

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/08/2017
Agenda Item: 3

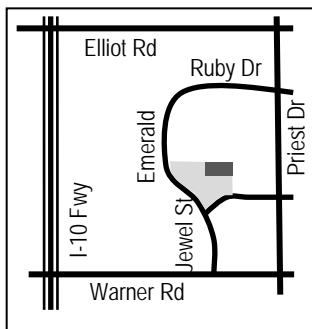
ACTION: Request for Development Plan Review consisting of a new entertainment building with indoor racetrack and bar and restaurant uses for DAYTONA RACING EXPERIENCE, located at 8525 S Emerald Drive. The applicant is Ideation Design Group.

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

RECOMMENDATION: Approve subject to conditions

BACKGROUND INFORMATION: DAYTONA RACING EXPERIENCE (PL170200) is proposed on a vacant parcel north of Main Event Entertainment and east of the future Ashley Furniture store in Emerald Center. The 35,269 square foot tilt-up concrete building includes a race track for battery operated cars and a restaurant and bar. The request includes the following:

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



Existing Property Owner	Aaron Hodgdon, Ashley Real Estate, LLC
Future Owner	Daytona Indoor Racing LLC
Applicant	Carl Schaffer, Ideation Design Group
Zoning District (current/proposed)	RCC, Regional Commercial Center (no change)
Gross / Net site area	2.64 acres
Total Building Area	35,269 SF
Lot Coverage	31% (50% maximum allowed)
Building Height	34' (75' maximum allowed in RCC)
Building Setbacks	50' front, 134' west side, 86' east side, 37' rear (25' front, side and rear minimum setbacks in RCC)
Landscape area	17,263 SF 15% (17,249.76 SF 15% Required)
Vehicle Parking	149 spaces (128 min. required, 161 max allowed)
Bicycle Parking	12 spaces (12 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

The project area is located mid-block between Elliot and Warner Roads along Emerald Drive, which curves along the west and south sides of the development which is north of Warner Road, east of the I-10 Freeway and west of Priest Drive. The project site is located on a vacant pad that is due north of Main Event on Emerald Drive, and due east of the future Ashley Home Furniture store on the east side of Emerald Drive as it curves north toward IKEA. The site does not have direct street access, but shares driveway access with the adjacent uses. The site is zoned RCC, Regional Commercial Center and is in the Southwest Overlay District. The site is in the Emerald Center Development, and must comply with the CC&Rs and Architectural Design Review Board for this area; however, the site is not in the Planned Area Development Overlay for Emerald Center. Currently a part of the Ashley lot, the project site will be subdivided into a separate lot.

This request includes:

1. Development Plan Review which for a new one-story building with an interior mezzanine for an indoor racing track, restaurant and bar within 35,269 SF of building area on 2.64 net acres.

The applicant is requesting the Development Review Commission take action on the item listed above. For further processing, the applicant will need approval for a Subdivision Plat, to create two separate parcels from the existing Ashley Furniture site.

PRELIMINARY SITE PLAN REVIEW

May 17, 2017 Site Plan Review standard formatting and technical comments were provided. Early staff input on building elevations recommended that the tilt slab panels have more textural variation for architectural interest. Staff asked is there was shade on the south and west balconies. Materials or colors needed continuity to tie in to Ashley and Main Event (not replicate design materials, but compliment or correlate). Staff recommended integral color in lieu of painting the tilt panel construction. Staff asked about the stairs leading to the balconies, which were ungated, allowing someone to walk up to a patio that was accessed Signs were required to be in alignment or below the building roofline and the SES unit was required to be architecturally integrated and not a cabinet attached to the outside of the building. Bike parking needed to be relocated closer to the building entry. Staff recommended reduction to paving area with narrower drive aisles and parking spaces overhanging landscape. A subsequent meeting with the applicant included discussion about the colors and materials, placement of architectural metal fin elements, and further refinement of the elevation design, which had also been reviewed by the Emerald Center Architectural Review Board.

A formal application was made and a second Site Plan Review took place on June 28, 2017. All technical comments were addressed, including parking lot design, refuse location, landscape, dimensioning, engineering, hvac screening and SES design. The building elevations were modified to include a vertical fluted texture in the tilt slab construction, creating a shadow pattern on the building that complimented the metal panel pattern. The tilt slab remained painted, not integral color, due to cost difference. No shade canopies were shown on the revised drawings on the west and south side, but low emission tinted glazing was proposed for the windows for energy efficiency. Staff requested that the second floor balcony on the south and west side be covered for shade. Staff also inquired about the bottom of the stairs and the need for exit gates, since the patio is a controlled area. Other comments were related to coordination between drawings and details. The applicant made further revisions to the plans and resubmitted on July 10, 2017.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- At the completion of this report, staff had received one call from the representative of Emerald Center regarding this project, indicating support of the project as proposed.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING

The proposed project is designated for Commercial Land Use in the General Plan 2040 and designated RCC Regional Commercial Center in the Zoning Ordinance. The proposed entertainment use complies with both the General Plan and the RCC zoning and is anticipated to be a complimentary regional destination to the other uses such as Main Event and IKEA located within Emerald Center and near the Interstate 10 Freeway.

DEVELOPMENT PLAN REVIEW

Site Plan

The building has limited visibility from Emerald Drive due to the future Ashley Furniture building to the west and existing Main Event to the south, the south west corner of the building is visible from the parking field of these other two development sites. A new property line would be established by subdivision plat for the Daytona Raceway development to own its lot separate from Ashley Furniture. The focal point of the building is the south west corner, with a ground floor entry and second floor balconies. Parking is available on all four sides of the building providing easy access and activation of all sides of the site. Refuse is located in the north east corner. The access to the property is from Emerald Drive through a required shared access easement. The lot is also connected to existing development to the north. A slight jog in the north/south drive provides a natural traffic calming break in the traffic movement providing a larger landscape area to enhance the entry experience.

Building Elevations

Tucked behind other buildings, the building is a single story with a mezzanine, creating a 36 foot total building height to the top of the metal tower elements. The predominant building material is painted tilt panel concrete, the lower 12 feet is a fluted pattern painted a medium brown and the upper portion is a smooth finish with reveals that is painted a khaki color that tie the building to the closest adjacent building palettes to the north, west and south of the site. A metal panel system divides the first and second floor at the entryway and balconies with a silver-grey that ties in to the Target building to the east. A painted red band replaces the silver panel system for the remainder of the south and west elevation, and wraps to the north and east sides, breaking up the darker fluted concrete panel at the base from the lighter smooth faced concrete panel at the top. A ribbed panel system of blue, yellow and green reflect the flag colors of automotive racing and are corporate colors for the Daytona Racing Experience. The prominent colors of blue and yellow tie in with IKEA to the northwest of the site. The bold colors provide a monolithic vertical break in the building mass on the north and south elevations and are at the back of the site. Storefront glazing on the south and west elevations are tinted grey. The signage will be reviewed separately and are not a part of this request. The building balances the image of the surrounding corporate and retail development with the whimsical nature of the entertainment business.

Landscape Plan

The plant palette conforms to the existing Emerald Center design standards for Ghost Gum, 'Swan Hill' Olive and Mexican Fan Palm trees. Caesalpinia provide a color accent to the tree palette and Heritage Oak are used in the parking areas. The combinations of xeric understory plants include Bougainvillea, Texas Sage, Baja Ruella, Dwarf Rosemary, Bottle Brush, Myoporum and Gold Lantana. Other plants include Natal Plum, Firecracker Plant and Dwarf Myrtle. The entryway has Olive trees with a silver-grey leaf complimenting the projected silver awning with Myoporum (bright green ground cover), Dwarf Bottle Brush (red flowers) and Lantana (gold flowers) picking up the yellow, red and green colors of the building accents.

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 building orientation is north south in orientation based on site configuration, the form is centered on the site with parking surrounding the structure. There is limited street front visibility; however the two-story structure with exterior balconies will provide a unique building element with views over the existing parking field to the south west curvature of the street front.
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 limits windows to the south west corner, and uses a large shade cover at the entryway and canopies over second floor balconies with tinted low-e glazing for energy efficiency. Landscape around the base of the building provides shade to the structure reducing heat reflectivity and enhancing the pedestrian experience.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the building is tilt slab concrete with accents of metal panel and storefront systems that are appropriate to the location and surrounding building material quality.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the Emerald Center has a combination of high ceiling single-story and two-story structures of large massing. The proposed building is similar in scale to the surroundings.
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 use of two texture patterns on the tilt slab concrete clearly defines the base and top of the building with the fluted form complimenting the ribbed metal paneling on the building. The use of different materials and a variety of colors breaks the building into smaller elements and creates visual interest at the pedestrian level.
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 south and west elevation provide the most architectural detail, where it is viewed from the street front. The use of different materials, textures and colors create visual interest and break up the building facades.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site does not have direct street access, use of transit would require walking approximately one quarter of a mile to reach the bus stop on Emerald Drive or on Warner Road. Bike parking is provided on site, and about a quarter of the parking is shaded by the building on the north and east sides.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The site plan has a pedestrian path on all four sides, separate from the parking area, there is no more than two rows of parking to cross to access the sidewalks around the building and most parking is adjacent to the building, reducing the number of driveway crossings for most customers.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the landscape provides easy visibility through the lot, the second story balconies encourage surveillance of the primary parking areas, and having parking on all sides activates the site to prevent dead zones.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the landscape plan meets the minimum 15% landscape area and provides shade for parking and the building, as well as accents for the entryway and perimeter building foundation plantings to soften the building.
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 will be handled by separate application.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* lighting will meet required security and dark sky requirements.

REASONS FOR APPROVAL:

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

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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated June 19, 2017 and landscape plan dated June 19, 2017. 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 yard or parapet walls that are at least as tall as the equipment being enclosed, as measured from adjacent surface. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
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.

Floor Plans

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

Building Elevations

7. The materials and colors are approved as presented (# represents key note on elevations):
 - Roof – Flat with parapet
 - #17 Primary Building – Tilt Slab Smooth Faced Concrete (upper 22') painted Sherwin Williams Universal Khaki #6150 (medium tan)
 - #18 Secondary Building – Tilt Slab Fluted Concrete (lower 12') painted Sherwin Williams Superior Bronze MPC00066 351-2 (medium brown)
 - #13 Building Accent – 12-24" band 1" deep reveal between primary and secondary building sections painted Mathews Paint Color P-6 Mexicali Red 42214SP
 - #5 Building Accent – Aluminum metal wall panel Atas International, Sterra Core Color 28 Silversmith (silver grey)
 - #6 Metal railing on patio and upper deck painted black to match Alucobond black semi-gloss panel
 - #9 Concrete Stairwell
 - #10 Windows - Anodized aluminum frame with solar grey tinted glazing.
 - #14 & #23 Doors to match adjacent walls - Sherwin Williams Superior Bronze MPC00066 351-2 (medium brown) or Mathews Paint Color P-4 American Blue MP28073 (bright blue)
 - #2 & #3 Glass garage doors at restaurant patio and upper balcony decks.
 - #16 Accent Tower - Aluminum rib panels Atas International Profile BWR360 MF-2 Mathews Paint Color P-4 American Blue MP28073
 - #20 Accent Tower - Aluminum rib panels Atas International Profile BWR360 MF-2 Mathews Paint Color P-3 School

Bus Yellow MP55149

#21 Accent Tower - Aluminum rib panels Atas International Profile BWR360 MF-2 Mathews Paint Color P-5 Spring Green MP26749

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. 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.
11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
12. 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

13. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

14. 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 to existing landscape for period of time that irrigation system is out of repair. Repair existing irrigation system where damaged by work of this project. Design irrigation so that existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
15. 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.
16. 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.

