16"2" W X 1/8" L LRV 10
11	METAL COPING PAINTED TO MATCH EP-2	SF-1	STOREFRONT GLAZING MANUF ARCADIA OR EQUAL FINISH ANODIZED BLACK SYSTEM AFG 451 2"X45"
12	EXISTING STEEL & CMU BUILDING TO REMAIN - NO WORK		



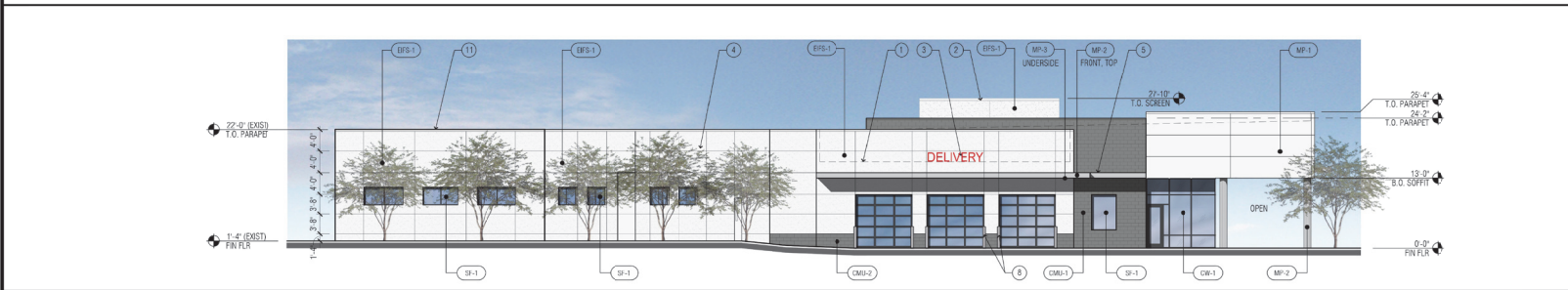
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

GENERAL NOTES

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT

KEYNOTES

- 1 LINE OF ROOF BEYOND
- 2 SCREEN WALL BEYOND
- 3 INTERNALLY ILLUMINATED SIGNAGE, UNDER SEPARATE SUBMITTAL, APPROVAL AND PERMIT
- 4 EXISTING WALL TO BE FINISHED WITH NEW EFS
- 5 CONTINUOUS STEEL EYEBROW W/ ACM FINISH
- 6 METAL COPING, PAINTED EP-1
- 7 NOT USED
- 8 STEEL BOLLARD, SEE S/AS10
- 9 EXISTING CMU WALL TO BE REPAINTED
- 10 EXISTING WINDOW TO REMAIN
- 11 METAL COPING PAINTED TO MATCH SP-2
- 12 EXISTING STEEL & CMU BUILDING TO REMAIN - NO WORK

FINISH SCHEDULE

SYM.	MATERIAL DESCRIPTION
CMU-1	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / C/CASTLE SPEC 8x8x16 SPLT-FACE COLOR RUTHERFORD SEALER OXON W-2 WATER REPELLANT SEALER LRV 25
CMU-2	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / C/CASTLE SPEC 10x8x16 SPLT-FACE COLOR RUTHERFORD SEALER OXON W-2 WATER REPELLANT SEALER LRV 25
CMU-3	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / C/CASTLE SPEC 8x8x16 SMOOTH FACE CENTER SCORE JOINT COLOR PAINTED EP-1 LRV 12
CMU-4	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / C/CASTLE SPEC 8x8x16 SMOOTH FACE COLOR PAINTED EP-2 LRV 85
CW-1	MATERIAL ALUMINUM CURTAINWALL SYSTEM MANUF ARCADIA OR EQUAL FINISH ANICO BLACK 30/53 ALUM SYSTEM T500 OPS
EFS-1	MATERIAL EXTERIOR INSULATING FINISH SYSTEM MANUF SENERDY, DRYIT OR EQUAL COLOR TO MATCH BENJAMIN MOORE 'WHITE DIAMOND' DC-81 FINISH: SANDBLAST
EP-1	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR EXTERIOR RM, CHARCOAL SLATE NOTES SUPER SPEC: HP DTM ACR LOW LUSTER P25 LRV 12
EP-2	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR 'WHITE DIAMOND' DC-81 NOTES SUPER SPEC: HP DTM ACR LOW LUSTER P25 LRV 85
MP-1	MATERIAL METAL PANEL MANUF ALPOLC COLOR 4MM SAN WHITE NOTES DRY JOINT, 5/27/22" W X 159" L LRV 81
MP-2	MATERIAL METAL PANEL MANUF ALPOLC COLOR 4MM OPT MICA PLATINUM NOTES DRY JOINT, 5/27/22" W X 159" L LRV 31
MP-3	MATERIAL METAL PANEL MANUF ALPOLC COLOR 4MM RON RED NOTES DRY JOINT, 5/27/22" W X 159" L LRV 10
SF-1	MATERIAL STOREFRONT GLAZING MANUF ARCADIA OR EQUAL FINISH ANICOZED BLACK SYSTEM AFG 451 27X45

JOHN MAHONEY ARCHITECT
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TEMPE, ARIZONA

