

Staff Summary Report

Development Review Commission Date: 02/23/10

Agenda Item Number: ___

SUBJECT: Hold a public meeting for a Development Plan Review for **AGAVE CENTER – CARL’S JR. RESTAURANT** located at 8825 South Jewel Street.

DOCUMENT NAME: DRcr_CarlsJrAgave_022310.doc **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **AGAVE CENTER - CARL'S JR. RESTAURANT (PL090412)** (Property Reserve Arizona, L.L.C., property owner; Jeff Dietz/Dietz Design L.L.C., applicant) consisting of a single story 2,985 square foot restaurant on 0.86 net acres, located at 8825 South Jewel Street in the PPC-1, Planned Commercial Center Neighborhood District and the SWOD, Southwest Tempe Overlay District. The request includes the following:

DPR10007 -- Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)

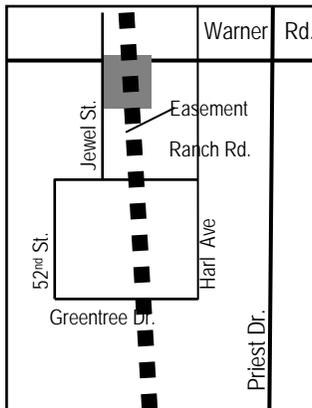
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	0.86 acres
Total Building area	2,985 sf.
Bld'g./Lot Cover	7.97 % (50 % maximum allowed)
Building Height	25.0 ft (60.0 ft maximum allowed)
Building Setbacks	32.0 ft front-west (0.0 ft min. allowed), 47.0 ft side-south (30.0 ft min. allowed), 135.0 ft rear-east (30.0 ft min. allowed), 50.0 ft street side-north (0.0 ft min. allowed)
Ldscp./Lot Cover	25.30 % (15 % minimum allowed)
Vehicle Parking	40 spaces, including two disabled accessible spaces (40 minimum required)
Bicycle Parking	3 spaces (3 minimum required)

The applicant requests approval of a Development Plan Review for building, site and landscape design for a new Carl's Jr. Restaurant on Warner Road at the eastern end of the Agave Center. Two variances have recently been granted to enable development of this site which is bisected by a natural gas line easement.

- PAGES:**
1. List of Attachments
 - 2-3. Comments / Reasons for Approval
 - 4-5. Conditions of Approval
 - 6-7. Code/Ordinance Requirements
 8. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-4. Letter of Explanation
 - 5-6. Site Plan & Project Data
 - 7-8. Floor Plan & General / Key Notes
 - 9-11. Building Elevations & Finish Schedule / Stucco Finish System
 - 12-14. Building Sections & General Notes
 - 15-16. Landscape Plan & Plant Palette
 - 17-31. Photographic Survey

COMMENTS:

This site is located southeast of Warner Road and Jewel Street and is midway between Priest / Warner intersection and the Warner / I-10 freeway intersection. The site is within the Southwest Tempe Overlay District and is in the eastern end of the Agave Center.

The site is undeveloped. A recently installed row of three Phoenix Date Palms in the right of way on the western edge of this site help define the Agave Center entrance on Jewel Street. An existing retention basin for storm water runoff from half of the Jewel Street right of way between Warner and Ranch Roads is located on the west of the site near the palms.

Existing native and arid adapted landscape specimens are located in the Warner Road right of way, including along the northern edge of this site. An east-bound bus stop on Warner is also located in this frontage, near the northeast site corner. The site is vacant with the exception of a roofless, masonry El Paso Natural Gas equipment enclosure. Two concrete gas line valve vaults are located west of the enclosure. These structures are surface features of buried regional gas lines that diagonally bisect the site.

There are two existing entitlements for this property that are related to the gas lines and the easement that allows maintenance of these lines. Since the building cannot be sited over the gas lines on the east half of the site, there is a variance (VAR09018) to allow a drive-through between the building and adjacent streets. There also is a variance (VAR09019) to waive trees in the parking landscape islands that are within the gas line easement.

This request consists of a Development Plan Review for a one-story, 2,985 sf. restaurant with a vehicle drive-through for food order and pick up, 40 surface parking spaces for customers and employees, on-site refuse pick-up, public emergency and service vehicle turnaround, provision to accommodate the existing gas line equipment enclosure and gas valve vaults in place, landscape, relocation of the Jewel half-street retention basin and incorporation of this retention requirement into the on-site storm water retention system, all on 0.86 acres. The applicant requests approval of this building, site and landscape design proposal from the Development Review Commission.

PUBLIC INPUT

A neighborhood meeting is not required in conjunction with this request and was not required in conjunction with the variance requests due to the remoteness of this site from residential development. No public input has been received with regard to this request, nor was public input received at the time of the entitlement procedure for the variances.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is organized with the building on the west side with customer drive-through to north and west of the building. The drive-through is set back 20'-0" from the Jewel St. right of way and respects the existing 30'-0" wide landscape easement on Warner Road. The site parking field is to the east of the building, south of the gas yard enclosure and over the gas lines.

There are two public business entrances to the building. The primary entrance faces the east parking field, the second entrance faces north to Warner Road. A service entrance is on the south of the building. Orientation of on-site parking to the public entrances is a primary design determinant for successful operation of the restaurant. Another primary site design determinant is minimization of on-site traffic drive-through vehicular patterns and parking to entrance pedestrian circulation. Pedestrian circulation from public right of way to entrance is also provided.

Building Elevations

The building is rectilinear with a concealed roof behind parapet. The rectilinear form is augmented with shallow pop-outs at entrances and height variations at the building skyline. Dining room fenestration is principally oriented to the north, facing Warner Road. Terra-cotta brick veneer accent arches are located at the two public building entrances and at the drive-through window. The aluminum frame dining room windows are treated with glass block sills and red canvas awnings. A flat metal shading device is mounted over the west-facing drive-through pick-up window. The building exterior walls are exterior plaster and are treated with alternating base, field, band and coping colors that all are variations of a buff color. The simple design composition is enhanced with surface scoring at regular intervals. The exposed S.E.S. cabinet on the south will be concealed by condition of approval.

Landscape Plan

The drive-through is concealed from adjacent streets with a landscaped berm and retaining wall. The quantity of street trees has been increased along the street side of the drive-through during the approval of the variance requests. By condition of approval, a landscape architect is required to prepare the construction documents that describe landscape and irrigation.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement of building, parking field and drive-through on site respects the location of the E.P.N.G. easement on site while the form and articulation of the building provides an attractive street presence.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort. This includes a heavy street tree presence adjacent to the length of the drive-through and placement of the bulk of dining room fenestration as well as the business entrances on the north and east.
3. Materials are of a quality that is complementary with its surrounding and provides detail that is appropriate with nearby business development;
4. Buildings, structures, and landscape elements are appropriately scaled in relation to the site and surrounding;
5. The simple building mass is well articulated and features a well-defined base and top. The vehicular as well as pedestrian experience in the public right of way adjacent to the site is enhanced by the building, site and landscape design.
6. Building facades provide architectural detail and interest overall with visibility to adjacent streets including special treatment of windows, entries and walkways, with particular attention paid to proportionality, scale, materials and rhythm.
7. The site plan design connects the building entrance to the bus stop on Warner Road and thereby supports the potential for transit patronage;
8. On site vehicular circulation is designed to minimize conflicts with pedestrian circulation between public sidewalk and entrance as well as the parking field and entrance;
9. The site, landscape and building design appropriately integrates Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
10. The landscape design accents and provides delineation of pedestrian paving from parking, buildings and driveways;
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; and
12. Security lighting design, as supported by the constraints of the Zoning and Development Code Part 4 Chapter 8, will be made compatible with the proposed building and adjoining uses so it does not create a negative effect.

Conclusion

Based on applicant provided information and following staff analysis, staff recommends approval of the requested Development Plan Review. This request meets the required approval criteria for Development Plan Review and will be made in the building plan check and inspection processes to conform to the Zoning and Development Code as well as the conditions of approval.