Building Address Numerals

17. Provide address numerals on all four building elevations.
 - 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) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters 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.

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.

DEADLINE: 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.

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 DS116 and DS118 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.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the 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.

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.

- 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.

CIVIL 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.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- 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.

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.

ZONING AND DEVELOPMENT CODE: 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.

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:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.

- 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

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.
October 5, 2005	The Design Review Board approved the building elevations, site plan and landscape plan for EMERALD DESIGN CENTER-PHASES II & III located at 8475 South Emerald Drive, located on Lot 2. This site design expired on June 2, 2007.
October 20, 2005	City Council approved a General Plan 2030 Land Use Map Amendment from Industrial to Commercial and a Zoning Map Amendment from GID General Industrial District to RCC Regional Commercial Center for 23.7 acres on Lot 2 of Emerald Center. This request did not include a PAD overlay for the site plan.
July 20, 2006	City Council approved a subdivision plat for Emerald Phase II and III located on the east side of Emerald Drive, south of Ruby and north of Commerce drives, creating Lots 1 and 2 from Lot 2.
December 1, 2006	A covenant and agreement regarding maintenance of yards for an adjacent oversized building was recorded on the north side of the new Lot 1.
June 8, 2010	Development Review Commission approved request for Development Plan Review for a site plan for Furniture Row on the new Lot 1.
June 24, 2010	City Council approved a Subdivision Plat of Lot 2 into two new lots, Lot 1 5.328 acres and Lot 2 6.390 acres located at 8515 S Emerald Drive in the RCC Zoning District. This took the bottom half of the original Lot 2, and subdivided that into 2 new lots.
July 22, 2010	Emerald Phase III LLC sold Lot 1 to Furniture Row.
May 9, 2011	Staff granted an extension for the site plan approved until May 10, 2013, at which time, this plan would expire.

- August 14, 2012 Development Review Commission approved a request for Development Plan Review for a site plan for Main Event on the south quarter of the site, this site plan was designed around the Furniture Row site layout and included cross access and shared parking agreements.
- December 27, 2012 Emerald Holding LLC sold Lot 2 to Main Event.
- September 9, 2014 Development Review Commission approved a request for Development Plan Review for a site plan, landscape plan and elevations for a 52,472 SF Ashley Furniture Homestore on 2.84 acres of what was formerly the Furniture Row development site.
- March 10, 2017 Community Development staff approved a modification of the Ashley Furniture Homestore reducing the footprint from 52,472 SF to 36,500 s.f. with changes to the site plan, landscape plan and building elevations.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



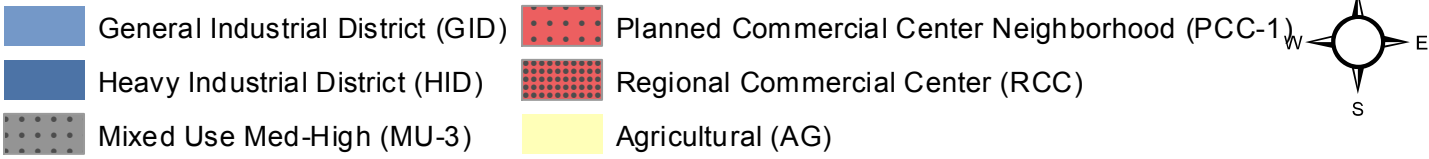
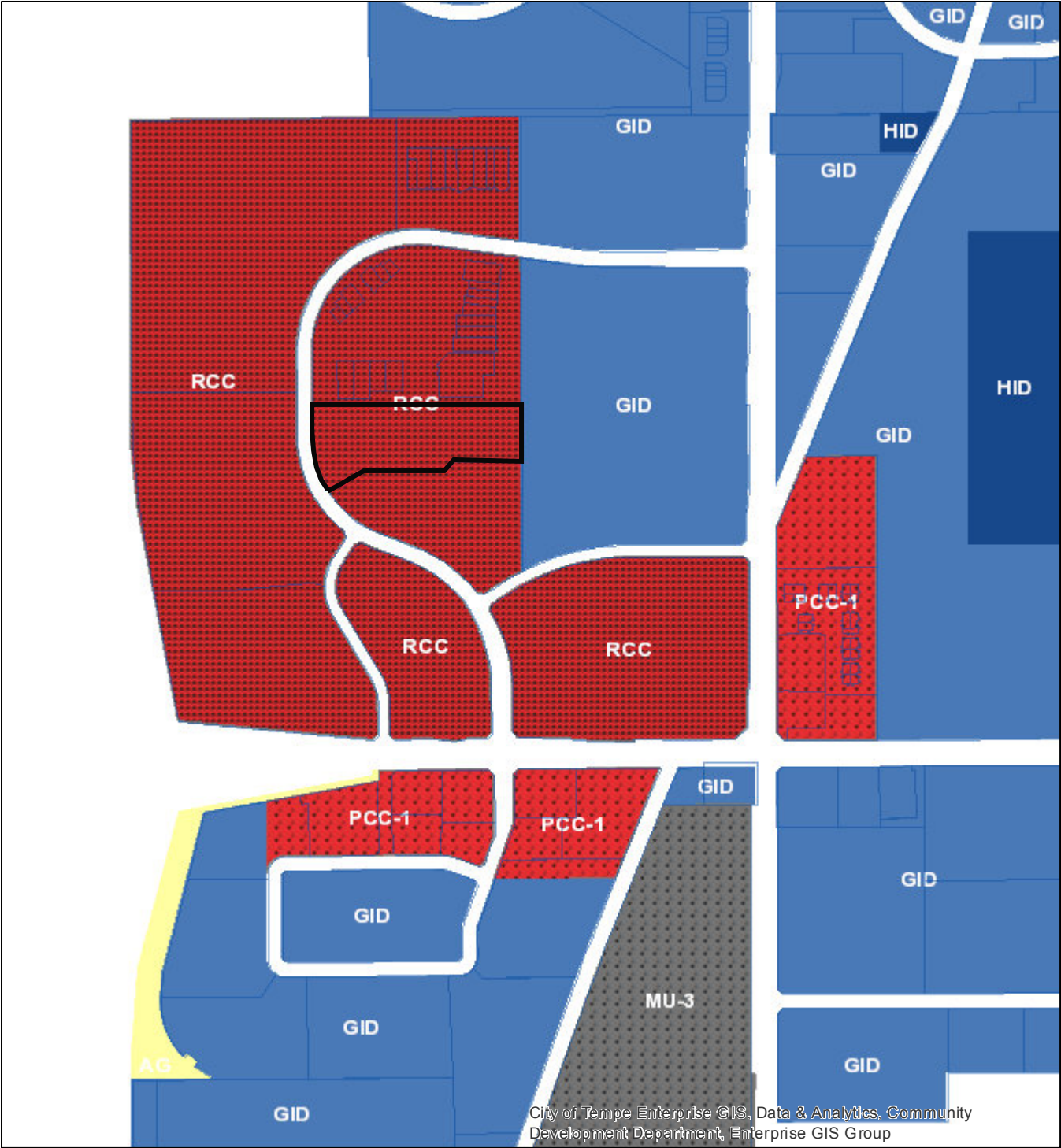
DEVELOPMENT PROJECT FILE
for
DAYTONA RACING EXPERIENCE
(PL170200)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Site Aerial Plan Context
- 4-5. Letter of Explanation
6. Site Plan (Sheet AS1.0)
7. Landscape Plan (Sheet L1.0)
8. Building Elevations (Sheet A4.0)
9. Building Sections (Sheet A5.0)
- 10-11. Floor Plans & Details (Sheets A2.0 & 2.1)
- 12-13. Colored Elevations
- 14-15. Colored Perspective Renderings
- 16-22. Site Context Photos