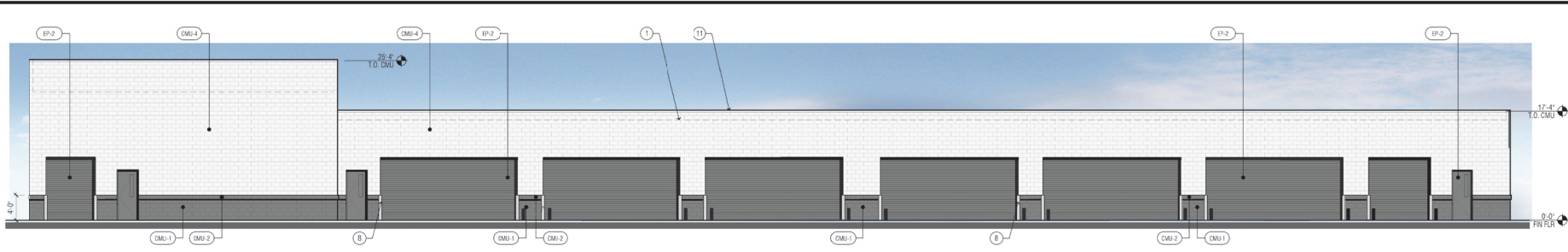
PROJECT NO. 1320
ISSUE DATE: 8/24/16

EXT ELEVATIONS SHOWROOM

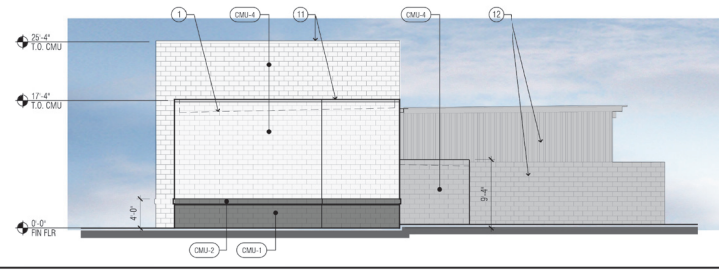
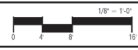
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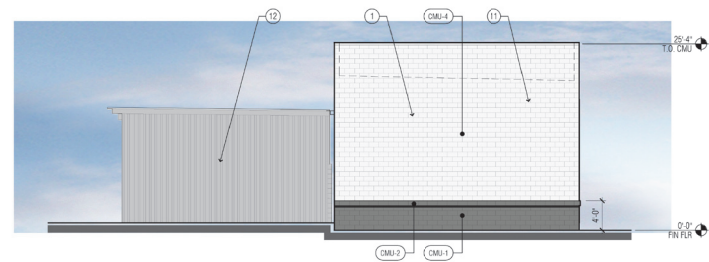
EXP. ON 4/30/25



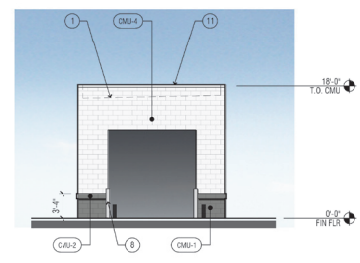
SOUTH ELEVATION - SERVICE BLDG



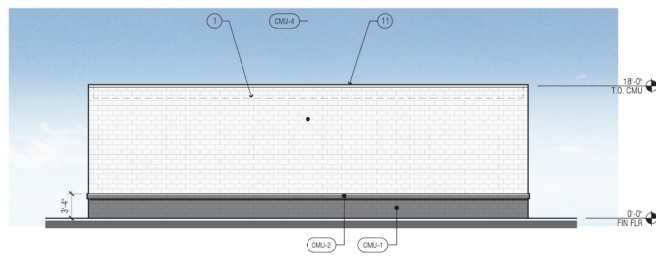
EAST ELEVATION - SERVICE BLDG



WEST ELEVATION - SERVICE BLDG



EAST & WEST ELEVATIONS - CARWASH BLDG



NORTH & SOUTH ELEVATIONS - CARWASH BLDG



GENERAL NOTES

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT

KEYNOTES

- 1 LINE OF ROOF BEYOND
- 2 SCREEN WALL BEYOND
- 3 INTERNALLY ILLUMINATED SIGNAGE UNDER SEPARATE SUBMITTAL, APPROVAL, AND PERMIT
- 4 EXISTING WALL TO BE FINISHED WITH NEW EIFS
- 5 CONTINUOUS STEEL EYEBROW W/ ACM FINISH
- 6 METAL COPING, PAINTED EP-1
- 7 NOT USED
- 8 STEEL COLLAR, SEE 5/AS14
- 9 EXISTING CMU WALL TO BE REPAINTED
- 10 EXISTING WINDOW TO REMAIN
- 11 METAL COPING PAINTED TO MATCH EP-2
- 12 EXISTING STEEL & CMU BUILDING TO REMAIN - NO WORK

FINISH SCHEDULE

SYM.	MATERIAL DESCRIPTION
CMU-1	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 8x8x16 SPLIT-FACE COLOR RUFERHOFD SEALER OCKN W/ 2 WATER REPELLANT SEALER LRV 25
CMU-2	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 10x8x16 SPLIT-FACE COLOR RUFERHOFD SEALER OCKN W/ 2 WATER REPELLANT SEALER LRV 25
CMU-3	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 8x8x16 SMOOTH FACE CENTER SCORE COLOR JOINT PAINTED EP-1 LRV 12
CMU-4	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 8x8x16 SMOOTH FACE COLOR PAINTED EP-2 LRV 85
CW-1	MATERIAL ALUMINUM CURTAINWALL SYSTEM MANUF ARCADIA OR EQUAL FINISH ANOD BLACK FIN/63 ALUM SYSTEM T500 DPG
EIFS-1	MATERIAL EXTERIOR INSULATING FINISH SYSTEM MANUF SENERGY, DRYVT OR EQUAL COLOR TOMATCH BENJAMIN MOORE 'WHITE DIAMOND' OC-61 FINISH: SANDBLAST
EP-1	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR EXTERIOR RM, CHARCOAL SLATE NOTES SUPER SPEC HP DTM ACR LOW LUSTER P25 LRV 12
EP-2	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR 'WHITE DIAMOND' OC-61 NOTES SUPER SPEC HP DTM ACR LOW LUSTER P25 LRV 85
MP-1	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM SHW WHITE NOTES DRY JOINT, 50'/62" W X 119'6" L LRV 81
MP-2	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM OPT MICA PLATINUM NOTES DRY JOINT, 50'/62" W X 119'6" L LRV 31
MP-3	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM RON RED NOTES DRY JOINT, 50'/62" W X 119'6" L LRV 10
SF-1	MATERIAL STOREFRONT GLAZING MANUF ARCADIA OR EQUAL FINISH ANODIZED BLACK SYSTEM AFG 451 2'X452'