REASONS FOR APPROVAL:

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

CONDITIONS OF APPROVAL

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

DPR10007 CONDITIONS OF APPROVAL

General

1. In coordination with the approval of site variances, submit construction documents to the Development Services Building Safety Division for building permit by January 19, 2011 or Development Plan approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Provide raised, upgraded paving at two pedestrian crossings in drive aisles, including the mouth of the drive-through and the extension of the walkway between the Warner sidewalk and the parking field. Upgraded paving consists of integral color concrete or other material that contrasts with the paving material utilized in the drive aisle. Raised paving consists of a level pedestrian surface that is raised above the adjacent driving surface similar to a speed table. Provide a minimum 6'-0" gap between the edge of raised pedestrian paving and end of adjacent drive-through retaining wall.
3. Modify the layout of the DS-116 enclosure so the east wall of the E.P.N.G. enclosure is utilized as the west wall of the refuse enclosure. Do not locate the refuse pad any closer to the E.P.N.G. enclosure than as indicated on the site plan.
4. Re-finish the E.P.N.G. enclosure and repair the gates, subject to the requirements of E.P.N.G. Match masonry of the DS-116 enclosure walls to that of the E.P.N.G. enclosure.
5. Provide upgraded paving consisting of poured concrete with pattern design tool joints, concrete unit pavers or clay unit pavers, located in driveway apron to Jewel Street. Extend unit paving in the driveway from the back of the Standard Detail T-320 accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
6. Provide walkway paving to fire riser door on east elevation of building.
7. Maintain 20'-0" wide setback as indicated between public right of way on Jewel Street and drive-through pavement. Do not locate drive-through pavement within existing 30'-0" wide landscape easement adjacent to Warner Road.

Building Elevations

8. At south building elevation, enclose electrical service entrance section inside a pop-out so the section is concealed, except expose doors flush with front of pop-out. Provide pop-out of matching materials and colors to the building and architecturally integrate the design of the pop-out with the building. Details of pop-out to be approved during building plan check process.
 9. The materials and colors are approved as presented:
 - a. Brick Masonry Veneer: Robinson Brick – Old Brick, Smokestack
 - b. Glass Block Masonry: Pittsburgh Corning – Standard Premier "Decora" (schedule key 3B)
 - c. Aluminum Storefront: Clear anodized finish
 - d. Glazing: PPG Industries, Inc. Solabran 60 Clear Low-E
 - e. Fabric Awning: John Boyle & Co., Inc. – Signmaster Supreme "Scarlett Supreme" (schedule key 4)
 - f. Exterior plaster at wall surfaces with the following paint finishes:
 - Paint # 1: Sherwin Williams SW6108 "Latte" (field below middle band, schedule key 7).
 - Paint # 2: Sherwin Williams SW6109 "Hopsack" (field above dining room windows, schedule key 5A)
 - Paint # 3 Sherwin Williams SW7020 "Black Fox" (upper elevation banding, schedule key 6B)
 - Paint # 4 Sherwin Williams SW6060 "Moroccan Brown" (middle band and building base, schedule key 1)
 - Paint # 5 Sherwin Williams SW6107 "Nomadic Desert" (field above middle band and on upper walls, schedule key 2)
- Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved. Submit any additions or modifications for review during building plan check process.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view. Conceal roof drainage system within the interior of the building. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Do not locate exposed conduit, piping, or similar features on the exposed surfaces of the building.

Lighting

11. Illuminate building entrances from dusk to dawn.

Landscape

12. Provide a continuous 3'-0" high berm with a maximum 1:4 (rise to run) slope and provide a retaining wall for the berm along the front and street side of the drive-through. Measure the height of berm from the top of adjacent paving in the drive-through. Modify the topographic plan so the top of the berm rests on the retaining wall and does not slope down toward the wall.
13. Provide a continuous row of canopy trees (thirteen trees, not eleven as indicated) along the front and street side of the drive-through so there are no gaps in the tree row when the canopies mature, as indicated by modified condition of approval # 5 for VAR09018 AND VAR09019. Provide other trees where indicated on concept landscape plan. Provide trees of minimum 24" box size at installation. Where mesquites are included, provide a thornless cultivar.
14. Have a registered landscape architect prepare landscape and irrigation documents for construction. Survey the site, identify existing plant material by species and indicate existing plant material to remain on the landscape plan. Provide minimum 50 percent mature canopy coverage for all planting areas on site and in adjacent public right of way, except provide 100 percent mature canopy coverage in parking landscape islands (including those without trees) and planting areas at the base of the building. Increase variety in the plant materials schedule (one tree, palm, shrub and groundcover is inadequate).
15. Irrigation design criteria:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing or within the building.
 - c. Conceal controller valve and power conduits within the wall cavity. Exposed conduit is not allowed.
 - d. Hardwire power source to controller. A receptacle connection is not allowed.
 - e. Secure backflow preventer in a lockable, pre-manufactured cage.
 - f. Provide temporary irrigation for existing trees and palms that remain on site or in public right of way adjacent to site. Configure irrigation system so the public right of way is also irrigated from this site. Maintain existing through irrigation lines to adjacent public right of way landscape for the Agave Center.
16. Remove soil compaction in planting areas. Remove construction debris from planting areas prior to landscape installation.
17. Top dress planting areas with a decomposed granite application of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not introduce rock between 2" or greater and 12" or less in size unless each piece of this material is secured 2/3 into a concrete bedding.

Signage

18. Provide three address signs on three separate building elevations. Do not provide an address sign on the elevation facing the street on which the building is not addressed. Conform to the following for building address signs:
 - a. Compose address sign of street number only, do not include street name.
 - b. Compose of 12" high, individual mount, metal reverse pan channel numbers.
 - c. Provide dedicated light source: either halo illuminate numbers or illuminate numbers from above. If the latter, place light source 18" above the numbers and do not exceed the height of the adjacent parapet.
 - d. Place address signs near top of elevations at a uniform height and coordinate location of signs with position of trees to avoid potential visual obstructions. Final locations of three address signs subject to building plan check process.
 - e. Do not affix number or letter to elevation that might be mistaken for the address

CODE/ORDINANCE REQUIREMENTS:

THE BULLET 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.

- ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- STANDARD DETAILS:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to [Departments](#), to [Building Safety](#), to [Applications and Forms](#), and the DS details are found under [Civil Engineering](#).
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated November 04, 2009. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.
- BUILDING:
 - Measure height of building from top of curb on Jewel Street along front of property in center of frontage.
 - Raise parapets as needed or otherwise screen roof mount mechanical equipment on four sides.
- WATER CONSERVATION: by agreement of the City of Tempe and State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the 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. Access Directive #59 through www.tempe.gov, to [Departments](#), to [Building Safety](#), to [Applications and Forms](#), and open Water Conservation Form under [Forms](#). Contact Water Conservation Division (480-350-2668) if there are any 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. Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding this process.
- SECURITY REQUIREMENTS:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of nearby walls and shrubs. Design corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to pedestrian environments and places of concealment.
 - Public Restroom Lights: Provide 50% night lights and activate lights by automatic sensors, key or remote control.
 - Provide a security vision panel at service exit door consisting of a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door. Refer to ZDC Sec. 4-406. Alternative to vision panel, such as a 360 degree viewer, may be used but is subject to Planning Division approval during building plan check process.
- ENGINEERING:
 - Underground site utility extensions. Verify location of easements to ensure no conflict between easements and site layout.
 - Do not locate drywells in pavement and provide drywell rim 0.5 ft. above local finish grade.
 - Use C coefficient: 0.95 and provide dissipation calculation.
 - Obtain permission from E.P.N.G. to encroach gas easement with transfer pipe. Otherwise, redesign retention system.
 - Remove existing spillway on Jewel Street. Provide transfer structure from Jewel per MAG Standard Detail 531 and 532. Coordinate rainwater intake from Jewel with site landscape including position of berm and retaining wall for drive-through.
 - Grout rip-rap pieces two-thirds into concrete bedding.