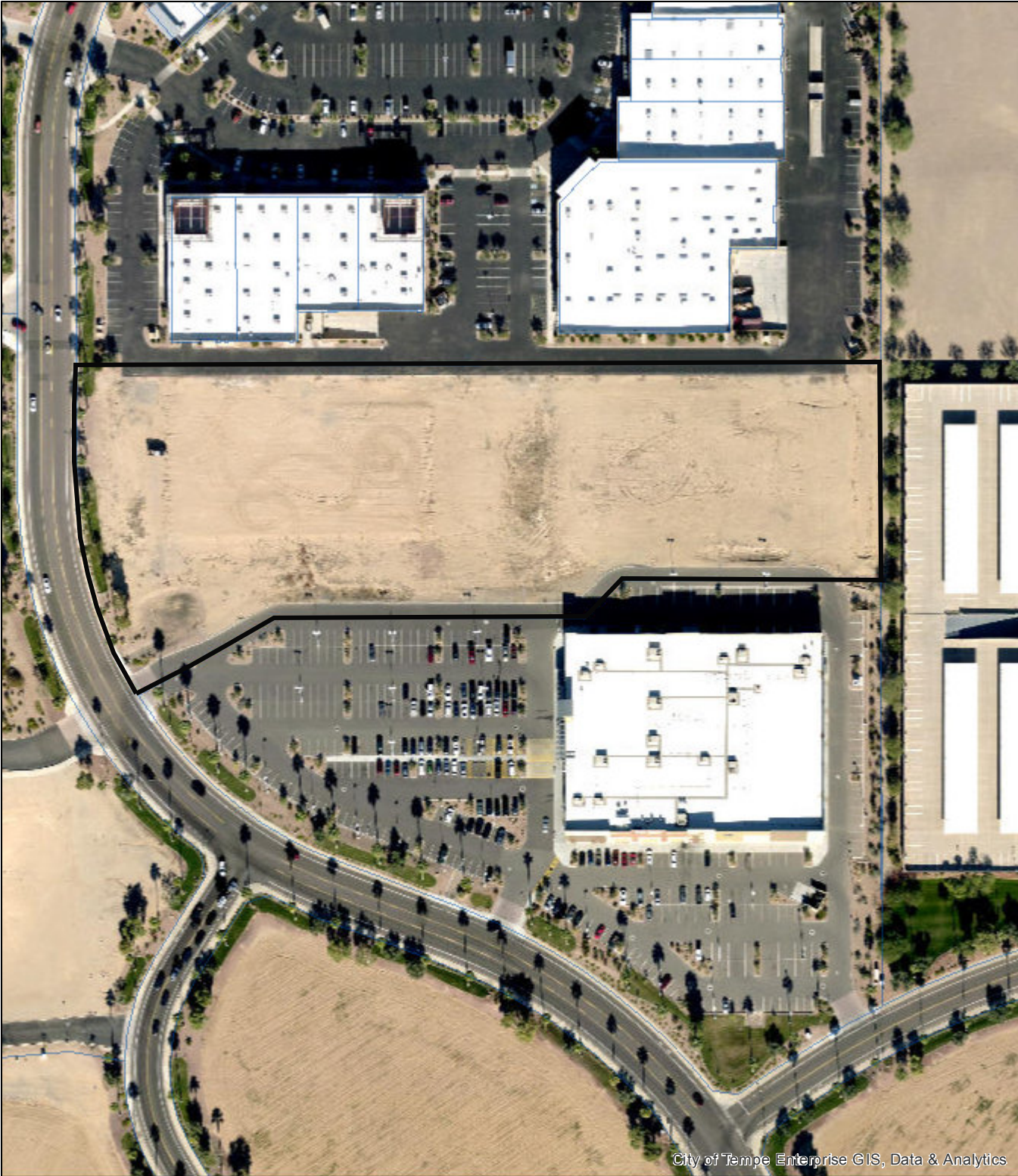
Daytona Racing Experience

PL 170200

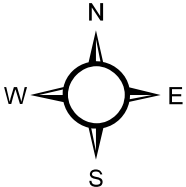


Daytona Racing Experience

PL 170200

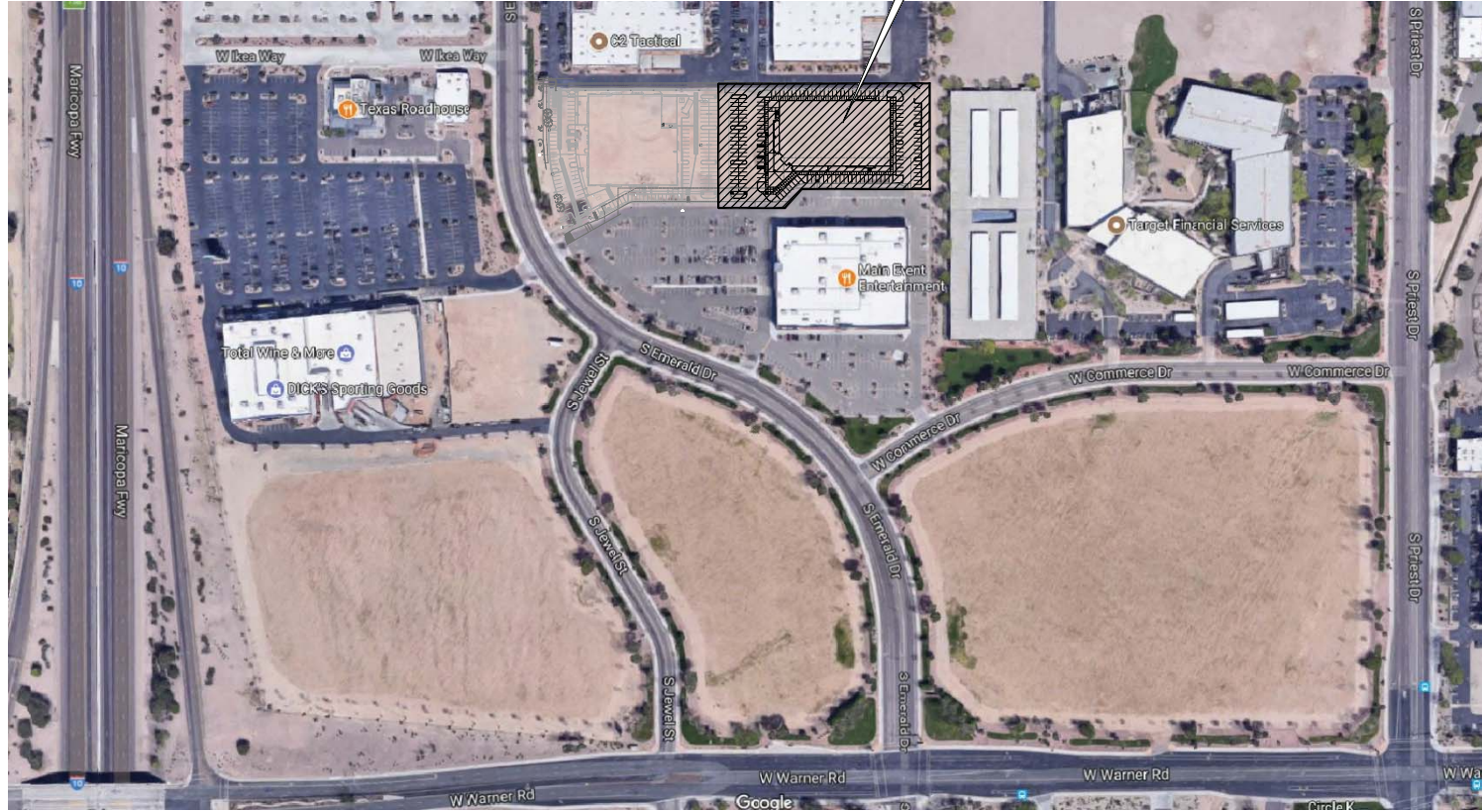


Aerial Map



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 Date: 11/15/2017 10:08:00 AM
 Plotter: HP DesignJet 2400



**DAYTONA
RACING
EXPERIENCE**

CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY

SCALE: 1/128"=1'-0"



SCALE:	1/128"=1'-0"	
DRAWN BY:	RSJ	
DATE:	06-19-17	
BASE FILE:	17-167_AS1.1	
PROJECT NUMBER:	17-167	
#	DATE	DESCRIPTION



PROJECT
DAYTONA RACING EXPERIENCE
 8525 S. EMERALD DRIVE
 TEMPE, AZ. 85284

SHEET TITLE
 CONTEXTUAL AERIAL MAP
 WITH SITE PLAN OVERLAY

ideation
 DESIGN GROUP

PHYSICAL DESIGN | INTERIOR DESIGN | ARCHITECTURE
 FOODSERVICE DESIGN | LANDSCAPE ARCHITECTURE

1000 N. GILBERT STREET
 SUITE 100
 CHANDLER, AZ 85226

CITY OF TEMPE DRC SUBMITTAL - 06.19.2017

SHEET NO. AS1.1

June 19, 2017

NARRATIVE FOR DESIGN GOALS, OBJECTIVES AND CRITERIA FOR:

Daytona Racing Experience, 8525 S. Emerald Dr., Tempe, AZ 85284

Case No: SPR 17103

1. Placement, Form and Articulation / Design, Orientation and Shade

Building placement is to maximize base footprint square footage for design on the indoor track design. An exterior upper patio deck will create covered patio shade below and enhanced and defined entry on the South West corner of the building.

Building will be of tilt-up concrete panels which will slope down from the West to the East. To create the illusion of a slimming building. The Alucco Bond panel exterior patio and all glass corner is different from other "big box" tilt-up buildings in the area. To create further articulation of the North and South elevations two metal towers are being proposed to create interest and a break to an otherwise long elevation. Inspiration for the powder coated corrugated towers was drawn from the grandstand towers at racetracks around the nation but more specifically Daytona and Phoenix International Raceways.

2. Materials

Exterior 36'+ walls will be painted tilt-up concrete with a horizontal deboss from 12-16' painted dark red. The lower 12' of the panels will have a vertical texture to emulate the powder coated corrugated panels (B Decking) on the two towers on the south and north elevations.

The extended patio deck and patio shade cover will be clad in mill finish Alucco Bond panels. The upper patio deck railing will be of horizontal 1" diameter powder coated bars between vertical steel posts.

Openings in the panels will have 1" dual panel glazing in a mill finish storefront aluminum glazing system. Four overhead garage doors will be installed to allow inside/out dining and bar usage.

3. Landscaping

The landscaping for the project is of the plant vocabulary and scale of the entire Emerald Center property. Since the subject property slopes 24" to the East planter/retaining walls have been proposed to create a landscape planter on the South side (long elevations) of the building. This will soften the long elevations and create more articulation to the elevation.

Additional landscaping will be designed at the building entry plaza on the South West corner of the building to create additional attention to building entry

4. Crime Prevention

All exterior service doors will have security lighting and will be free of visual elements to create "dark" spots

The main building entry will be under a large covered patio deck above and will have adequate downlighting in the range of 100 foot candles in the entry plaza area. The entry was placed so that it is visible to Emerald Drive and the entry to Main Event next door.

5. Signage

Two main building signs compatible with the Emerald Center Comprehensive Sign Guidelines are being proposed. One on the South elevation visible to Emerald Drive and Warner Road and another on the West elevation visible to Emerald Drive and I-10.

The individually illuminated letters and service mark signs will be installed on a corrugated metal surface to highlight the signs.

In addition, two 48" high LED marquee sign boards are proposed over the paths to the entry plaza. These marquees will present messages to the parking lot and Emerald Drive.

6. Lighting

*Entry plaza lighting will be by LED downlights installed in the underside of the patio deck.
Approx. 100 fc*

*The lighting over the dining patios will be of the same downlights in the underside of the patio deck.
Approx. 30 fc*

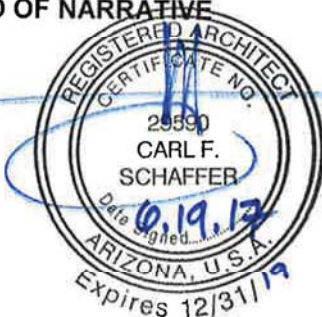
*The two metal towers will be illuminated from up lighting below
Approx. 100 fc*

Landscape trees along the building will be up lit from the planters below.

All exterior service doors and emergency egress doors will have code approved surface mounted downlights on battery back-up.

END OF NARRATIVE

By:



Carl F. Schaffer, MA, AIA
Principal – Ideation Design Group

LOCATION MAP



PROJECT CONTACTS

PROJECT NAME: DAYTONA RACING EXPERIENCE
8525 S. Emerald Drive
Tempe, Arizona 85284

ARCHITECT: IDEATION DESIGN GROUP
4885 E. Westinghouse St.
Phoenix, Arizona 85034
Contact: Carl Schaeffer, AIA
PH: 602.792.1781 X300
FAX: 602.792.1840
e-mail: carlschaeffer@ideationdg.com

CLIENT: DAYTONA RACING EXPERIENCE
3104 E. Camelback Rd. #605
Phoenix, Arizona 85016
Contact: Patrick Van Den Boesche
PH: 602.972.0208
email: pvb@daytonaracingexperience.com

SITE INFORMATION DATA

PARCEL SIZE: NET AREA: 2,940 SQUARES (LOT 2)

PROPOSED USE: PUBLIC ENTERTAINMENT VENUE

SCOPE OF WORK: NEW 35,269 S.F. CONCRETE TILT-UP BUILDING WITH INTERIOR RACE TRACK FOR BATTERY OPERATED GO CARTS. NEW INTERIOR FINISHES FOR RESTAURANT, BAKERY, RETAIL AND PUBLIC AREAS. NEW MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS. BUILDING TO BE FULLY SPRINKLERED.

ZONING: RDC

GENERAL PLAN PROJECTED LAND USE & PROJECTED RESIDENTIAL DENSITY: AREA IN COMMERCIAL USE, NO RESIDENTIAL DENSITY. 0

BUILDING AREA: 35,269 S.F.