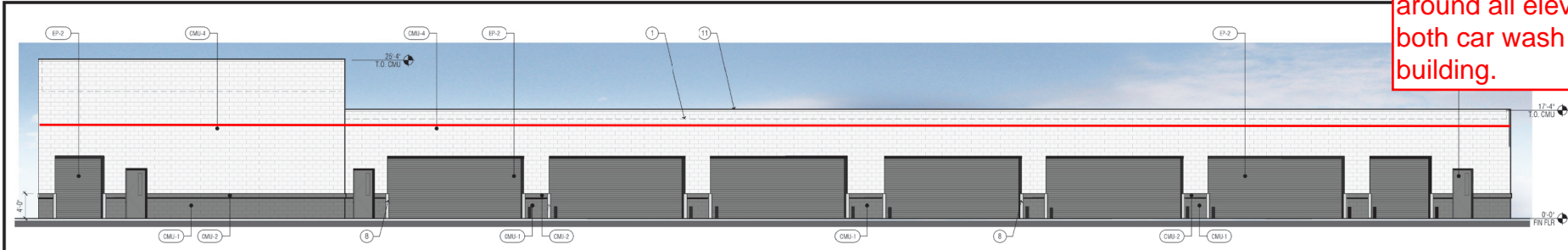
PROJECT NO. 1320

ISSUE DATE: 9/16/15

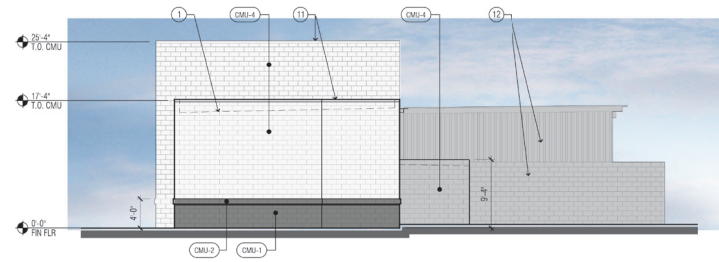
EXT ELEVS SERV & CARWASH

A201

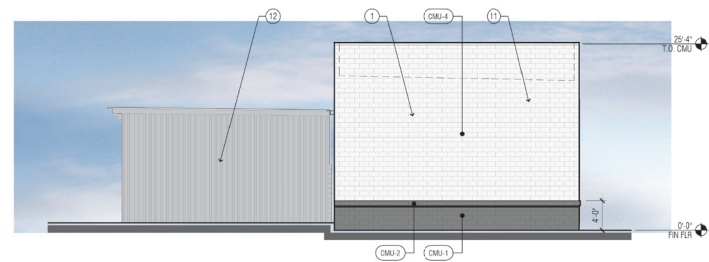
Paint Benjamin Moore - Charcoal Slate, above red line. Paint band shall wrap around all elevations for for both car wash and service building.



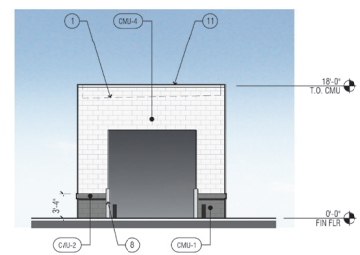
SOUTH ELEVATION - SERVICE BLDG



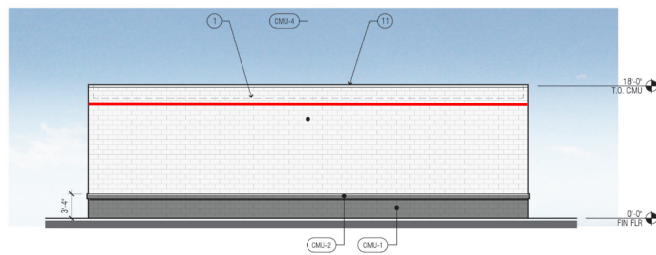
EAST ELEVATION - SERVICE BLDG



WEST ELEVATION - SERVICE BLDG



EAST & WEST ELEVATIONS - CARWASH BLDG



NORTH & SOUTH ELEVATIONS - CARWASH BLDG

GENERAL NOTES

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT

KEYNOTES

- ① LINE OF ROOF BEYOND
- ② SCREEN WALL BEYOND
- ③ INTERNALLY ILLUMINATED SIGNAGE UNDER SEPARATE SUBMITTAL, APPROVAL, AND PERMIT
- ④ EXISTING WALL TO BE FINISHED WITH NEW EIFS
- ⑤ CONTINUOUS STEEL EYEBROW W/ ACM FINISH
- ⑥ METAL COPING, PAINTED EP-1
- ⑦ NOT USED
- ⑧ STEEL BOLLARD, SEE 5/AS14
- ⑨ EXISTING CMU WALL TO BE REPAINTED
- ⑩ EXISTING WINDOW TO REMAIN
- ⑪ METAL COPING PAINTED TO MATCH EP-2
- ⑫ EXISTING STEEL & CMU BUILDING TO REMAIN - NO WORK