- WASTE:
 - Container enclosure indicated on site plan is exclusively for refuse. Construct pad and bollards in conformance with Standard Detail DS-116 and provide modified layout of walls subject to condition.
 - Gates for refuse enclosure are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days. Provide vision portal in each gate--refer to ZDC Sec. 4-406 but exclude glazing.
 - Contact Sanitation Division (Joseph Kolesar, 480-350-8127) regarding grease storage, collection and removal from site.
 - Contact Environmental Division (Phillip Brown 480-350-8476 regarding grease trap requirements.

- FIRE:
 - Clearly define fire lane. 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 any other overhead projection. Refer to Site Plan Review staff mark-up and ZDC Sec. 4-502 (G). Final site layout of fire lane is subject to approval of the Fire Department.
 - Place fire department connection on main response side of building near entrance.
 - Locate fire hydrants on site in accordance with International Fire Code 2006 Sec. 508.

- SUBDIVISION PLAT: Record approved Agave Center Amended Subdivision Plat including the subject property and record a separate instrument establishing E.P.N.G. easement width on the property prior to issuance of building permit.

- DISABLED ACCESSIBILITY: Provide minimum 3'-0" wide disabled accessible pathway throughout site and between site and public right of way, including at walkway locations adjacent to heads of parking spaces that are designed for vehicle overhangs. Contact Diversity Division (Karl Stephens, 480-350-2704) if questions.

- DRIVEWAY:
 - Construct driveway in public right of way on Jewel Street in conformance with Standard Detail T-320.
 - Indicate clear vision triangles at driveway on landscape plan. Identify speed limit for Jewel Street adjacent to site. Consult "Corner Sight Distance" leaflet for layout of triangles. 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:
 - Refer to Standard Detail T-360 for disabled parking layout and accessible parking signs.
 - Refer to ZDC Sec. 4-606 for standard parking area dimensions.
 - Calculate bike parking quantity. Distribute bike parking areas nearest to main entrances. 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:
 - Follow requirements of ZDC Part 4 Chapter 8.
 - Provide a site photometric plan. Follow the guidelines listed under ZDC Appendix E "Photometric Plan."
 - Avoid conflicts with lights and landscape in order to maintain illumination levels for exterior lighting.
 - Do not locate free-standing lights within the E.P.N.G. easement.

- LANDSCAPE:
 - Preserve in place native or "protected" trees and plants on Warner Road per State of Arizona Agricultural Department standards. Preserve in place adjacent palms on Jewel Street.
 - Provide an adequately-sized landscape island at the north end of the parking row at the northeast corner of the building in accordance with ZDC Sec. 4-704 (C) (2 & 3) or provide alternate tree canopy shading for parking field. Refer to ZDC Sec. 4-704 (A) (2) for alternate tree canopy shading.

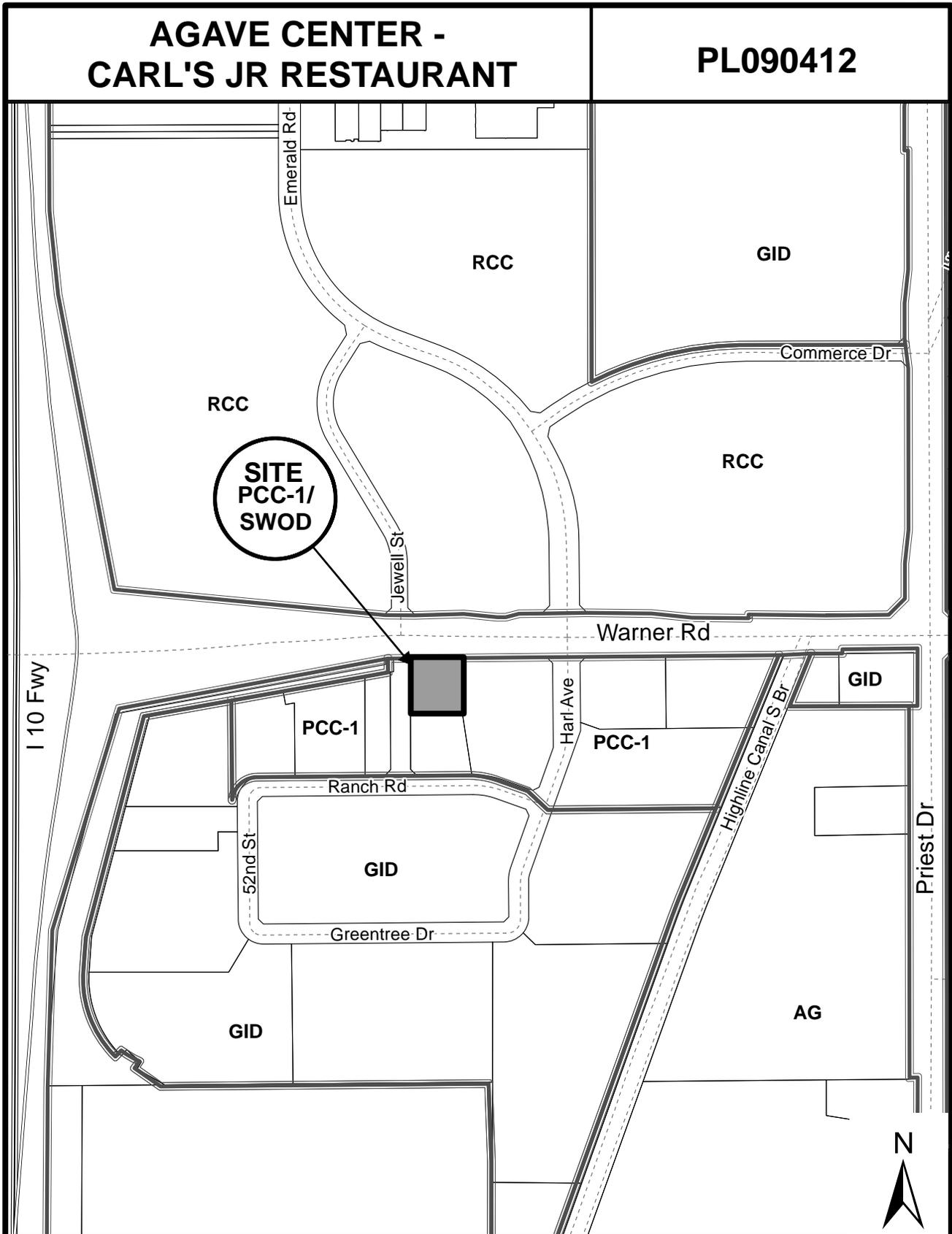
- SIGNS:
 - Obtain sign permit for business identification signs. Follow requirements of ZDC Part 4 Chapter 9.
 - Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- January 14, 1999 The City Council approved the Final Plat of Agave Center (Formerly Known as Warner 10 Commerce Center).
Note: two parallel gas lines are located on sheet 2 of 2 of this plat with the following identification: "GASLINE EASEMENT PER BK 47 OF MISC PG 564 & BOOK 23 OF MAPS, PAGE 45 (NO DEFINED WIDTH)".
- January 7, 2010 The City Council approved the Amended Subdivision Plat for the Sahara Agave Center located at 1780 West Ranch Road in the GID, General Industrial District, PCC-1, Planned Commercial Center Neighborhood District and SWOD, Southwest Tempe Overlay District.
Note: Lot 3 of this plat is the site at the northeast corner of Warner and Jewel being considered by Carl's Jr. for a restaurant and drive-through.
- January 19, 2010 The Hearing Officer approved a request by Agave Center – Carl's Jr. Restaurant located at 8825 South Jewel Street for the following variances:
 Variance (VAR09018) to allow a drive-through lane on the street side of the building deviating from Zoning and Development Code Section 3-408, drive-through orientation requirements.
 Variance (VAR09019) to waive trees in the landscape islands for a portion of the parking area within the El Paso Natural Gas line easement.