LOT COVERAGE: 115369 / 33085 = 31% + 50% MAXIMUM COVERAGE

BUILDING HEIGHT: 34' + 72" MAXIMUM HEIGHT

STORES: GROUND LEVEL & MEZZANINE LEVEL

BUILDING OCCUPANCY: A2 & A3 CONSTRUCTION TYPE: III

PARKING STALLS: 7' x 18'

PARKING CALCULATIONS:

AMUSEMENT PARK	1300	28,229 / 500 = 58
RESTAURANT	1375	422175 / 96
OUTDOOR PATIO	1150	1638-300-13338150 = 9
RETAIL	1300	177050 = 1
BUSINESS	1300	1139000 = 4
TOTAL:		128 REQ'D

ACCESSIBLE PARKING: 149 SPACES < 181 SPACES ALLOWED

BICYCLE PARKING: 6 PROVIDED & 6 REQUIRED

FIRE SPRINKLERS: 12 PROVIDED & 12 REQUIRED

SETBACKS: 100% SPRINKLED

FRONT: 20' minimum
SIDES: 20' minimum
REAR: 20' minimum

BENCHMARK: BRASS CAP/N VANDHOLE AT THE INTERSECTION OF PRIEST DRIVE & WARNER ROAD. ELEVATION=1215.39 (CITY OF TEMPE DATUM)

BASIS OF BEARING: THE CENTERLINE OF WEST COMMERCE DRIVE AS SHOWN ON THE FINAL PLAT OF EMERALD PHASE II, AS RECORDED IN BOOK 1058 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A BEARING OF NORTH 53°23'42" EAST.

LEGAL DESCRIPTION: LOT 2 OF EMERALD PHASE II, ACCORDING TO BOOK 1058 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREA: LOT 1 & 2 NET AREA 9,328 ACRES, OR 232,102 S.F., MORE OR LESS

LOT AREA PROPOSED: LOT 2 NET AREA 2,640

RETENTION CALCULATIONS:

SITE AREA: 2.64 AC
DRAINAGE AREA: 2.811 AC

RETENTION REQUIRED: VRCOVCY2A, P-0-A (TEMP) VRIHD 95°(3.41)(2)(2)(1)(43.500) = 23,272 CU.FT.

TOTAL REQUIRED = 23,272 CU.FT.

RETENTION PROVIDED: TOTAL PROVIDED (484 LF 96" U.G. RETENTION PIPE) 23,323 CU.FT.

TOTAL PROJECT RETENTION

PROVIDED	37,847 CU.FT.
TOTAL REQUIRED	37,341 CU.FT.
TOTAL EXCESS	51 CU.FT.

KEYED NOTES

- 1 NEW LANDSCAPING AREA.
- 2 EXISTING PARKING AREA.
- 3 NEW PARKING AREA.
- 4 EXISTING STAIRS FROM MEZZANINE LEVEL ABOVE.
- 5 DASHED LINE FOR MEZZANINE LEVEL ABOVE.
- 6 BIKE RACK WITH 12 SPACES.
- 7 EXISTING FIRE HYDRANTS.
- 8 EXISTING ASPHALT PAVEMENT DRIVEWAYS.
- 9 CONCRETE RETAINING WALL.
- 10 EXISTING PARKING LOT LIGHTING.
- 11 EXISTING 60" NO BUILDING EASEMENT.
- 12 EXISTING 8" ELECTRICAL EASEMENT.
- 13 EXISTING 8" FIRE EASEMENT.
- 14 ALUMINUM STOREFRONT DOORS WITH WINDOW SYSTEMS.
- 15 REQUIRED EXIT DOORS.
- 16 STOREFRONT DOOR TO PATIO.
- 17 PROPOSED S.E.S. CABINET LOCATION.
- 18 DELIVERY OVERHEAD DOORS.
- 19 DB116 DOUBLE ENCLOSURE FOR REUSE AND RECYCLE PER CITY OF TEMPE STANDARDS.

SCALE: 1" = 30'-0"

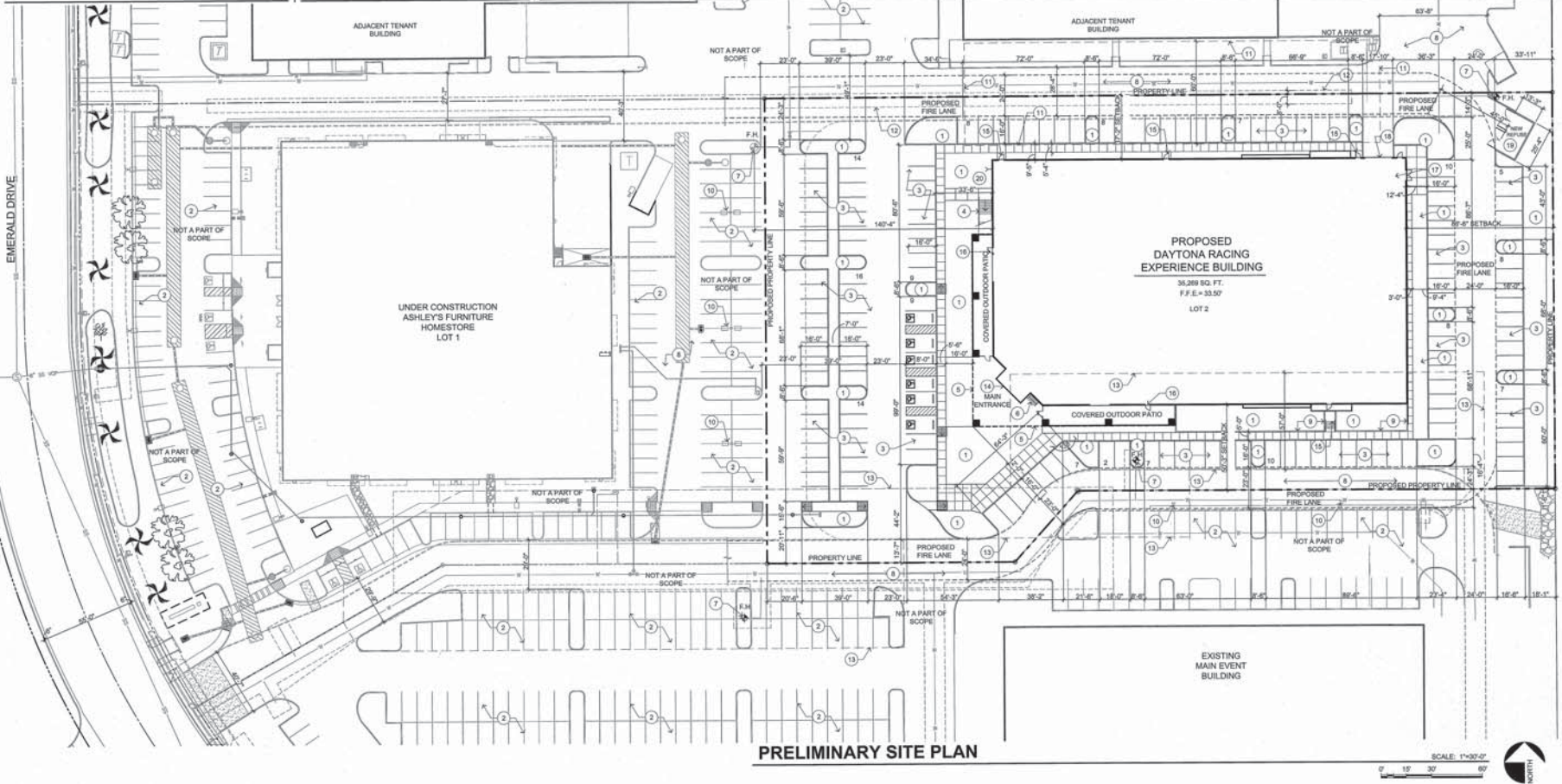
DRAWN BY: OC

DATE: 06-19-17

BASE FILE: 17-167_AS1.0

PROJECT NUMBER: 17-167

#	DATE	DESCRIPTION



PRELIMINARY SITE PLAN

SCALE: 1"=30'-0"

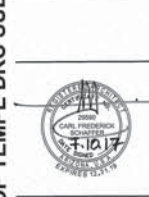
0 15 30 60

NORTH

PROJECT: DAYTONA RACING EXPERIENCE
8525 S. EMERALD DRIVE
TEMPE, AZ. 85284

SHEET TITLE: PRELIMINARY SITE PLAN

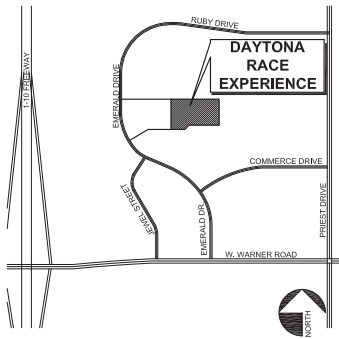
ideation DESIGN GROUP
PHOENIX, ARIZONA, USA
4885 EAST WESTINGHOUSE STREET
SUITE 100
PHOENIX, ARIZONA 85034
WWW.IDEATIONDG.COM



SHEET NO. AS1.0

CITY OF TEMPE DRC SUBMITTAL - 06.19.2017

LOCATION MAP



PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height/Canopy, # of Col.)	QUANT.
EXISTING TREES				
(A)		<i>Eucalyptus papuana</i> Ghost Gum Eucalyptus	Existing to remain	
(B)		<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	Existing to remain	
NEW TREES				
(1)		<i>Eucalyptus papuana</i> Ghost Gum Eucalyptus	24" Box 6' 3" 1" Double-Staked Typ.	
(2)		<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box 8' 3" 1.25" Multi-trunk	
(3)		<i>Dendrobia mexicana</i> Mexican Bird of Paradise	24" Box 6' 3" 1" Double-Staked Typ.	
(4)		<i>Quercus v. 'Heritage Live Oak'</i> Heritage Live Oak	24" Box 7.5" 4" 1.5" Double-Staked Typ.	
(5)		<i>Washingtonia robusta</i> Mexican Fan Palm	20' Tall, See plan Evenly Skinned	