FINISH SCHEDULE

SYM.	MATERIAL DESCRIPTION
CMU-1	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 8x8x16 SPLIT-FACE COLOR RUTHERFORD SEALER OCKN W-2 WATER REPELLANT SEALER LRV 25
CMU-2	MATERIAL INTEGRAL COLOR CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 10x6x16 SPLIT-FACE COLOR RUTHERFORD SEALER OCKN W-2 WATER REPELLANT SEALER LRV 25
CMU-3	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 8x8x16 SMOOTH FACE CENTER SCORE JOINT COLOR PAINTED EP-1 LRV 12
CMU-4	MATERIAL CONCRETE MASONRY UNIT MANUF SUPERLITE / OLDCASTLE SPEC 8x8x16 SMOOTH FACE COLOR PAINTED EP-2 LRV 85
CW-1	MATERIAL ALUMINUM CURTAINWALL SYSTEM MANUF ARCADIA OR EQUAL FINISH ANOD BLACK FINWES ALUM T500 DPG
EIFS-1	MATERIAL EXTERIOR INSULATING FINISH SYSTEM MANUF SENERGY, DRYVT OR EQUAL COLOR TO MATCH BENJAMIN MOORE 'WHITE DIAMOND' OC-61 FINISH: SANDBLAST
EP-1	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR EXTERIOR RM, CHARCOAL SLATE NOTES SUPER SPEC HP DTM ACR LOW LUSTER P25 LRV 12
EP-2	MATERIAL EXTERIOR PAINT MANUF BENJAMIN MOORE COLOR 'WHITE DIAMOND' OC-61 NOTES SUPER SPEC HP DTM ACR LOW LUSTER P25 LRV 85
MP-1	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM SHW WHITE NOTES DRY JOINT, 50'/62" W X 119 1/8" L 81
MP-2	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM OPT MICA PLATINUM NOTES DRY JOINT, 50'/62" W X 119 1/8" L 81
MP-3	MATERIAL METAL PANEL MANUF ALPOLIC COLOR 4MM RON RED NOTES DRY JOINT, 50'/62" W X 119 1/8" L 10
SF-1	MATERIAL STOREFRONT GLAZING MANUF ARCADIA OR EQUAL FINISH ANODIZED BLACK SYSTEM AFG 451 2'X452'



850 W. ELLIOT ROAD #108
TEMPE, ARIZONA 85284
F 480.345.8457 F 480.345.1799

PHILIP M. WILSON
REGISTERED ARCHITECT
NO. 14000
STATE OF ARIZONA
EXPIRES ON 4/30/15

PROJECT NO. 1320

ISSUE DATE: 9/15/15

EXT ELEVS SERV & CARWASH

A201



GENERAL NOTES

1. 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.
2. 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.
3. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
4. 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.
5. PLANT LIST/QU'TY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
6. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1' BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
7. GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
8. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
9. ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
10. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
11. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
12. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
13. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

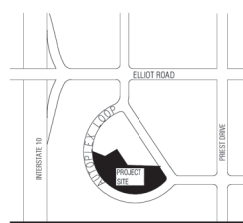
EXIST. CONDITIONS GENERAL NOTES

1. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
2. ALL SHRUBS/COVERS SHALL BE REPLACED W/ 5 GAL. PLANTS.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
4. ANY/ALL BROKEN HEADERS TO BE REPLACED.
5. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
6. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

PLANT PALETTE

TREES	SIZE/COMMENT/QU'TY
	EXISTING PALM TO BE REMOVED 3 QTY
	EXISTING TREE TO BE REMOVED 28 QTY
	EXISTING TO REMAIN NA
	ASH TREE 24" BCK. STANDARD 1.5" CALIPER, 8' HT 3 QTY
	AZT HYBRID PALO VERDE 36" BCK. LOWBREAKER 1.75" CALIPER, 8' HT 12 QTY
	AZT HYBRID SEEDLESS MESQUITE 24" BCK 1.5" CALIPER, 7' HT 14 QTY
SHRUBS	
	BAJA RUELLIA 5 GAL 58 QTY
	RIO BRAVO SAGE 5 GAL 63 QTY
	CIMARRON SAGE 5 GAL 39 QTY
GROUND COVER	
	TURPENTINE BUSH 1 GAL 29 QTY
	NEW GOLD LANTANA 1 GAL 3" O.C. 95 QTY
	TRAILING ROSEMARY 1 GAL 3" O.C. 212 QTY
	NATAL PLUM 1 GAL 3" O.C. 40 QTY
	KATIE DWARF RUELLIA 1 GAL 2.5" O.C. 102 QTY
	DECOMPOSED GRANITE 2" DEPTH TYP. SIZE AND COLOR TO MATCH EXISTING