ZONING AND DEVELOPMENT CODE REFERENCE:

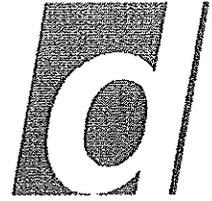
Section 6-306, Development Plan Review



Location Map



AGAVE CENTER - CARL'S JR RESTAURANT (PL090412)



Dietz Design
a Limited Liability Company
Architecture - Planning

Carl's Jr. Restaurant

"The Agave Center"

8825 South Jewel Street

Tempe, Arizona

Letter of Explanation

OVERVIEW

The Carl's Jr. Restaurant consists of approximately 2,985 total square feet of assembly space. The project is located at 8825 S. Jewel Street, Tempe Arizona.

1.
 - a. The provided shading for this project is achieved by trees which have been strategically placed within the design of this site/building. The trees have been placed mainly on the east/west sides of the building in order to block the morning/afternoon sun.
 - b. The materials for this project are as follows: painted stucco exterior finishes, fabric awnings by: John Boyle & Co., window glazing by: PPG, clear anodized aluminum storefront, glass block by: Pittsburgh Corning, brick veneer by: Robinson Brick.
 - c. The building and landscape elements throughout the site to have proper scale with the site and its surroundings. The entry features of the building are sized appropriately with the adjacent landscaping.
 - d. The larger building masses are broken up into smaller components in order to create a human-scale as viewed from the sidewalk. The majority of the building parapets are to be approx. 18' in height which will bring the majority of the building down in order to not tower over the adjacent pedestrians.
 - e. The building does have a clear base/top as defined by the painted black stucco along the rear of the building and the glass block located at the front of the building. The top is defined by the painted black and red parapet cap.
 - f. Building facades will have architectural detail by the windows/storefront/glass block located within the dining area of the building.

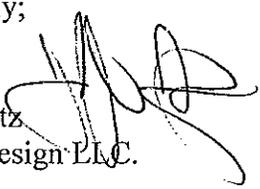
- g. The special treatment of doors, windows, doorways and walkways will be achieved by designing the brick veneer to surround the storefront entry doors and the glass block below the dining windows to contribute to the attractive public spaces.
- h. All on-site utilities are to be placed underground. The service entrance section is to be located at the rear (south) side of the building and is to be painted to match the adjacent field color of the building.
- i. All public walking surfaces within our parcel will be well lit in order to create a safe and inviting project. This will be accomplished by both building and site lighting.
- j. All accessibility to and from the building and to the public right-of way will meet "The American with Disabilities Act-ADA" by means of ramps, parking stalls, sidewalks and accessibility to the building.
- k. NA
- l. Vehicular circulation has been designed to minimize any conflicts with pedestrians by putting the drive-thru along the street frontage. Now pedestrians have a clear path to the building. The parcel is surrounded by other commercial projects and will have no impact to any residential properties.
- m. The bicycle rack and main entrance to the building has been placed facing Warner road. This has isolated itself to avoid and traffic vehicle issues.
- n. The plans have integrated crime preventions by strategically placing trees within the parcel and by not creating any dark corners within the outside of the building.
- o. Landscape/driveway accents have been added at the front of the building with a landscape planter along the building and the decorative paving pattern at the main drive entrance off of Jewel street.
- p. All lighting on this parcel will be compatible with the surrounding parcels and will not create a negative effect.

2.

- a. The monument signage along Warner road shall provide a contrast with its background.
- b. The site/bldg. signage will be proportional in size to the main building elements on which it is located.
- c. NA.

Sincerely;

Jeff Dietz
Dietz Design LLC.



PROJECT DATA

PARCEL OWNER/CLIENT: MIKAL ENTERPRISES, LLC
 7210 S. PHOENIX DRIVE
 GLENDALE, ARIZONA 85305

LAND DEVELOPER: SAHARA DEVELOPMENT & INVESTMENTS
 2006 W. 47TH STREET, SUITE 130
 TEMPE, ARIZONA 85281

ARCHITECTURAL FIRM: Dietz Design
 6650 N. 47TH AVENUE, SUITE 7
 GLENDALE, ARIZONA 85305
 TEL: (602) 841-5963
 WWW.DIETZDESIGN.COM

ADDRESS: SEC. 16, T1N, R1E, S12
 6650 N. 47TH AVE.
 TEMPE, ARIZONA 85281

PROPOSED USE: FAST FOOD RESTAURANT

PARCEL NUMBER: 2088 S.F.
 EXISTING ZONING: PC1
 CONSTRUCTION TYPE: CONCRETE
 SECTION: 103.1.2.2 SPRINKLER SYSTEM & FIRE ALARM
 OCCUPANCY TYPE: A2
 NET SITE AREA (PAD D): 137,483 S.F. (3.16 ACRES)
 NET SITE AREA (PAD B): 2,986 S.F. (0.07 ACRES)
 GROUND COVER: 10%
 ALLOWED MAXIMUM BUILDING HEIGHT: 35'0"
 PROVIDED MAXIMUM BUILDING HEIGHT: 35'0"
 BUILDING LOT COVERAGE: 64.69 S.F. (25.3%)
 LANDSCAPE COVERAGE (NET): 6469 S.F. (25.3%)
 BUILDING AREA: 2,986 S.F.
 CARDS, JR. 2,986 S.F. (75' x 40')

REQUIRED PARKING: 40 spaces
 TOTAL PARKING SPACES REQUIRED: 40 spaces
 TOTAL PARKING SPACES PROVIDED: 40 spaces
 BIKE PARKING (1:1,000 S.F.): 3 spaces
 ACCESSIBLE PARKING PROVIDED: 2 spaces

REQUIRED VARIANCES

1. SECTIONS 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3

PROJECT DATA

PARCEL OWNER/CLIENT: MJKL ENTERPRISES, LLC
5210 S. PRIEST DRIVE
GUADALUPE, AZ 85083

LAND DEVELOPER: SAHARA DEVELOPEMENT & INVESTMENTS
2005 W. 14TH STREET, SUITE 130
TEMPE, ARIZONA 85251

ARCHITECTURAL FIRM: DIETZ DESIGN LLC.
6650 N. 47TH AVE.
SUITE #1
GLENDALE, ARIZONA 85301

ADDRESS: SEC. WARNER & I-10
AGAVE CENTER
TEMPE, ARIZONA

PROPOSED USE: CARLS JR.
FAST FOOD RESTAURANT

PARCEL NUMBER: ----- A

EXISTING ZONING: ----- PCC-1

CONSTRUCTION TYPE: ----- VB

THE FOLLOWING SUBMITTALS WILL BE DEFERRED PER 2006 IBC
SECTION 103.3.4.2
(AUTOMATIC FIRE SPRINKLER SYSTEM & FIRE ALARM)

OCCUPANCY TYPE: ----- A2

NET SITE AREA (PAD B): ----- (±37,455 S.F.) ±.85 ACRE

SITE COVERAGE: ----- 7.9%

GROSS SITE AREA (PAD B): ----- (±56,190 S.F.) ±1.29 ACRE

ALLOWED MAXIMUM BUILDING HEIGHT: ----- 35'-0"

PROVIDED MAXIMUM BUILDING HEIGHT: ----- 32'-8"

BUILDING/LOT COVERAGE: ----- 7.96%

LANDSCAPE COVERAGE (NET): ----- (9,469 S.F.) 25.3%

LANDSCAPE COVERAGE (WITHIN RIGHT OF WAY): ----- (2,810 S.F.)

BUILDING AREA:

CARL'S JR. ----- 2,985 S.F.