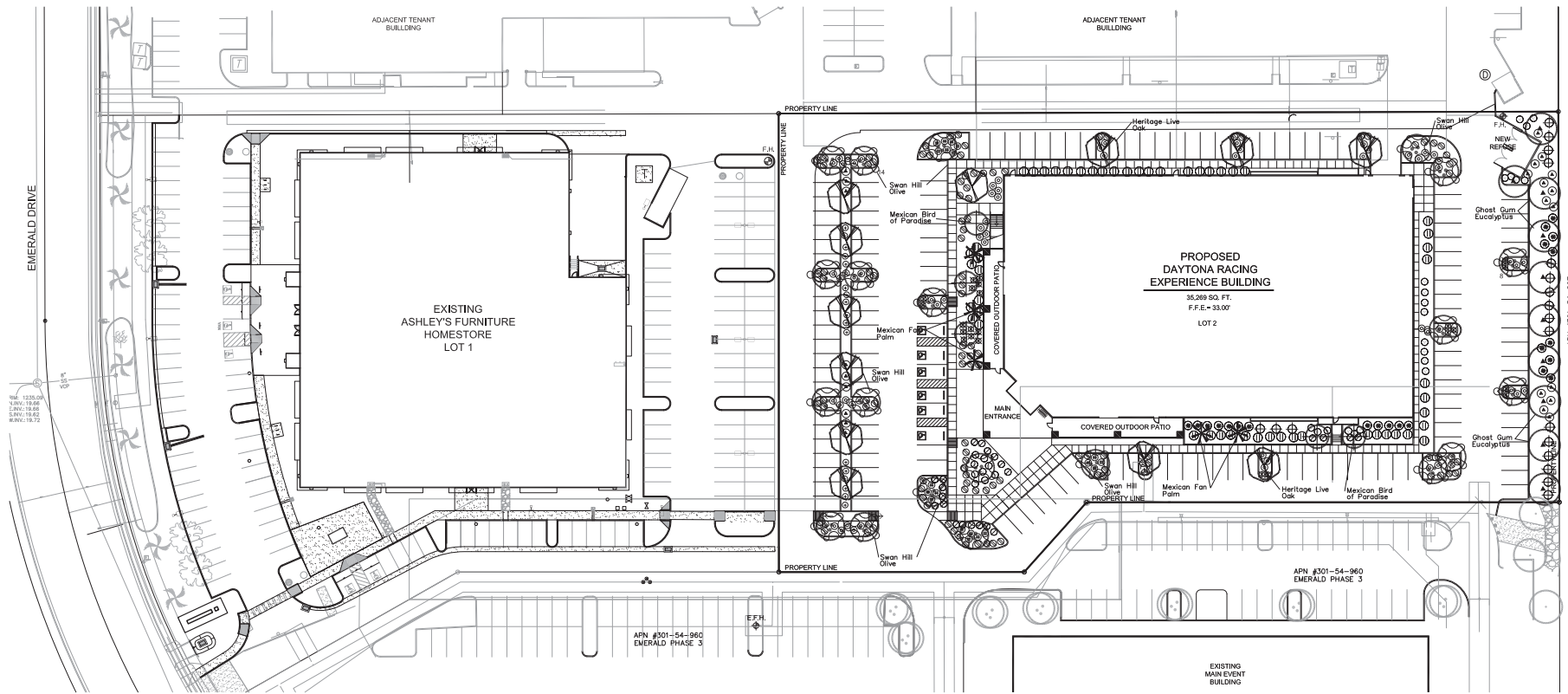
SHRUBS				
(6)		<i>Bougainvillea 'Barbara Keras'</i> Barbara Keras Bougainvillea	5 Gallon	
(7)		<i>Carissa grandiflora</i> 'Green Carpet' Green Carpet Natal Plum	5 Gallon	
(8)		<i>Leucophyllum frutescens</i> Rio Bravo Texas Ranger	5 Gallon	
(9)		<i>Myrtus communis</i> 'Myrophylla' Dwarf Myrtle	5 Gallon	
(10)		<i>Ruellia paniculata</i> Bojo Ruellia	5 Gallon	
(11)		<i>Rosmarinus o. prostratus</i> Dwarf Rosemary	5 Gallon	
(12)		<i>Callistemon c. 'Little John'</i> Little John Bottle Brush	5 Gallon	
GROUNDCOVERS				
(13)		<i>Lantana n. 'New Gold'</i> New Gold Lantana	1 Gallon Ø 48" o.c.	
(14)		<i>Myrcium parvifolium</i> Mycoporum	1 Gallon Ø 48" o.c.	
(15)		<i>Russelia equisetiformis</i> Firecracker Plant	5 Gallon	
LANDSCAPE MATERIALS				
(16)		Decomposed Granite To match existing	3/4" Minus 2" Deep	

SCALE: 3/8" = 1'-0"
 DRAWN BY: DRC 07-11-17
 DATE: 07-11-17
 BASE FILE: 17-167_A310
 PROJECT NUMBER: 17-167

#	DATE	DESCRIPTION



PROJECT: **DAYTONA RACING EXPERIENCE**
 8525 S. EMERALD DRIVE
 TEMPE, AZ. 85284
 SHEET TITLE: PRELIMINARY LANDSCAPE PLAN



Landscape Area
 Total Site Area
 114,998.4 S.F.
 Total Landscape Area Required(15%)
 17,249.76 S.F.
 Total Landscape Area Provided (15%)
 17,263.00 S.F.

PRELIMINARY LANDSCAPE PLAN

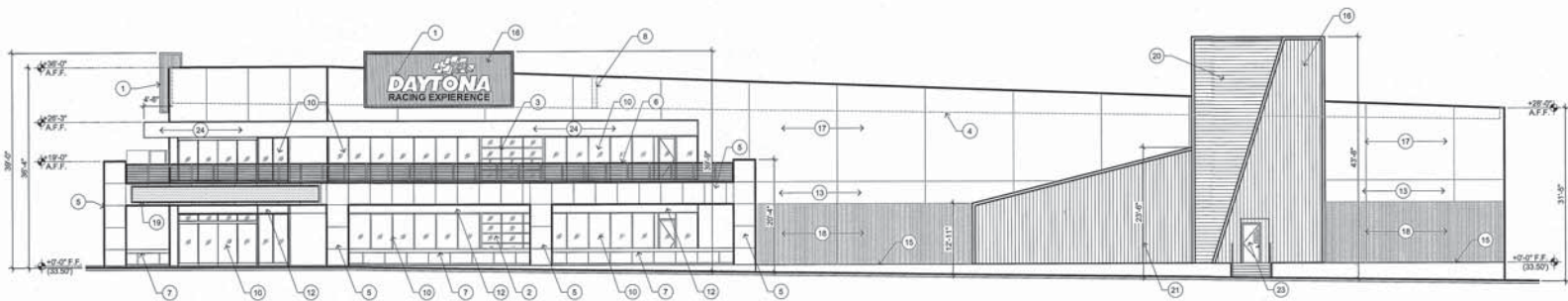
SCALE: 1"=50'-0"



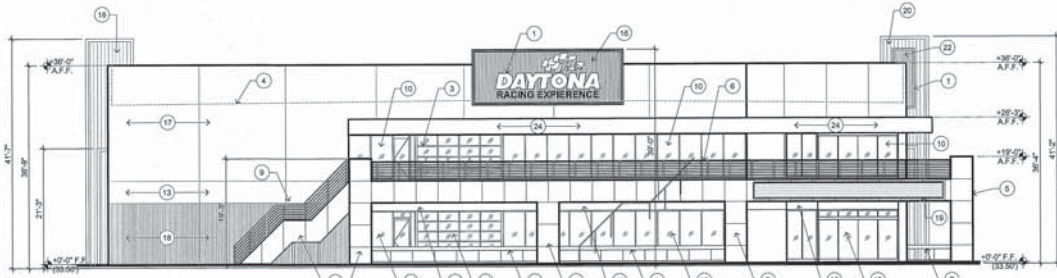
CITY OF TEMPE-DRG SUBMITTAL - 06.19.2017

PROJECT: **ideation DESIGN GROUP**
 PHOENIX, ARIZONA 85016
 4800 W. WASHINGTON STREET
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

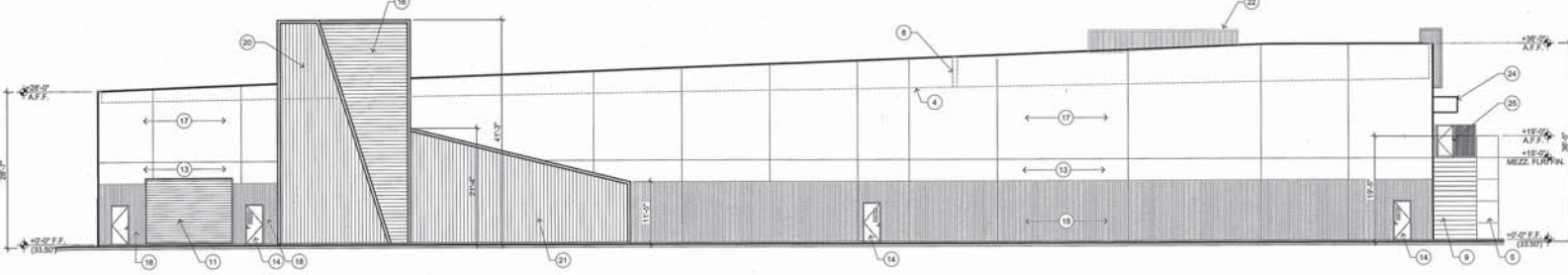
SHEET NO.: **L1.0**
 EXP. 06/30/2018



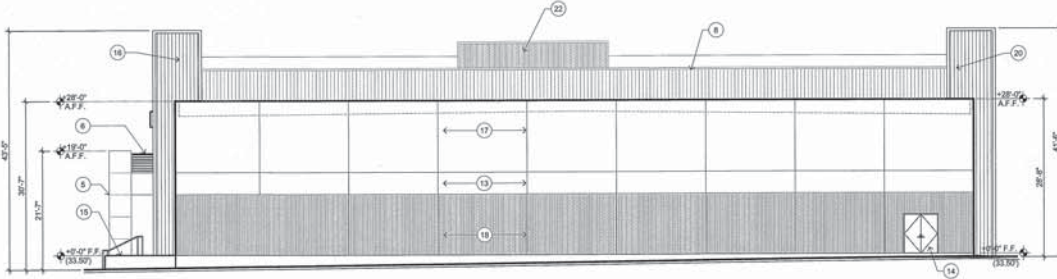
A SOUTH ELEVATION



B WEST ELEVATION



C NORTH ELEVATION



D EAST ELEVATION

KEYED NOTES
(APPLIES TO THIS SHEET ONLY)

- 1 INTERNALLY ILLUMINATED STOREFRONT SIGNAGE BY SEPARATE PERMIT.
- 2 GLASS GARAGE DOOR TO RESTAURANT AT LOWER PATIO.
- 3 GLASS GARAGE DOOR AT UPPER DECK.
- 4 ROOF SLOPE LINE.
- 5 ALUMINUM METAL WALL PANELS. "ATAS INTERNATIONAL INC" STEREA CORE COLOR: 28 SILVERSMITH.
- 6 METAL GUARD RAILING AT UPPER DECK.
- 7 METAL RAILING AT LOWER PATIO.
- 8 ROOFTOP EQUIPMENT SCREEN. ALUMINUM RIB PANELS "ATAS INTERNATIONAL INC" PROFILE: BWR360, MF-1 COLOR: SILVER SMITH.
- 9 EMERGENCY EGRESS FROM MEZZANINE LEVEL TO GROUND LEVEL.
- 10 ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY TINTED GLAZING.
- 11 METAL HOLLUP DOOR. "SHERMAN WILLIAMS" SUPERIOR BRONZE #6152.
- 12 PAINTED ACCENT BANDS. P-3 "MATHESVS PAINT" GLOSSY MP5149 SCHOOL BUS YELLOW, GLOSS LEVEL 85 + 5.
- 13 PAINTED ACCENT BANDS. COLOR: P-4 "MATHESVS PAINT" MEDICAL RED 422149P, GLOSS LEVEL 90 + 5.
- 14 PAINTED HOLLOW METAL DOOR AND FRAME. "SHERMAN WILLIAMS" SUPERIOR BRONZE #6152.
- 15 CONCRETE RETAINING WALL.
- 16 ALUMINUM RIB PANELS "ATAS INTERNATIONAL INC" PROFILE: BWR360, MF-2 COLOR: P-3 "MATHESVS PAINT" AMERICAN BLUE MP2873.
- 17 PAINTED TILT-UP CONCRETE PANEL WITH HORIZONTAL REVEAL. "SHERMAN WILLIAMS" UNIVERSAL SIVAR #6100 REVEAL TO BE 1" DEEP X 2" WIDE.
- 18 VERTICAL TEXTURED TILT-UP CONCRETE PANELS. COLOR: P-2 PAINTED PANELS. "SHERMAN WILLIAMS" SUPERIOR BRONZE #6152 GLOSS 85+2.
- 19 ELECTRONIC MESSAGE BOARD BY SEPARATE PERMIT.
- 20 ALUMINUM RIB PANELS "ATAS INTERNATIONAL INC" PROFILE: BWR360, MF-2 COLOR: P-3 "MATHESVS PAINT" SCHOOL BUS YELLOW MP5149.
- 21 ALUMINUM RIB PANELS "ATAS INTERNATIONAL INC" PROFILE: BWR360, MF-2 COLOR: P-5 "MATHESVS PAINT" SPRING GREEN MP2874B.
- 22 ALUMINUM RIB PANELS "ATAS INTERNATIONAL INC" PROFILE: BWR360, MF-1 COLOR: SILVER SMITH.
- 23 PAINTED HOLLOW METAL DOOR AND FRAME. COLOR: P-4 "MATHESVS PAINT" AMERICAN BLUE MP2873.
- 24 ALUMINUM METAL CANOPY PANELS OVER METAL FRAMING WITH PERFORATED METAL CANOPY ROOF "ATAS INTERNATIONAL INC" P-3 "MATHESVS PAINT" GLOSSY MP5149 SCHOOL BUS YELLOW, GLOSS LEVEL 85 + 5.
- 25 METAL EXIT GATE, PAINTED TO MATCH ADJACENT WALL COLOR. GATE TO MEET ADA FOR EXITING FROM MEZZANINE LEVEL.

