

# Staff Summary Report

Development Review Commission Date: 11/09/10

Agenda Item Number: \_\_\_

**SUBJECT:** A public meeting for a Development Plan Review for MCDONALD'S RESTAURANT, located at 1325 W. Broadway Road.

**DOCUMENT NAME:** DRCr\_McDonalds\_110910 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by **MCDONALD'S (PL100293)** (Maralyce Corbett, KDF Architects, applicant; Asa Mayo, McDonalds, property owner) consisting of a new one-story restaurant replacing an existing building of the same use, with approximately 4,213 s.f., on 1.15 net acres, located at 1325 W. Broadway Road in the GID, General Industrial District. The request includes the following:

**DPR010186** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

**REVIEWED BY:** Lisa Collins, Community Development Deputy Director (480-350-8989) *LC*

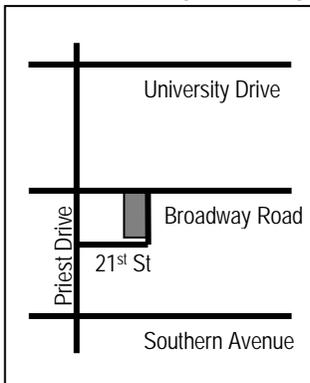
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** No fiscal impact to City Budget

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	1.15 acres
Total Building area	4,213 s.f.
Lot Coverage	7.22 %
Building Height	22 ft (35 ft maximum allowed)
Building Setbacks	25' front, 25' street side
Landscape area	29.22% (10% minimum required)
Vehicle Parking	56 spaces (56 min. required, 70 max. allowed)
Bicycle Parking	8 spaces

A neighborhood meeting was not required with this application.

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

- ATTACHMENTS:**
1. Location Map
  2. Aerial Photo
  - 3-4. Letter of Explanation
  5. Site plan
  6. Floor plan
  7. Building Elevations
  8. Building Sections
  9. Landscape Plan
  10. Preliminary Grading & Drainage Plan
  - 11-17. Photographs

## COMMENTS:

This site has streets on three sides: located on the south west corner of Broadway Road and Cutler Drive and backing up to 21<sup>st</sup> Street, east of Priest Drive. The existing use on the site is a fast food restaurant, which is proposed for demolition and replacement with a new fast food restaurant of the same business. This request is for a Development Plan Review for the new single-story building, modified drive-through lane, new landscape and modified parking lot. The building is 4,213 s.f. on 1.15 acres. The applicant is requesting action from the Development Review Commission on this request. The applicant must obtain a sign permit and building permits for completion of their process.

## PUBLIC INPUT

A neighborhood meeting was not required. To date there has been no public input received regarding this request.

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

#### Site Plan

The building is oriented with the narrow side facing the front and rear yards (north/south), the primary entrance is on the long west side and the drive-through is on the long east side. There are existing driveways, one on Broadway, one on Cutler and two on 21<sup>st</sup> Street that are proposed to remain with modification made to accommodate new accessibility standards at the sidewalk. The existing drive lane is being modified to accommodate a second ordering kiosk and an order pull-out area for customers with longer wait times. The refuse container orientation is being modified, as well as parking spaces to accommodate accessible spaces and larger vehicles. The plan identifies four spaces for large vehicles; however, these will need to be striped to accommodate the 56 required parking spaces for the site. Circulation is designed for ease of larger vehicles accessing the site. Lighting is being upgraded to meet the current code. Sidewalks are being widened along the public streets to meet the required widths. Retention is being provided both underground and limited on surface. An outdoor dining area is being provided at the street front along Broadway Road, providing visual surveillance of the public right of way.