REQUIRED PARKING:

CARL'S JR.: ----- 2,985 S.F./75 = 40
(PER 4-603E OF THE TEMPE ZONING ORDINANCE)

TOTAL PARKING SPACES REQUIRED: ----- 40 spaces

TOTAL PARKING SPACES PROVIDED: ----- 40 spaces

BIKE PARKING: (1/1,000 S.F.) ----- 3 spaces

ACCESSIBLE PARKING PROVIDED: ----- 2 spaces



REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
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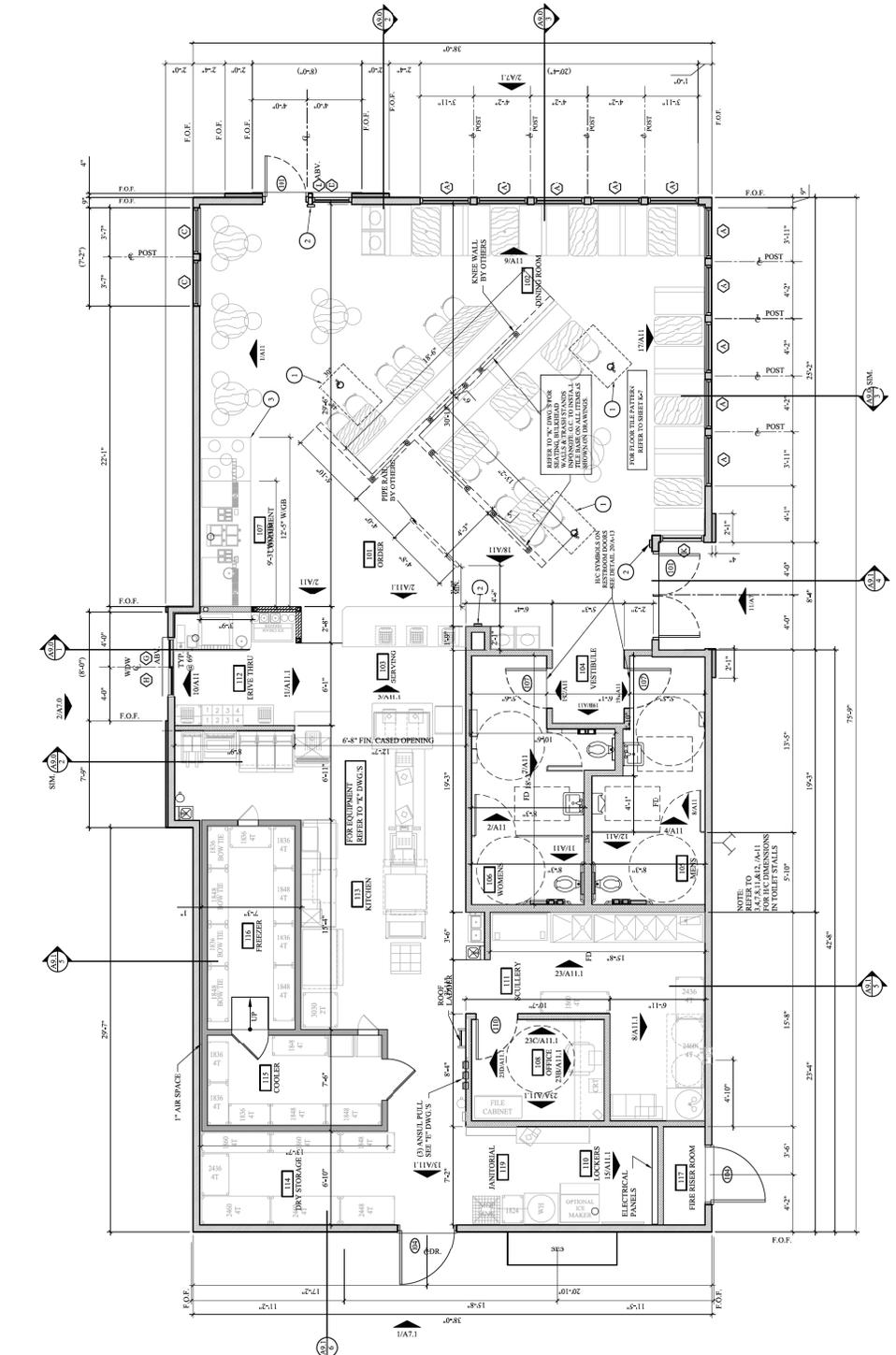


GENERAL NOTES

1. CONVEYER SYSTEMS SHALL BE INSTALLED FOR 1" FT WOOD BACKING FOR ALL WALL MOUNTED ACCESSORIES AND EQUIPMENT.
2. CONTRACTOR TO PROVIDE HEAVY DUTY STAINLESS STEEL CORNER GUARD IN KITCHEN AREA.
3. CONTRACTOR TO PROVIDE METAL REINFORCING BEHIND ALL HOOD.
4. REFER TO "K" DRAWINGS FOR KITCHEN AND SEATING EQUIPMENT.
5. WALLS AND FLOOR LOCATIONS OF ALL SHEAR PANELS, INDICATED IN FRAMING INSULATION.
6. INTERIOR WALLS AND CEILING SPACES TO RECEIVE THERMAL INSULATION.
7. INTERIOR WALLS AROUND RESTROOMS AND RESTROOM VEST. TO RECEIVE SHEAR PANELS.
8. SPEC'S FOR LOCATIONS OF FLOOR SINKS AND FLOOR DRAINS SEE "K" & "P".
9. ALL FRAMING DIMENSIONS ARE ROUGH FRAMING, AND DO NOT INCLUDE ANY FINISHES.
10. ALL WALLS SHALL BE CONSTRUCTION QUALITY UNLESS OTHERWISE NOTED.
11. APPLY PORTLAND CEMENT ON TOP OF THE MID SILL OR BOTTOM PLATE, PRIOR TO INSTALLATION OF WINDOW OR DOOR.
12. PROVIDE BACKING FOR RESTROOM ACCESSORIES, DOOR STOPS, EXP. JOINTS.
13. INSTALL OCCUPANT LOAD SIGN PER IBC 101.1.
14. PROVIDE MASTIC OR APPROVED SEALANT UNDER ALL INT. PLATING.
15. PROVIDE 1/2" DIA. ANCHOR BOLTS FOR ALL WINDOW AND DOOR SCHEDULES, WINDOW SCHEDULES, DOOR SCHEDULES.

KEY NOTES

1. OCCUPANT LOAD SIGN PER IBC 101.1.
2. OCCUPANT LOAD SIGNAGE - PER IBC 106.1 - ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE INDICATED ON THE SIGN. THE SIGN SHALL BE PLACED IN THE ROOM OR SPACE OR AT THE ENTRANCE TO THE ROOM OR SPACE. THE SIGN SHALL BE MAINTAINED BY THE OWNER OR CONTRACTOR.
3. COMMENT CENTER SHALL BE NO GREATER THAN 7'-0" IN HEIGHT PER ADA 4.2.8.5.6.



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

WALL LEGEND

[Pattern]	INTERIOR FULL HEIGHT WALL
[Pattern]	INTERIOR HALF HEIGHT WALL
[Pattern]	EXTERIOR WALL SYSTEM
[Pattern]	EXTERIOR WALL FURRING

GENERAL NOTES

1. CONTRACTOR TO PROVIDE STUDS, BLOCKING OR 1/2" PLYWOOD BACKING FOR ALL WALL MOUNTED ACCESSORIES AND EQUIPMENT.
2. CONTRACTOR TO PROVIDE HEAVY DUTY STAINLESS STEEL CORNER GUARD IN KITCHEN AREA.
3. CONTRACTOR TO PROVIDE METAL REINFORCING BEHIND ALL HOOD ATTACHMENT LOCATIONS.
4. REFER TO "K" DRAWINGS FOR KITCHEN AND SEATING EQUIPMENT.
5. REFER TO STRUCTURAL DRAWINGS FOR ALL POSTS INDICATED IN FRAMING WALLS AND FOR LOCATION OF ALL SHEAR PANELS.
6. ALL EXTERIOR WALLS AND CEILING SPACES TO RECEIVE THERMAL INSULATION.
7. INTERIOR WALLS AROUND RESTROOMS AND RESTROOM VEST. TO RECEIVE SOUND INSULATION.
8. SPEC.'S FOR LOCATION OF FLOOR SINKS AND FLOOR DRAINS SEE "K" & "P" DRAWINGS.
9. ALL FRAMING DIMENSIONS ARE ROUGH FRAMING, AND DO NOT INCLUDE ANY FINISH MATERIALS UNLESS OTHERWISE NOTED.
10. ALL WALLS SHALL BE OF 2x6 STUDS UNLESS OTHERWISE NOTED.
11. APPLY BORIC ACID ON TOP OF THE MUD SILL OR BOTTOM PLATE, PRIOR TO CLOSING ALL WALLS.
12. PROVIDE BACKING FOR RESTROOM ACCESSORIES, DOOR STOPS, EXP. JOINTS, CABINETS, ETC.
13. INSTALL OCCUPANT LOAD SIGN PER 18/A-11
14. PROVIDE MASTIC OR APPROVED SEALANT UNDER ALL EXT. PLATES
15. REFER TO A-13 FOR INTERIOR FINISH SCHEDULE, WINDOW SCHEDULE, DOOR SCHEDULE