CONCEPTUAL PLANTING PLAN

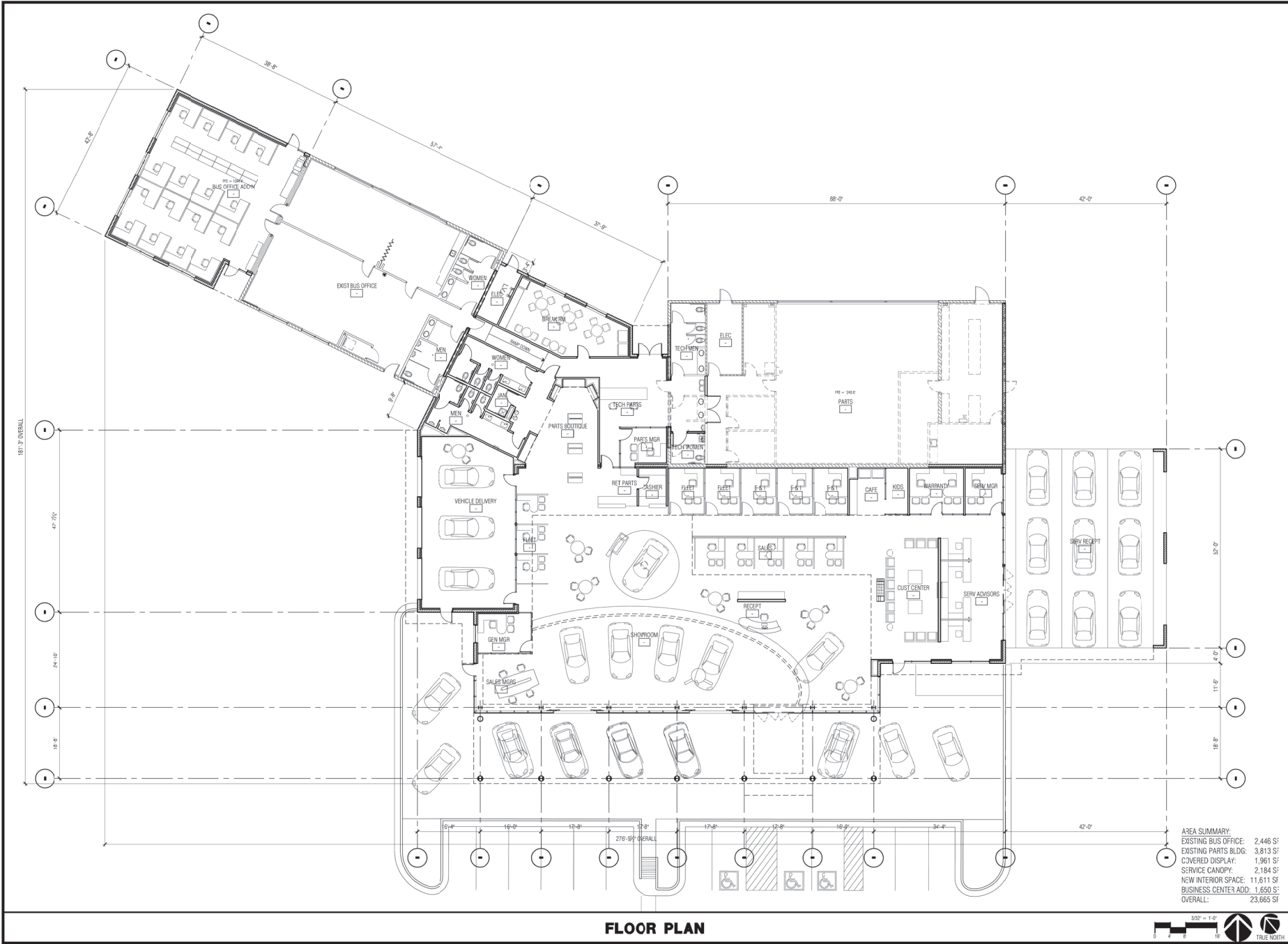


VICINITY MAP

PROJECT NO. 1320
 ISSUE DATE: 6/18/15

CONCEPTUAL PLANTING PLAN

L-1

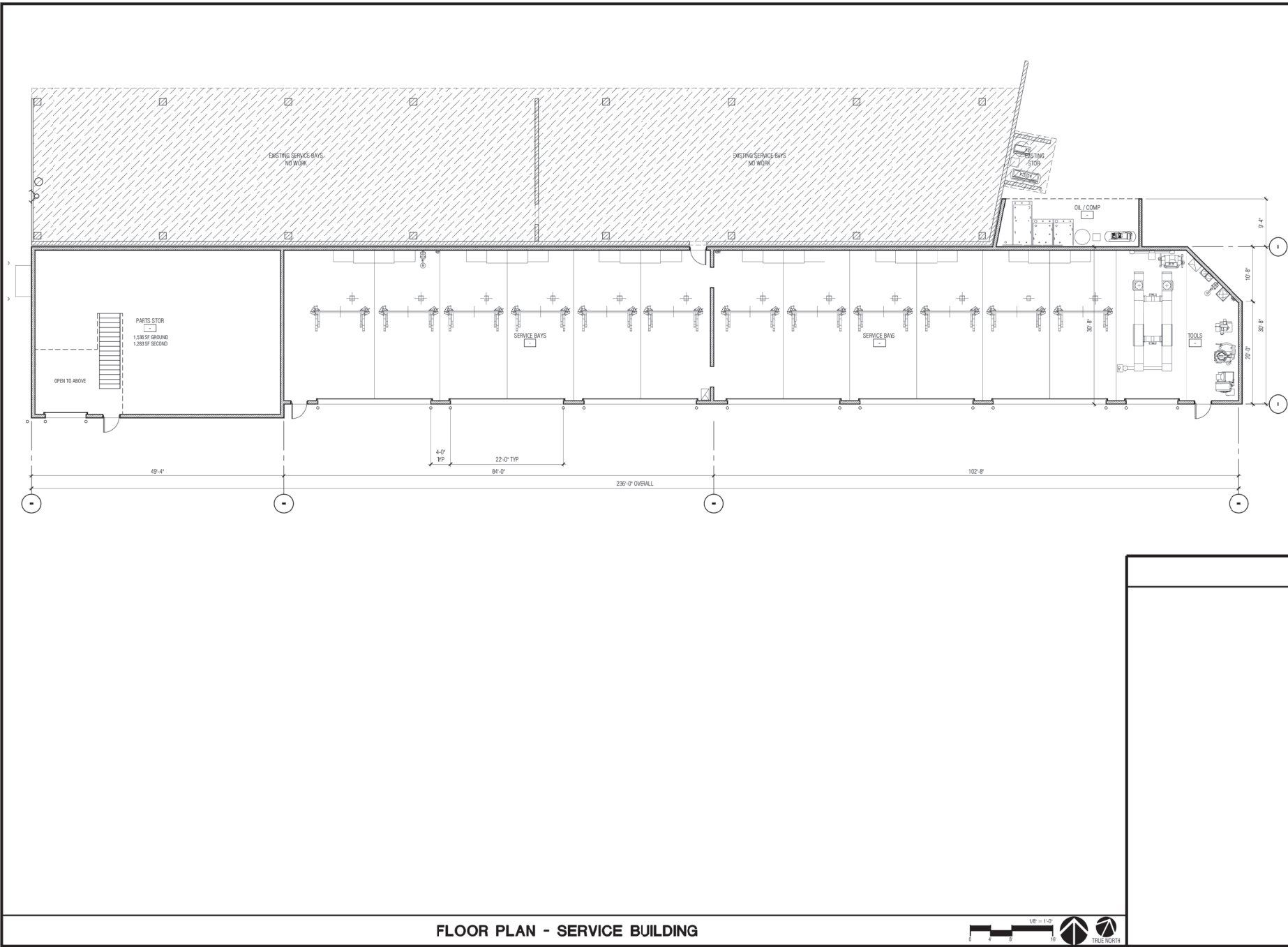


AREA SUMMARY:
 EXISTING BUS OFFICE: 2,446 SF
 EXISTING PARTS BLDG: 3,813 SF
 COVERED DISPLAY: 1,961 SF
 SERVICE CANOPY: 2,184 SF
 NEW INTERIOR SPACE: 11,611 SF
 BUSINESS CENTER ADD: 1,650 SF
 OVERALL: 23,665 SF