SCALE: 3/32"=1'-0"
DRAWN BY: RM
DATE: 05-15-17
BASE FILE: 17-167_A4.0

PROJECT NUMBER: **17-167**

#	DATE	DESCRIPTION



PROJECT: **DAYTONA RACING EXPERIENCE**
8525 S. EMERALD DRIVE
TEMPE, AZ. 85284

SHEET TITLE: **EXTERIOR ELEVATIONS**

PROJECT: **ideaation DESIGN GROUP**
PHOENIX, ARIZONA, USA
1000 WASHINGTON STREET
INTRODUCE US | FOODSERVICE DESIGN | ARCHITECTURE

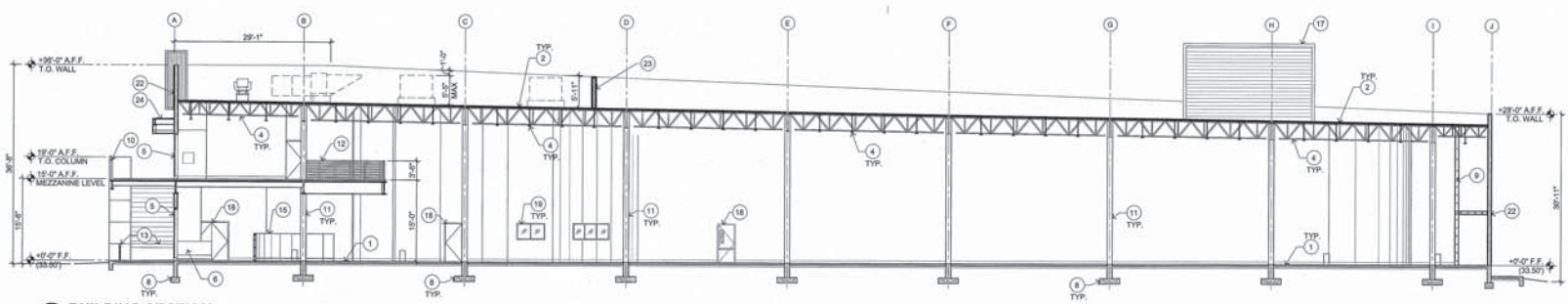


SHEET NO. **A4.0**

CITY OF TEMPE/DRC SUBMITTAL - 06.19.2017

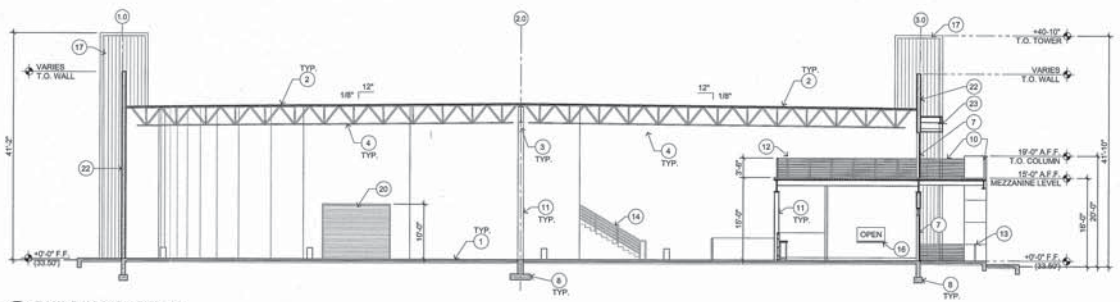
All materials shown on this drawing are intended to be used in accordance with the specifications and standards of the International Building Code (IBC) and the International Residential Code (IRC).

Drawing issued by the City of Tempe, Arizona, on 06/19/2017. The City of Tempe is not responsible for the accuracy of the information provided on this drawing.



1 BUILDING SECTION

SCALE: 3/32"=1'-0"



2 BUILDING SECTION

SCALE: 3/32"=1'-0"

KEYED NOTES

(SOME NOTES MAY NOT APPLY TO THIS SHEET)

- 1 4" THICK CONCRETE SLAB OVER 10 MIL VAPOR BARRIER MEMBRANE OVER 4" A.B.C. OVER COMPACTED FILL.
- 2 SINGLE PLY ROOFING MEMBRANE WITH WHITE REFLECTIVE COATING OVER 7/16" 7 MIL THICK SYNTHETIC WATER RESISTANT WATER BARRIER COATING OVER 1" ROOF BOARD OVER METAL ROOF DECK ON STEEL ROOF FRAMING MEMBERS.
- 3 STRUCTURAL STEEL BEAM.
- 4 STRUCTURAL STEEL ROOF JOISTS.
- 5 ALUM. WINDOW FRAME W/ 1" INSULATED GLAZING.
- 6 CUSTOM BOOTH.
- 7 ALUM. STOREFRONT DOOR W/ 1" INSULATED GLAZING.
- 8 CONCRETE FOUNDATION STEM WALL AND FOOTING.
- 9 METAL STUD PARTITION.
- 10 DECORATIVE METAL GUARD RAILING.
- 11 STRUCTURAL COLUMN, BEYOND.
- 12 METAL GUARD RAILING.
- 13 PATIO RAILING.
- 14 STAIRCASE, BEYOND.
- 15 CURVED LOW WALL.
- 16 PASS THROUGH WINDOW.
- 17 EXTERIOR DECORATIVE FEATURE, BEYOND.
- 18 EXTERIOR EXITING DOOR, BEYOND.
- 19 INTERIOR GLAZING SYSTEM, BEYOND.
- 20 GARAGE DOOR, BEYOND.
- 21 MECHANICAL EQUIPMENT, REFER TO MECHANICAL SHEETS FOR MORE INFORMATION.
- 22 TILT-UP CONCRETE PANEL WALL, PAINTED SEE EXTERIOR ELEVATIONS.
- 23 ALUM. HISSID ROOFTOP EQUIPMENT SCREEN PANELS, PAINTED.
- 24 SHADE STRUCTURE OVER BALCONY.

SCALE: 3/32"=1'-0"
 DRAWN BY: RM
 DATE: 06-15-17
 BASE FILE: 17-167_A5.0
 PROJECT NUMBER: **17-167**

#	DATE	DESCRIPTION



DAYTONA RACING EXPERIENCE
 8525 S. EMERALD DRIVE
 TEMPE, AZ. 85284
 PROJECT:
 SHEET TITLE: PARTIAL BUILDING SECTIONS

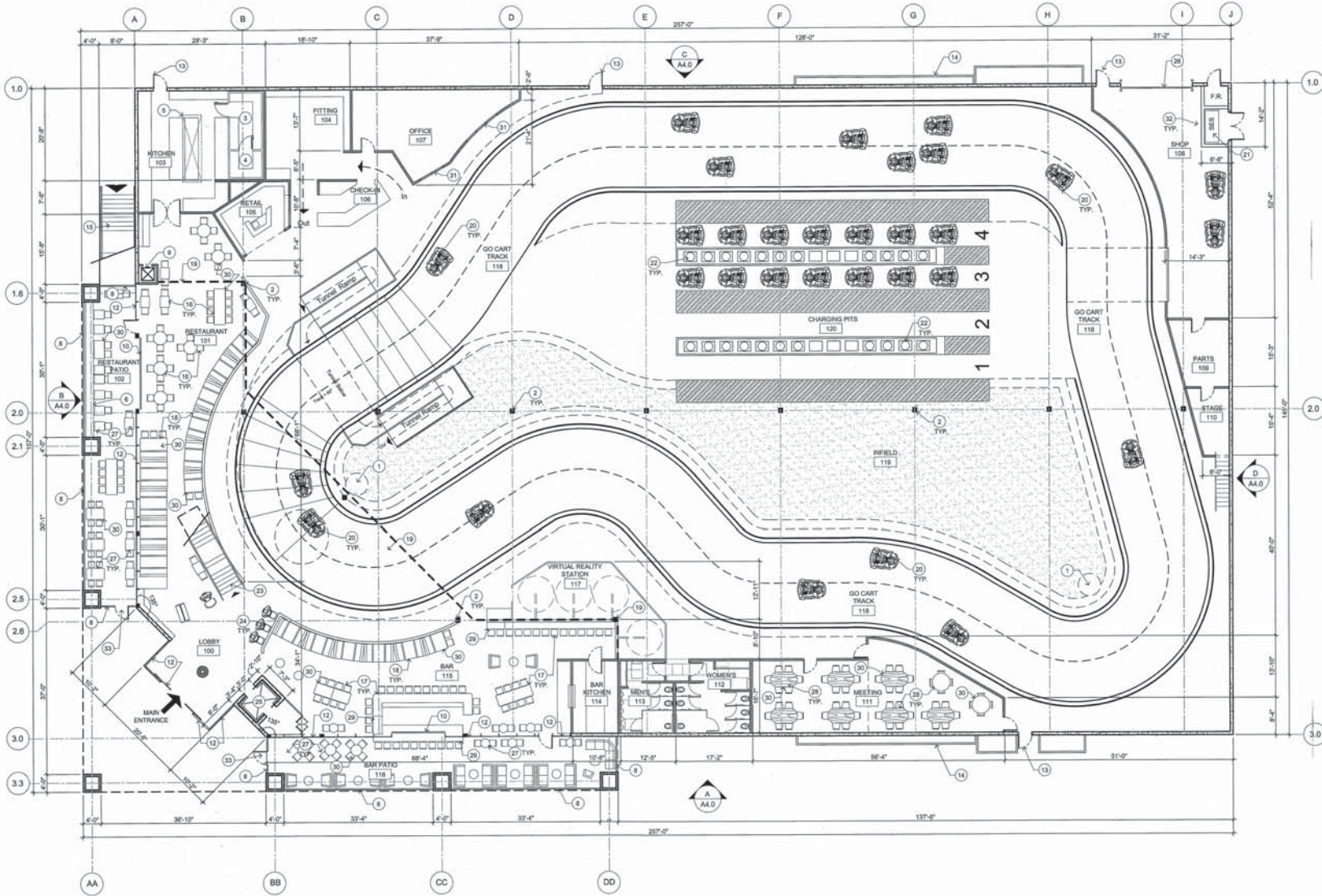
ideation
 DESIGN GROUP
 PHOENIX, ARIZONA
 400 EAST WASHINGTON STREET
 PHOENIX, ARIZONA 85004
 TEL: 602.724.1111
 WWW.IDEATIONDESIGN.COM



SHEET NO.: **A5.0**

CITY OF TEMPE DRC SUBMITTAL - 06.19.2017

Drawing Issues: M:\Programs\2017\Projects\102\Drawings\102 - Design - AZCC - Comments\Comments\Drawings\102_A2.0_A2.1.dwg, Plotted on: Jul 19, 2017, 10:06am
 All dimensions are shown unless otherwise noted. All dimensions are in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/4".
 All dimensions are shown unless otherwise noted. All dimensions are in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/4".