KEY NOTES

1. ADA SEATING PER ADAAG 5.1
2. OCCUPANCY LOAD SIGNAGE - PER IBC 1004.3 - ASSEMBLY
OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.
POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
3. CONDIMENT COUNTER SHALL BE NO GREATER THAN 2'-10" IN HEIGHT BER ADAAG 4.2 & 5.6.

FINISH SCHEDULE

1. STUCCO PAINT: SHERWIN WILLIAMS SW6866; HEARTTHROB
2. STUCCO PAINT: SHERWIN WILLIAMS SW 6107; NOMADIC DESERT
3. NOT USED
- 3B. BRICK VENEER: ROBINSON BRICK; SMOKESTACK
4. FABRIC AWNING JOHN BOYLE & CO. #627 SCARLET SUPREME
- 5A. STUCCO PAINT: SHERWIN WILLIAMS SW6109; HOPSACK
- 5B. STUCCO PAINT: SHERWIN WILLIAMS SW6389; BUTTERNUT
- 6A. STUCCO PAINT: SHERWIN WILLIAMS SW6110; STEADY BROWN
- 6B. STUCCO PAINT: SHERWIN WILLIAMS SW7020; BLACK FOX
7. STUCCO PAINT: SHERWIN WILLIAMS SW6108; LATTE
8. EXT. PAINT: SHERWIN WILLIAMS MATCH ADJACENT SURFACE
- 9-13 NOT USED
14. GLASS BLOCK: PITTSBURGH CORNING GLASS BLOCK; STD. PREMIER SERIES
- 15-18. NOT USED
19. ALUMINUM FINISH CLEAR ANODIZED ALUMINUM

STUCCO FINISH SYSTEM

THIN COAT STUCCO FINISH SYSTEM

STUCCO FINISH SHALL BE WESTERN ONE KOTE STUCCO SYSTEM (I.C.B.O. #1607 & I.C.B.O. #3899) OR OTHERS I.C.B.O. APPROVED THIN COAT STUCCO SYSTEM. STUCCO SYSTEM SHALL BE APPLIED OVER KLATH ICBO #1254 OVER 1" THICK 1.5 PCF DENSITY TYPE II T&G EXPANDED POLYSTYRENE INSUL. BD. (I.C.B.O #4661) OVER ONE LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT PAPER.

RIGID INSULATION

1" THICK, 1.5 P.C.F. DENSITY TYPE 11, TONGUE AND GROOVE EXPANDED POLYSTYRENE L (E.P.C.) INSULATION BOARD (I.C.B.O. #4661) OR OTHERS I.C.B.O. APPROVED TYPE 11 OR BETTER E.P.C. BOARD OR DOW CHEMICAL COMPANY'S STYROFOAM (R) BRAND T.&G. EXTRUDED POLYSREME INSULATION (1" CHANNELED) PRODUCT CODE 82074.

WIRE LATH

K-LATH (I.C.B.O. #1254) OR OTHER I.C.B.O. APPROVED WIRE-LATH.

GENERAL NOTES

1. ALL KITCHEN WALLS SHALL HAVE 1/2" X 4" WOOD BACKING ON METAL STUDS EXCEPT FOR GYPSUM BOARD BEHIND AND 1/2" BEYOND ALL SIDES OF ROOMS.
2. STAINLESS STEEL CORNER GUARDS.
3. SHIP WALL STUDS TO RUN IN ALIGNMENT WITH TRUSSES AS SHOWN ON THIS DRAWING.
4. CORNER CLOSURE PROVIDED BY FREEZER / COOLER MANUFACTURER.
5. ALL INTERIOR WALLS SHALL BE 1/2" WOOD STUDS UNLESS OTHERWISE NOTED.
6. PROVIDE 1.5" METAL STUDS BEHIND AND WITHIN 1/4" OF ALL ROOMS.
7. REFER TO DECOR DRAWINGS FOR ALL INTERIOR FINISHES.