FLOOR PLAN



JOHN MAHONEY ARCHITECT
 850 W. ELLIOT ROAD #108
 TEMPE, ARIZONA 85284
 P 480.345.8457 F 480.345.1759



KIA
TEMPE KIA
 8006 S. AUTOPLEX LOOP
 TEMPE, ARIZONA

PROJECT NO. 1320
 ISSUE DATE: 9/15/15

SERVICE BLDG
 FLOOR PLAN

A113

FLOOR PLAN - SERVICE BUILDING

**JOHN MAHONEY
ARCHITECT**
850 W. ELLIOT ROAD #108
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P 480.345.8457 F 480.345.1759

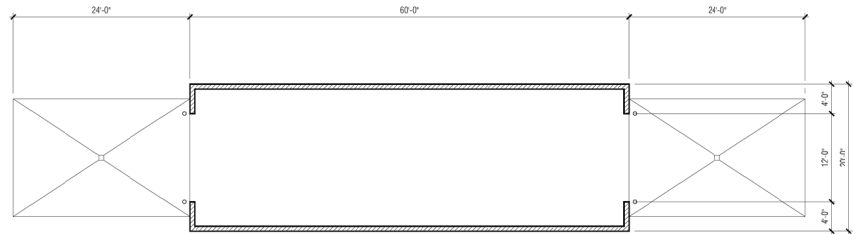
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

KIA
TEMPE KIA
8006 S. AUTOPLEX LOOP
TEMPE, ARIZONA

PROJECT NO. 1320
ISSUE DATE 8/21/15

CARWASH
PLANS

A114



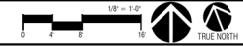
3

ROOF PLAN - CARWASH



1

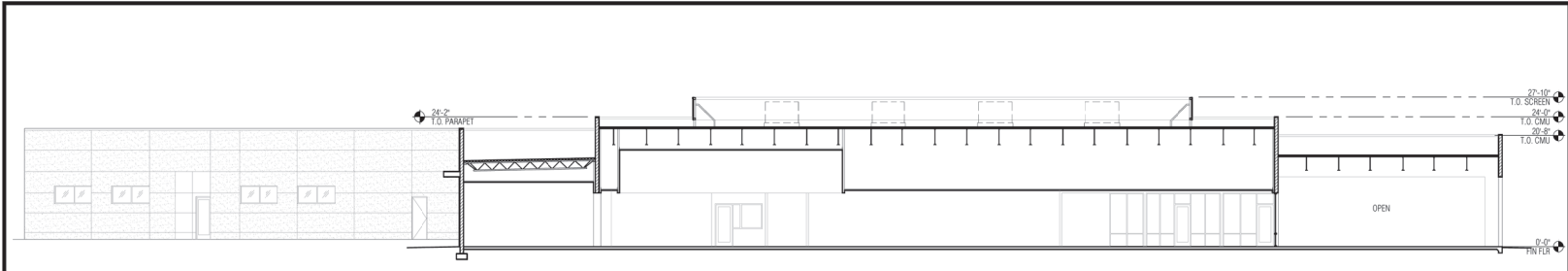
FLOOR PLAN - CARWASH



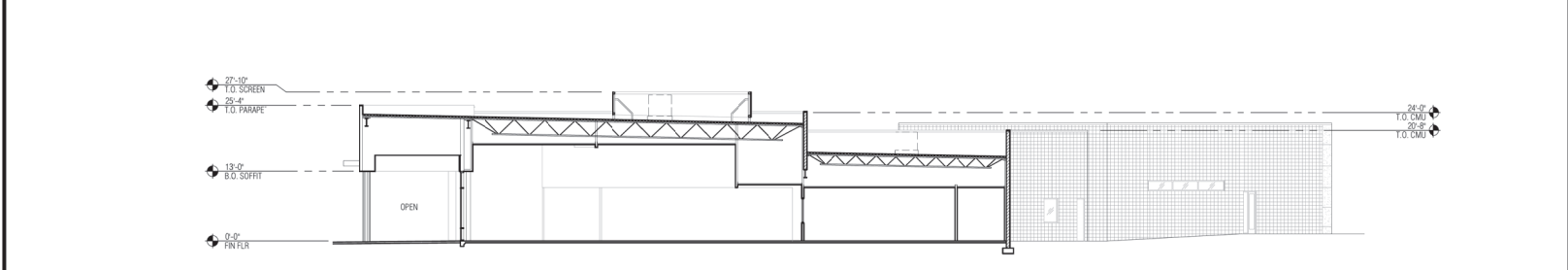
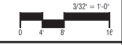
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REFLECTED CEILING PLAN - CARWASH