PROPOSED FLOOR PLAN - LEVEL 1



KEYED NOTES

(NOT ALL NOTES APPLY TO THIS SHEET)

- 1 MARSHALL STATION.
- 2 STRUCTURAL COLUMN.
- 3 WALK-IN COOLER UNIT.
- 4 WALK-IN FREEZER UNIT.
- 5 MECHANICAL HOOD ABOVE.
- 6 CUSTOM BANQUETTE.
- 7 METAL GUARD RAILING.
- 8 DECORATIVE PATIO RAILING.
- 9 DUMBWATER SERVICE STATION.
- 10 GLASS GARAGE DOOR AT LOWER PATIO.
- 11 GLASS GARAGE DOOR AT MEZZANINE LEVEL.
- 12 ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY TINTED GLAZING.
- 13 REQUIRED EXIT DOORS.
- 14 EXTERIOR DECORATIVE FEATURE.
- 15 EMERGENCY EGRESS STAIRCASE FROM MEZZANINE LEVEL TO GROUND LEVEL.
- 16 DINING TABLES AND CHAIRS.
- 17 BAR-HEIGHT COUNTER AND SEATING.
- 18 CUSTOM BOOTH.
- 19 DASHED LINE INDICATES MEZZANINE LEVEL ABOVE.
- 20 ELECTRONIC GO-CARTS.
- 21 PROPOSED S.E.S. CABINET LOCATION.
- 22 ELECTRONIC GO-CART CHARGING STATIONS.
- 23 STAIRS FROM LEVEL 1 TO MEZZANINE LEVEL.
- 24 SELF CHECK-IN PODS.
- 25 ELEVATOR.
- 26 GARAGE DOOR FOR RECEIVING.
- 27 PATIO SEATING WITH TABLE.
- 28 MEETING ROOM TABLES AND CHAIRS.
- 29 ACCESSIBLE COUNTER SEATING AT 30\"/>

SCALE:	3/32"=1'-0"	
DRAWN BY:	RB	
DATE:	06-19-17	
BASE FILE:	19-167_A1.0	
PROJECT NUMBER:	17-167	
#	DATE	DESCRIPTION



DAYTONA RACING EXPERIENCE
 8525 S. EMERALD DRIVE
 TEMPE, AZ - 85284
 PRODUCT: DAYTONA RACING EXPERIENCE
 SHEET TITLE: FLOOR PLAN - LEVEL 1

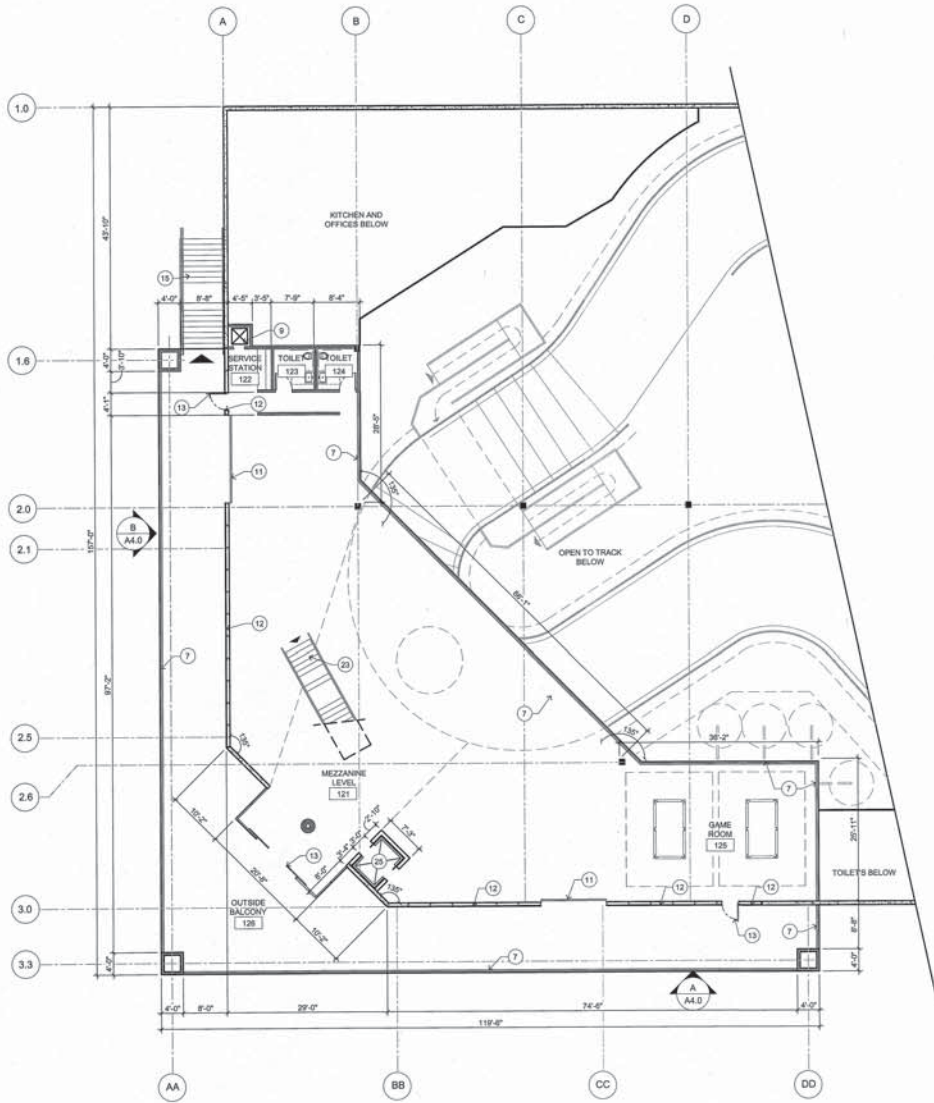


CITY OF TEMPE DRC SUBMITTAL - 06.19.2017

SHEET NO:
A2.0

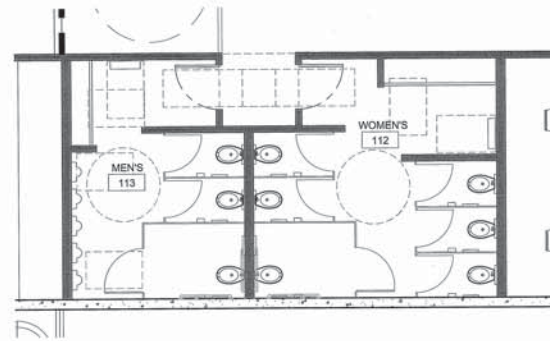
ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING CODE (IPC). DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

DRAWING NUMBER: 17-167-011 (MEZZANINE LEVEL) DATE: 06-19-17 PROJECT: CITY OF TEMPE DRC SUBMITTAL - 06.19.2017



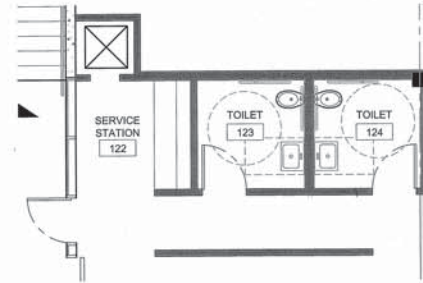
PROPOSED FLOOR PLAN - MEZZANINE LEVEL

SCALE: 3/32"=1'-0"
1/2" = 1'-0"



ENLARGED RESTROOM PLAN - LEVEL 1

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



ENLARGED RESTROOM PLAN - MEZZANINE LEVEL

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

KEYED NOTES
(NOT ALL NOTES APPLY TO THIS SHEET)

- 1 MARSHALL STATION.
- 2 STRUCTURAL COLUMN.
- 3 WALK-IN COOLER UNIT.
- 4 WALK-IN FREEZER UNIT.
- 5 MECHANICAL HOOD ABOVE.
- 6 CUSTOM BANQUETTE.
- 7 METAL GUARD RAILING.
- 8 DECORATIVE PATIO RAILING.
- 9 DUMBWATER SERVICE STATION
- 10 GLASS GARAGE DOOR AT LOWER PATIO.
- 11 GLASS GARAGE DOOR AT MEZZANINE LEVEL.
- 12 ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY TINTED GLAZING.
- 13 REQUIRED EXIT DOORS.
- 14 EXTERIOR DECORATIVE FEATURE.
- 15 EMERGENCY EGRESS STAIRCASE FROM MEZZANINE LEVEL TO GROUND LEVEL.
- 16 DINING TABLES AND CHAIRS.
- 17 BAR-HEIGHT COUNTER AND SEATING.
- 18 CUSTOM BOOTH.
- 19 DASHED LINE INDICATES MEZZANINE LEVEL ABOVE.
- 20 ELECTRONIC GO-CARTS.
- 21 PROPOSED S.S. CABINET LOCATION.
- 22 ELECTRONIC GO-CART CHARGING STATIONS.
- 23 STAIRS FROM LEVEL 1 TO MEZZANINE LEVEL.
- 24 SELF CHECK-IN PODS.
- 25 ELEVATOR.
- 26 GARAGE DOOR FOR RECEIVING.
- 27 PATIO SEATING WITH TABLE.
- 28 MEETING ROOM TABLES AND CHAIRS.
- 29 ACCESSIBLE COUNTER SEATING AT 30" A.F.F.
- 30 ACCESSIBLE TABLE SEATING AT 30" A.F.F.
- 31 INTERIOR GLAZING SYSTEM.
- 32 ELECTRICAL WALL PANELS.
- 33 EMERGENCY EXIT GATE.