A New Restaurant For:
Carl's Jr.
823 South Jewel Street
Tempe, AZ

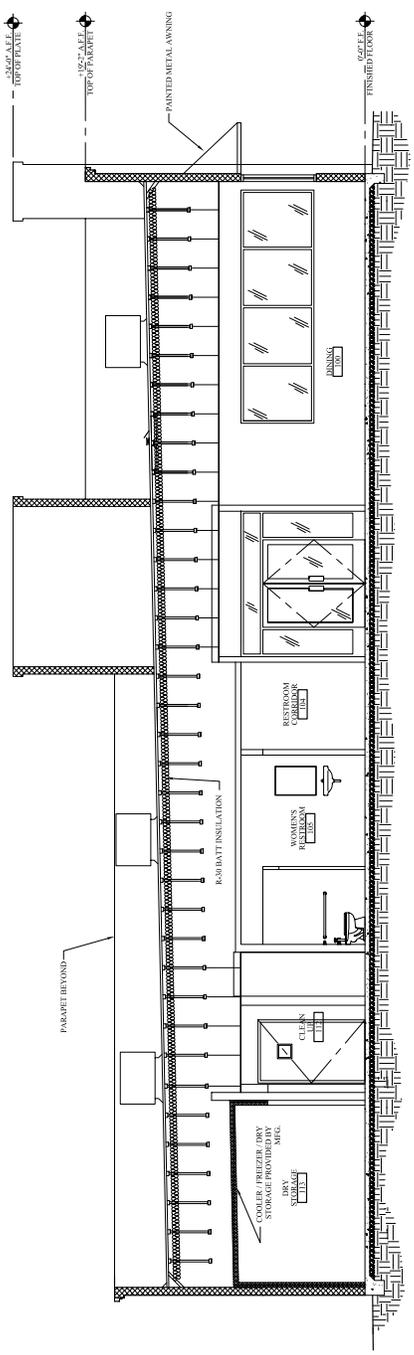
REVISIONS

NO.	DATE	BY	REVISION

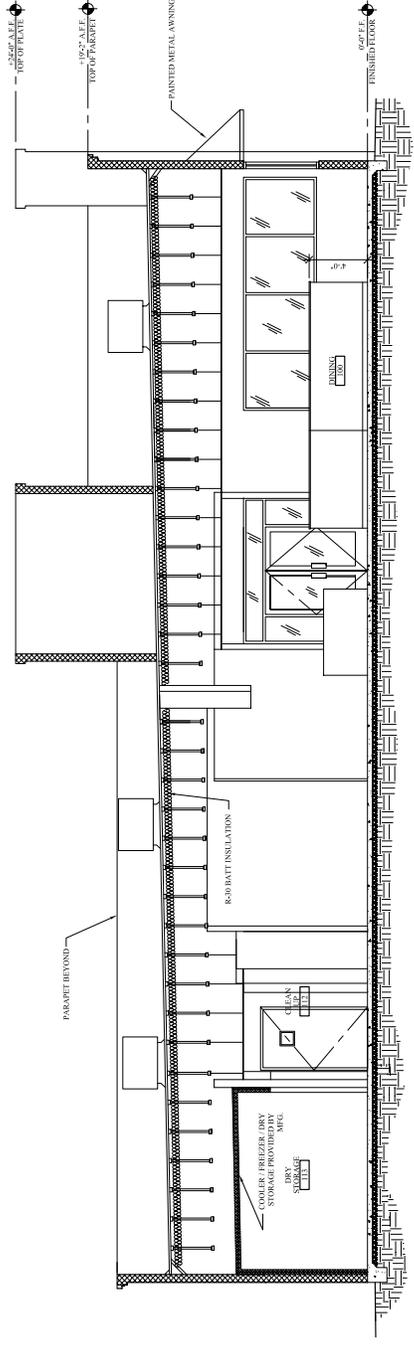


A8.1
SHEET NUMBER

#SPR09091



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



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

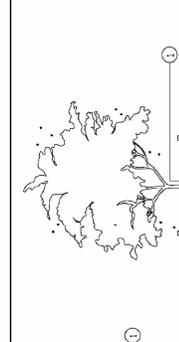
GENERAL NOTES

1. ALL KITCHEN WALLS SHALL HAVE 1/2" PLYWOOD BACKING ON METAL STUDS EXCEPT FOR GYPSUM BOARD BEHIND AND 18" BEYOND ALL SIDES OF HOODS.
2. STAINLESS STEEL CORNER GUARDS.
3. SIDE WALL STUDS TO BE IN ALIGNMENT WITH TRUSSES AS SHOWN ON ROOF FRAMING PLAN.
4. CORNER CLOSURES PROVIDED BY FREEZER / COOLER MANUFACTURER.
5. ALL INTERIOR WALLS SHALL BE 3 1/2" WOOD STUDS UNLESS OTHERWISE NOTED.
6. PROVIDE 3 5/8" METAL STUDS BEHIND AND WITHIN 18" OF ALL HOODS.
7. REFER TO DECOR DRAWINGS FOR ALL INTERIOR FINISHES.

GENERAL NOTES

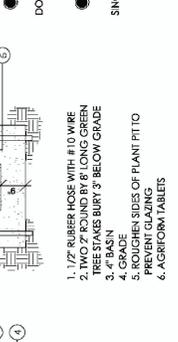
- DEVELOPMENT SHOULD MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE SAVANNAH AND UTILIZED ON SITE.
- SAVANNAH AND UTILIZED ON SITE. PALETTES SHOULD CONTAIN A MIXED MATURITY CONSISTING OF 60% OF TREES WITH 2" MIN. CALIPEE AND 40% WITH LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE PALETTE OF THE LOCAL SAVANNAH.
- A GRADUAL TRANSITION OF LANDSCAPE MATERIAL SHOULD BE PROVIDED WHERE DIFFERENT OASIS AND AERD LANDSCAPE THEMES ARE PROPOSED AMONG OASIS.
- ANY PROPOSED LANDSCAPE TREATMENT SHOULD BE COMPATIBLE WITH THE EXISTING LANDSCAPE TREATMENT AND CHARACTER IN THE SURROUNDING CONTEXT AREA.
- STREET DEVELOPMENT SERVICES DEPARTMENT STAFF.
- A 1% SLOPE FOR DRAINAGE IS TO BE MAINTAINED THROUGHOUT THE SITE.
- IDENTIFIABLE STREETSCAPE, TO AND THROUGHOUT THE SITE.
- TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND THE PROTECTION OF SUCH ELEMENTS ON THE SITE CHARACTER.
- PERESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY CLEARANCE OF 6'4".
- PERESTRIAN SAFETY AND COMFORT SHOULD BE CONSIDERED WHEN SELECTING LANDSCAPE PLANT MATERIAL SELECTION AND PLACEMENT ALONG PERIMETER.
- NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE WATER USE PLANTS, FUNCTIONAL USE AREAS SUCH AS PARKS, SIKOLAKS, MULTIPLE-FAMILY, AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL PLANTS.
- A MIN. 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE, GROUND COVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM.

1. 1/2" RUBBER HOSE WITH #10 WIRE
 2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
 3. #4 BASIN
 4. 4-6" FORM TABLES SEE SPECS. FOR RATIO
 5. BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.



SHRUB PLANTING DETAIL

1. MINIMUM DIMENSION FOR 5 GALLON PLANTS
 2. 1" BASIN
 3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 4. 4-6" FORM TABLES SEE SPECS. FOR RATIO
 5. BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

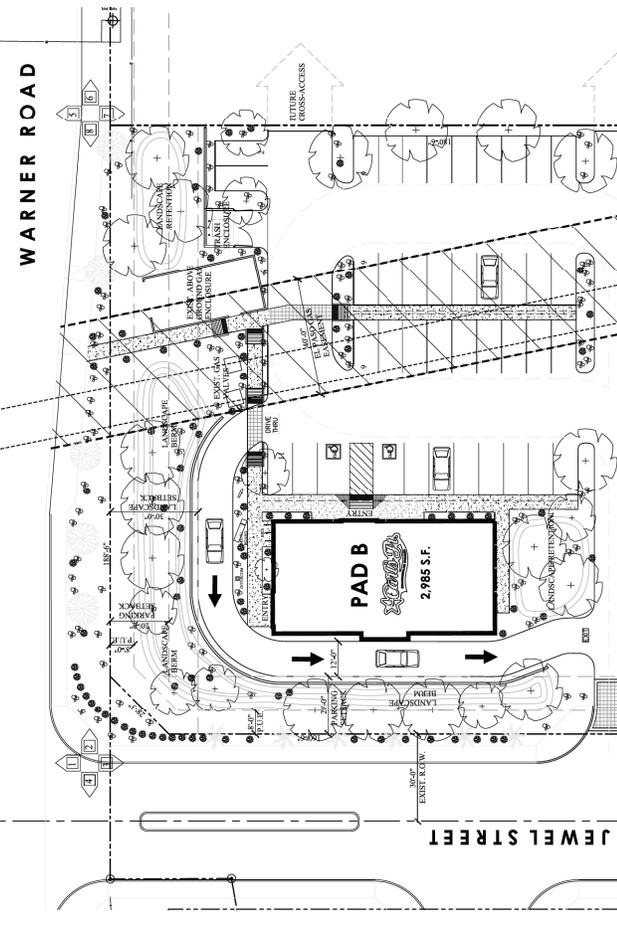


DOUBLE STAKING DETAIL

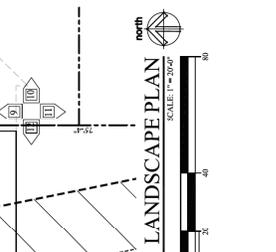
1. NOTCH HOOKING LOOP EXPOSED WIRE RUBBER HOSE COATED
 2. 1/2" RUBBER HOSE
 3. BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

DOUBLE STAKING DETAIL

1. NOTCH HOOKING LOOP EXPOSED WIRE THROUGH EXPOSED WIRE
 2. 1/2" RUBBER HOSE
 3. BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.



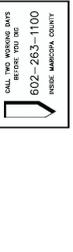
LANDSCAPE PLAN



PLANT PALETTE

- EXISTING CHILEAN MISQUITE
- EXISTING DATE PALM
- CHILEAN MISQUITE
- 2" CALIPER MIN. 2" BOX
- 1" CALIPER MIN
- CHILEAN MISQUITE
- TEXAS SAGE
- 5 GALLON
- LANTANA GROUND COVER
- GOLD
- DECOMPOSED GRANITE
- #16 MINIS.