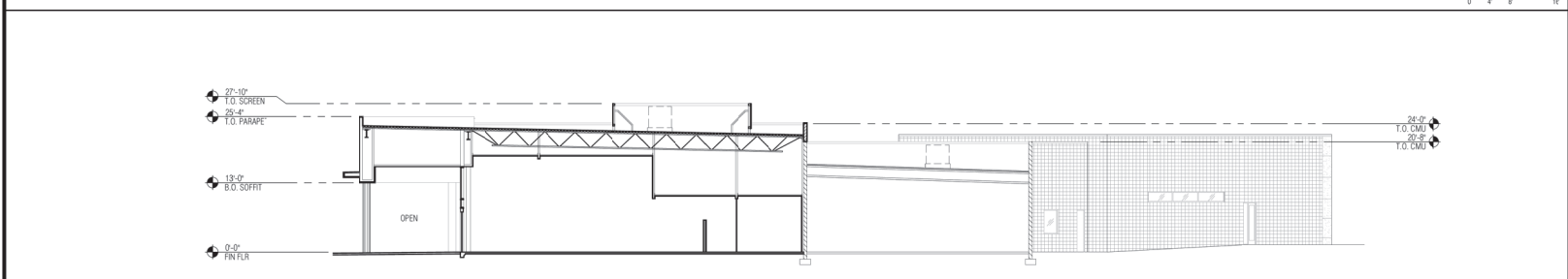
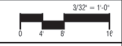




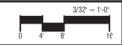
LONGITUDINAL SECTION A-A



TRANSVERSE SECTION B-B



TRANSVERSE SECTION C-C



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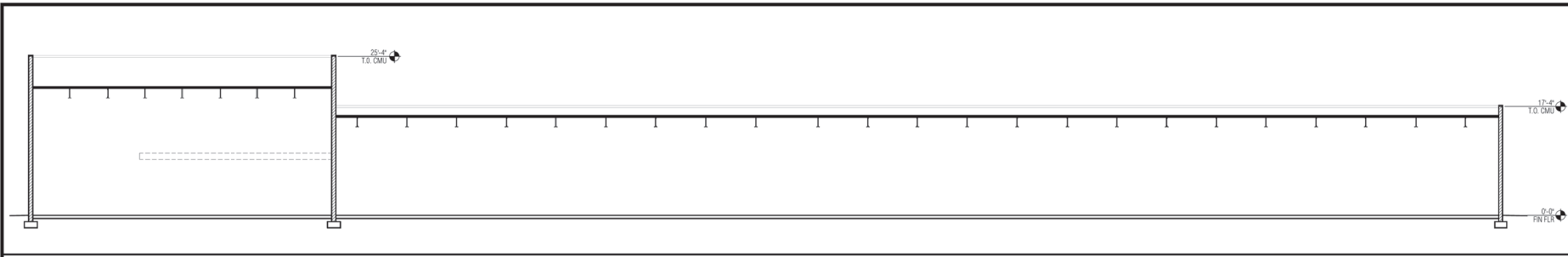
*PRELIMINARY ONLY
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KIA
TEMPE KIA
 8005 S. AUTOPLEX LOOP
 TEMPE, ARIZONA