SCALE: 3/32"=1'-0"
DRAWN BY: RM
DATE: 06-19-17
BASE FILE: 17-167_A2.1

PROJECT NUMBER: **17-167**

#	DATE	DESCRIPTION



PROJECT: **DAYTONA RACING EXPERIENCE**
8525 S. EMERALD DRIVE
TEMPE, AZ. 85284

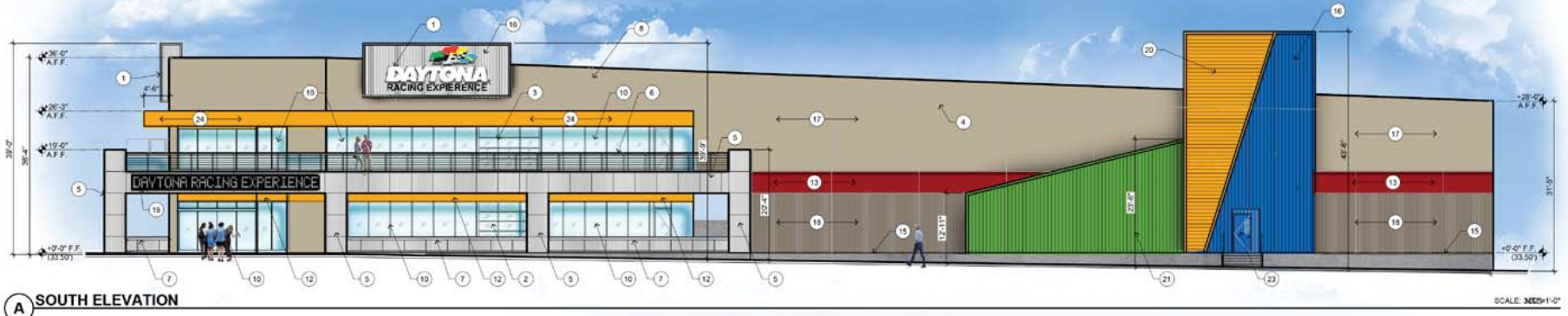
SHEET TITLE: **FLOOR PLAN**

ideation DESIGN GROUP
PHOENIX, ARIZONA, USA
4814 EAST WASHINGTON STREET
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



CITY OF TEMPE DRC SUBMITTAL - 06.19.2017

SHEET NO: **A2.1**



KEY

1. INTERIOR FINISH MATERIALS TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
2. GLASS GARAGE DOOR TO BE INSTALLED AT LOWER LEVEL
3. GLASS GARAGE DOOR AT UPPER LEVEL
4. ROOF TO BE FINISH
5. ALUMINUM METAL PANELS - "ATAS INTERNATIONAL INC" PROFILE BLINDING METAL COLOR SILVER/SILVER
6. METAL CLADDING AT UPPER LEVEL
7. METAL CLADDING AT LOWER LEVEL
8. ROOF TO BE COMPLETED WITH ALUMINUM PANELS - "ATAS INTERNATIONAL INC" PROFILE BLINDING METAL COLOR SILVER/SILVER
9. EXTERIOR LIGHT FIXTURES TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
10. ALUMINUM SHUTTERS TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
11. METAL DOOR TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
12. GLASS GARAGE DOOR TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
13. METAL DOOR TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
14. METAL DOOR TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
15. CONCRETE TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
16. ALUMINUM PANELS - "ATAS INTERNATIONAL INC" PROFILE BLINDING METAL COLOR SILVER/SILVER
17. PAINTED TYPIC CONCRETE PANEL WITH OPPOSITE SIDE "SHERMAN-HUNTS" UNIVERSAL WINDOW REVEAL TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
18. VERTICAL FINISH TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
19. ELECTRICITY TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
20. ALUMINUM PANELS - "ATAS INTERNATIONAL INC" PROFILE BLINDING METAL COLOR SILVER/SILVER
21. ALUMINUM PANELS - "ATAS INTERNATIONAL INC" PROFILE BLINDING METAL COLOR SILVER/SILVER
22. ALUMINUM PANELS - "ATAS INTERNATIONAL INC" PROFILE BLINDING METAL COLOR SILVER/SILVER
23. PAINTED METAL DOOR AND FRAME TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
24. ALUMINUM METAL CANOPY PANELS TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET
25. METAL DOOR TO BE IDENTIFIED THROUGHOUT SEPARATE SHEET



DAYTONA RACING EXPERIENCE - COLORED ELEVATIONS
 TEMPE, ARIZONA
 JULY 10TH, 2017

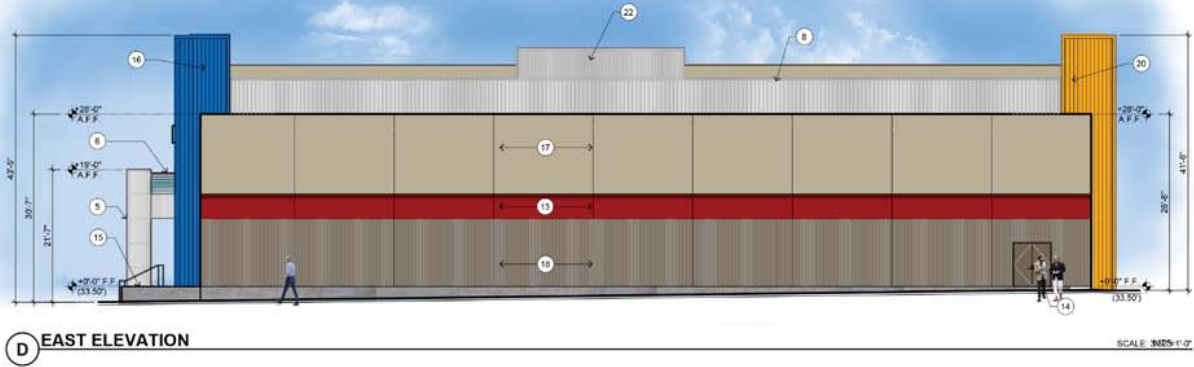


C NORTH ELEVATION

SCALE: 1/8"=1'-0"

KEY

1. INTERIOR FLOOR FINISH TO BE DETERMINED BY OWNER
2. GLASS GARAGE DOOR TO BE STAINLESS AT LOWER LEVEL
3. GLASS GARAGE DOOR AT UPPER LEVEL
4. ROOF TO BE TYPICAL
5. ALUMINUM METAL PANELS
6. METAL CLADDING AT UPPER LEVEL
7. METAL CLADDING AT LOWER LEVEL
8. ROOF TO BE COMPOSITE SLAB WITH ALUMINUM PANELS TO BE DETERMINED BY OWNER
9. EXTERIOR LIGHTING TO BE DETERMINED BY OWNER
10. ALUMINUM CLADDING SYSTEM WITH SOLAR GAIN PANELS
11. METAL ROLL UP DOOR TO BE STAINLESS
12. PAINTED ALUMINUM PANELS TO BE DETERMINED BY OWNER
13. PAINTED ALUMINUM PANELS TO BE DETERMINED BY OWNER
14. PAINTED ALUMINUM PANELS TO BE DETERMINED BY OWNER
15. CONCRETE TO BE FINISHED
16. ALUMINUM PANELS TO BE DETERMINED BY OWNER
17. PAINTED ALUMINUM PANELS TO BE DETERMINED BY OWNER
18. ALUMINUM PANELS TO BE DETERMINED BY OWNER
19. ELECTRICITY TO BE DETERMINED BY OWNER
20. ALUMINUM PANELS TO BE DETERMINED BY OWNER
21. ALUMINUM PANELS TO BE DETERMINED BY OWNER
22. ALUMINUM PANELS TO BE DETERMINED BY OWNER
23. PAINTED ALUMINUM PANELS TO BE DETERMINED BY OWNER
24. ALUMINUM METAL CLADDING PANELS TO BE DETERMINED BY OWNER
25. METAL CLADDING TO BE DETERMINED BY OWNER



D EAST ELEVATION

SCALE: 1/8"=1'-0"

DAYTONA RACING EXPERIENCE - COLORED ELEVATIONS
 TEMPE, ARIZONA
 JULY 10TH, 2017



DAYTONA RACING EXPERIENCE - RENDERING
 TEMPE, ARIZONA
 JULY 10TH, 2017

SHEET:
A4.0
 DATE: 06/19/17
 SCALE: NTS
 ISSUED BY: IDG

DAYTONA RACING EXPERIENCE
 8525 S. EMERALD DRIVE
 TEMPE, AZ. 85284
 COLORED EXTERIOR ELEVATIONS

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DAYTONA
 RACING EXPERIENCE



DAYTONA RACING EXPERIENCE - RENDERING
 TEMPE, ARIZONA
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DAYTONA RACING EXPERIENCE
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 COLORED EXTERIOR ELEVATIONS

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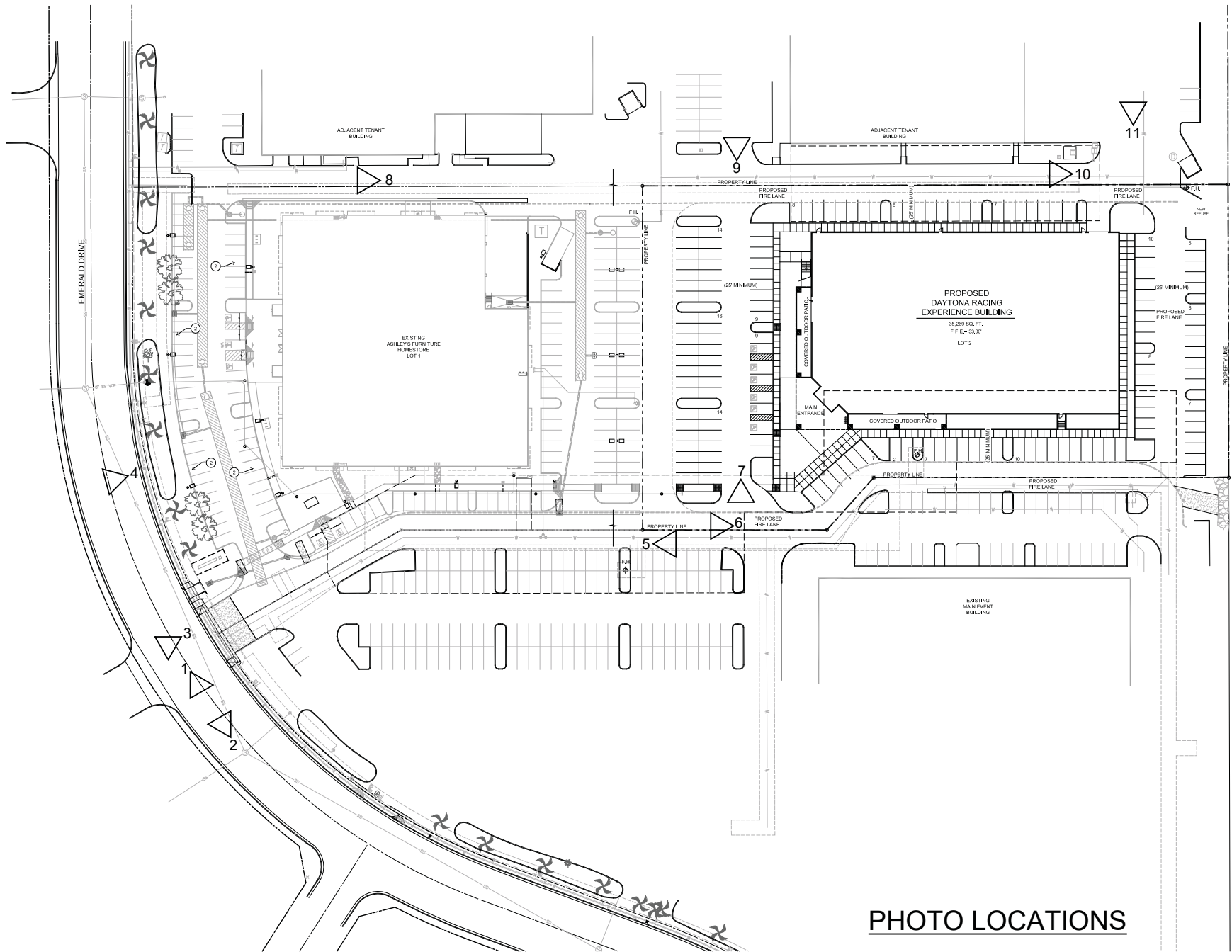


PHOTO LOCATIONS



1. Emerald Drive looking north



2. Emerald Drive looking southeast.



3. Main driveway into site from Emerald Drive.



4. Looking east onto the Ashley & Daytona Racing Experience site.



5. Looking west in main drive.



6. Looking east in main drive.



7. Looking north to adjacent buildings.



8. Looking east from north side of property.



9. Looking south at property.



10. Looking at northeast corner of site.



11. South side of our property.