VICINITY MAP



#SPR09091

PROJECT DATA

PARCEL OWNER/CLIENT: SHAKA ENTERPRISES, LLC
 210 S. PRIEST DRIVE
 GADSDALE, AZ 85885
 LAND DEVELOPER: SAHAMA LANDSCAPE ARCHITECTURE
 2005 V. 14TH STREET, SUITE 130
 TEMPE, ARIZONA 85281
 ARCHITECTURAL FIRM: DIETZ DESIGN LLC
 6609 N. 47TH AVENUE, SUITE 7
 GADSDALE, ARIZONA 85885
 ADDRESS: CARLE'S JR. RESTAURANT
 8825 SOUTH JEWEL STREET
 TEMPE, AZ 85283
 PROPOSED USE: FAST FOOD RESTAURANT

PERMIT NUMBER: PCC-1
 EXISTING ZONING: V3
 CONSTRUCTION TYPE: SUBMITTALS WILL BE REFERRED PER 2006 IBC SECTION 103.2.2
 OCCUPANCY TYPE: (ALUMINUM SPRINKLER SYSTEM & FIRE ALARM)
 NET SITE COVERAGE: 7.9%
 GROSS SITE AREA (PAD B): (56,190 S.F.) 1.29 ACRE
 ALLOWED MAXIMUM BUILDING HEIGHT: 35'-0"
 BUILDING LOT COVERAGE: 7.90%
 LANDSCAPE COVERAGE (NET): (6,469 S.F.) 23.3%
 LANDSCAPE COVERAGE (WITHIN RIGHT OF WAY): (2,810 S.F.)
 BUILDING AREA: 2,985 S.F.
 REQUIRED PARKING: CARLE'S JR.
 PERCENTAGE OF THE TOTAL ZONING REQUIREMENTS: 2,985 S.F. / 71 = 40
 TOTAL PARKING SPACES REQUIRED: 40 spaces
 TOTAL PARKING SPACES PROVIDED: 40 spaces
 BIKE PARKING (1:100 S.F.): 0 spaces
 ACCESSIBLE PARKING PROVIDED: 2 spaces

PLANT PALETTE

- EXISTING CHILEAN MISQUITE
- EXISTING DATE PALM
- CHILEAN MISQUITE
- 2" CALIPER MIN. 2" BOX
- 1" CALIPER MIN
- CHILEAN MISQUITE
- TEXAS SAGE
- 5 GALLON
- LANTANA GROUND COVER
- GOLD
- DECOMPOSED GRANITE
- #16 MINIS.

VICINITY MAP



#SPR09091

Dietz Design
 Architecture + Planning
 6609 N. 47th Avenue, Suite 7
 Gadsdale, Arizona 85885
 Tel: (602) 640-0968
 Fax: (602) 941-9865
 www.dietzdesign.com

Carle's Jr.
 A New Restaurant For
 8825 South Jewel Street
 Tempe, AZ

REVISIONS

SITE DEV. 09/14/20
 SITE DEV. 11/17/20

DATE: 07/20/20
 DRAWN BY: JD
 CHECKED BY: JD

L1.0

SHEET NUMBER:

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PLANT PALETTE

EXISTING CHILEAN MISQUITE
 EXISTING DATE PALM
 CHILEAN MISQUITE
 2" CALIPER MIN. 2" BOX
 1" CALIPER MIN
 CHILEAN MISQUITE
 TEXAS SAGE
 5 GALLON
 LANTANA GROUND COVER
 GOLD
 DECOMPOSED GRANITE
 #16 MINIS.

VICINITY MAP

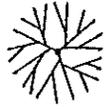


#SPR09091

BLUE STAKE

CALL FOR MORE INFO
 BEFORE YOU BUY
 602-263-1100
 HOUSTON, ARIZONA COUNTY

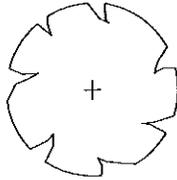
PLANT PALETTE



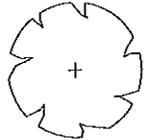
EXISTING CHILEAN MESQUITE



EXISTING DATE PALM



CHILEAN MESQUITE
2" CALIPER MIN./24" BOX



CHILEAN MESQUITE
1" CALIPER MIN.



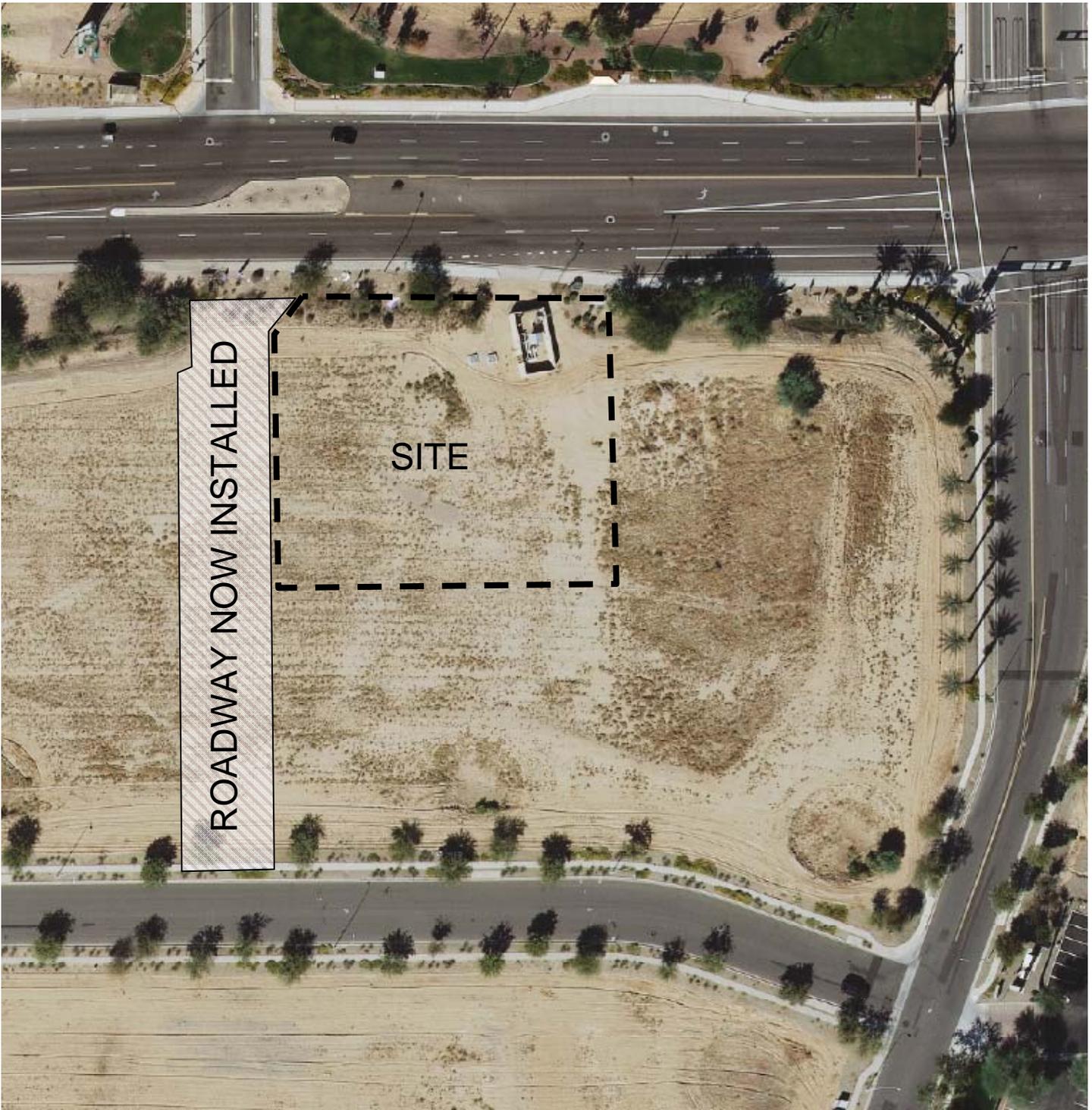
TEXAS SAGE
5 GALLON

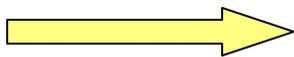


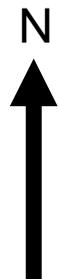
LANTANA GROUND COVER
GOLD



DECOMPOSED GRANITE
 $\frac{1}{2}$ " MINUS.



 = Direction of View



8825 S Jewel St – Site Photographs Taken 01/11/10