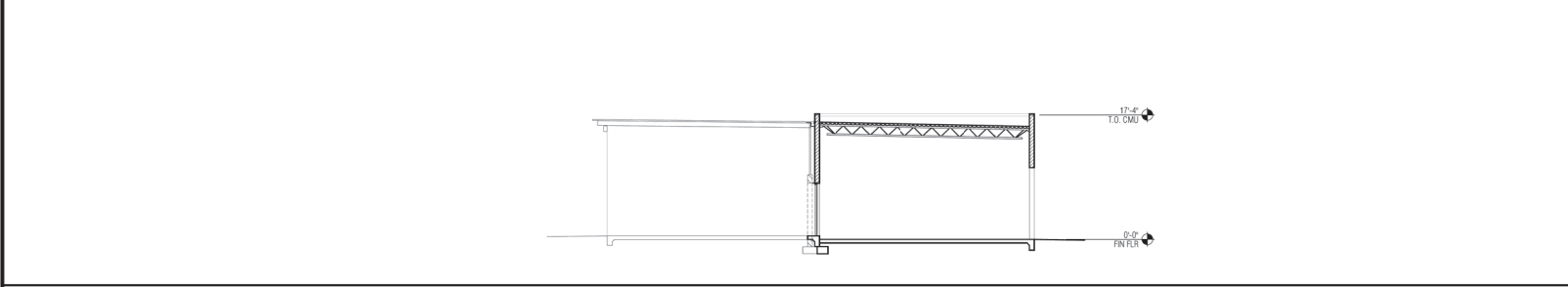
PROJECT NO. 1320
ISSUE DATE 8/21/15

BLDG SECTIONS SHOWROOM

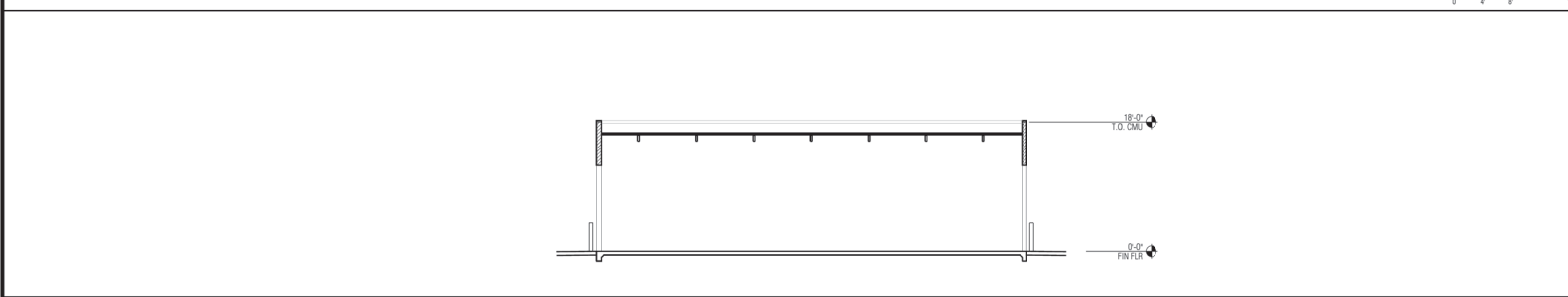
A300



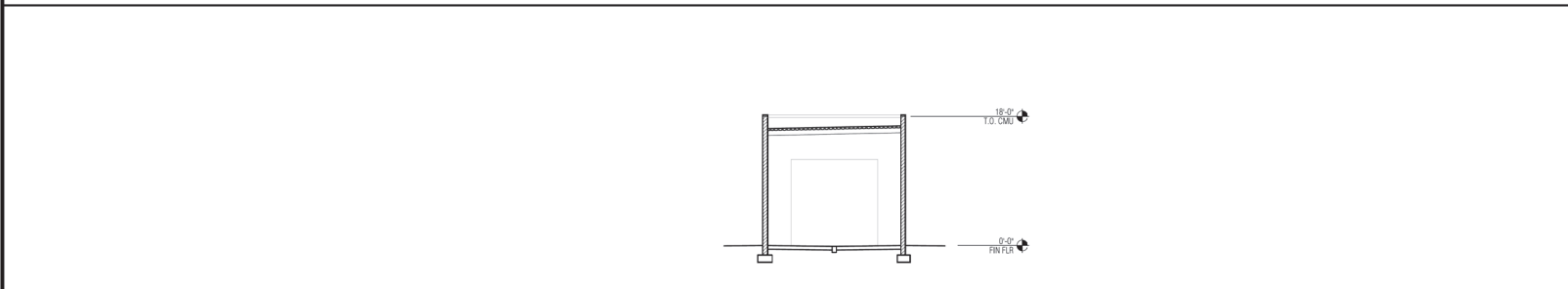
LONGITUDINAL SECTION E-E - SERVICE BLDG



TRANSVERSE SECTION F-F - SERVICE BLDG



LONGITUDINAL SECTION G-G - CARWASH BLDG



TRANSVERSE SECTION H-H - CARWASH BLDG



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PROFESSIONAL ENGINEER
 JOHN MAHONEY
 STATE OF ARIZONA
 NO. 4160
 EXPIRES 12/31/2015

KIA
TEMPE KIA
 8005 S. AUTOPLEX LOOP
 TEMPE, ARIZONA

PROJECT NO. 1320
 ISSUE DATE 9/15/15

BLDG SECTIONS
 SERV & CARWASH

A301



MP-1

ALPOLIC 'SAW WHITE'



MP-2

ALPOLIC 'OPT MICA PLATINUM'



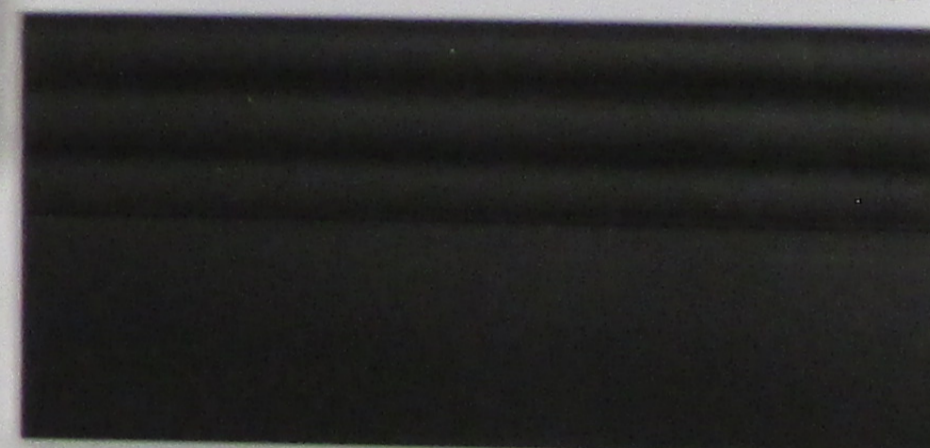
MP-3

ALPOLIC 'RON RED'



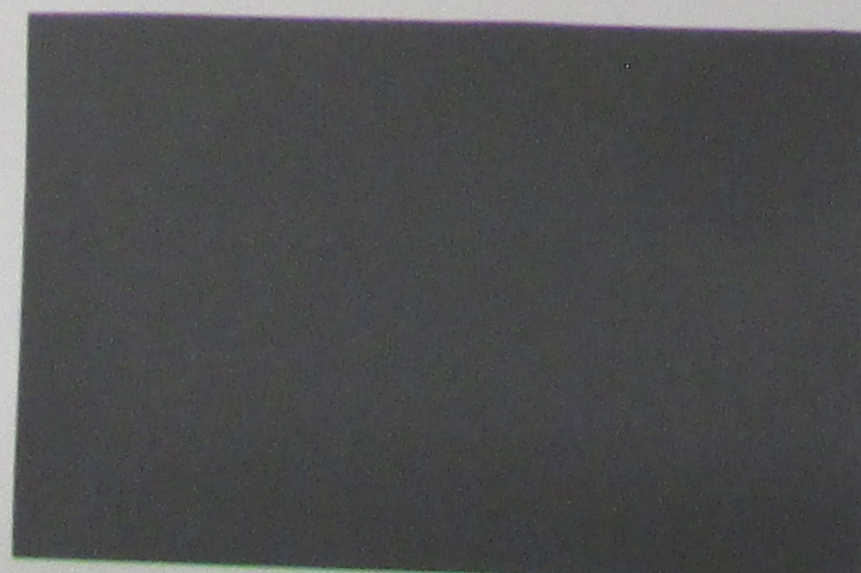
CMU-1, CMU-2

SUPERLITE 'RUTHERFORD'
SPLIT FACE



CW-1, SF-1

BLACK ANODIZED ALUMINUM



CMU-3, EP-1

BENJAMIN MOORE
'CHARCOAL SLATE'



CMU-4, EP-2

BENJAMIN MOORE
'WHITE DIAMOND'

**JOHN MAHONEY
ARCHITECT**

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EXTERIOR MATERIALS



TEMPE KIA

8005 S. AUTOPLEX LOOP
TEMPE, ARIZONA

TEMPE KIA SITE PHOTO KEY PLAN

Red boxes represent photos chosen for this report.