#### Building Elevations

The single-story 21-foot tall building has a strong horizontal form, broken by small canopies over the front patio on the north and the drive-through lane on the west side of the site. Staff had recommended a larger patio canopy, similar to the drive-through canopy, however, the corporate design intent is to provide shade with umbrellas at the tables. The contemporary design incorporates neutral colors accented by corporate primary yellow. Windows and a sliding glass door facing Broadway Road provide visual surveillance of the patio from the dining and sales area inside. The north (front) façade has the sliding glass door and large floor to ceiling windows; the east elevation has a standard swing door as the primary entrance to the restaurant and glazing in the dining room portion of the elevation; the south (rear) provides one clerestory window into the crew break room to minimize sun exposure and provide security to the back of house of the business; the west side has one window into the dining room, and two sliding windows for drive-through service, minimizing sun exposure into the space. The primary building is stucco painted "Huntington Beige" a dark beige color, this is accented with "Linen" a warm cream tone at the entrance and dining areas. The drive-through is accented by "Mink" a dark brown tone that gives the impression of a shadow, or recessed area, creating depth and emphasis of the drive-through area. The canopies are gold and yellow painted metal, with a clear anodized aluminum frame.

#### Landscape Plan

The landscape is being updated to remove high water using plants with new low-water using species. All but five of the existing mature trees will be removed. These trees are now designated on our prohibited plant list, eucalyptus and pollen producing olive trees. New species of trees would include Sonoran Palo Verde, Shoestring Acacia, Virginiana Oak, and existing palm and pine trees. Shrubs and ground cover include Sage, Ruellia, Lantana, Bush Morning Glory and Gazania planted in Madison Gold decomposed granite. Trees are being located to provide shade on the sidewalk, on portions of the drive-through, and as required within the parking lot. A screen wall will replace the existing turf berm, and a swail of rocks will lead to the underground retention grate. Lighting will be coordinated to minimize conflicts with trees. The plants along the Broadway frontage will provide a physical buffer for the patio, but allow visual surveillance of the public sidewalk. The patio will be approximately 14 feet from the new right of way dedication, and approximately 25 feet from the back of the sidewalk. The proposed plan will significantly reduce water consumption by removal of the turf.

## Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
3. Materials provide detail appropriate with their location and function while complementing the surroundings;
4. Buildings, structures and landscape elements are appropriately scaled, relative to the site and surroundings;
5. Large building masses are articulated to relieve monotony and provide an enhanced pedestrian experience near the street;
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;
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;
10. *Landscape* accents and provides delineation from *parking*, *buildings*, *driveways* and *pathways*; and
11. Lighting is compatible with the proposed *building* and uses, and will not create negative effects.

### Conclusion

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

### REASONS FOR APPROVAL:

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

## DPR010186 CONDITIONS OF APPROVAL:

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

### General

1. A land dedication of five additional feet of right-of way is required for this development and shall be recorded prior to issuance of building permits.

### Site Plan

2. Stripe extra-long parking spaces to provide required 56 vehicle parking spaces.
3. Sign parking lot for no overnight parking.
4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside, as indicated.
5. 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.
6. Where driveways are being retrofitted or modified provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
7. 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.
8. 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

9. 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

10. The materials and colors are approved as presented:

Roof: flat  
Main building – Stucco – painted Huntington Beige #HC-21 by Benjamin Moore  
Arcade Front, Side and Hearth – Stucco – painted Linen Sand #2151-60 by Benjamin Moore  
Canopy, coping, awning frame, arcade storefront and entry door – clear anodized aluminum frame  
Awnings – aluminum and vinyl – Yellow Formula N3476HW by Dupont Imron 5000 and Gold #3632-25 by 3M  
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

12. Conceal roof drainage system within the interior of the building.
13. 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.
14. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

### Lighting

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

### Landscape

16. Relocate proposed light locations to comply with required trees in parking lot landscape islands.
17. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
18. 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" (if any). 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. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that entire site is irrigated as part of the reconfigured system at the conclusion of this construction.
19. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### Signage

21. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- 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/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated September 22, 2010 and October 13, 2010. 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 Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://www.tempe.gov/engineering/standard_details.htm) or purchase book from the Public Works Engineering Division.
  - Access standard refuse enclosures at this link: [www.tempe.gov/bsafety/Applications\\_Forms/applications\\_and\\_forms.htm](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm). 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 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/bsafety/Applications\\_Forms/HandoutsFAQs/Water\\_Conservation.pdf](http://www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf). Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **SECURITY REQUIREMENTS:**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **SIDEWALKS:** Provide 8'-0" wide public sidewalk along Broadway Road and 5'-6" wide public sidewalk along 21<sup>st</sup> Street and Cutler Drive as required by Traffic Engineering Design Criteria and Standard Details.
- **FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE: Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

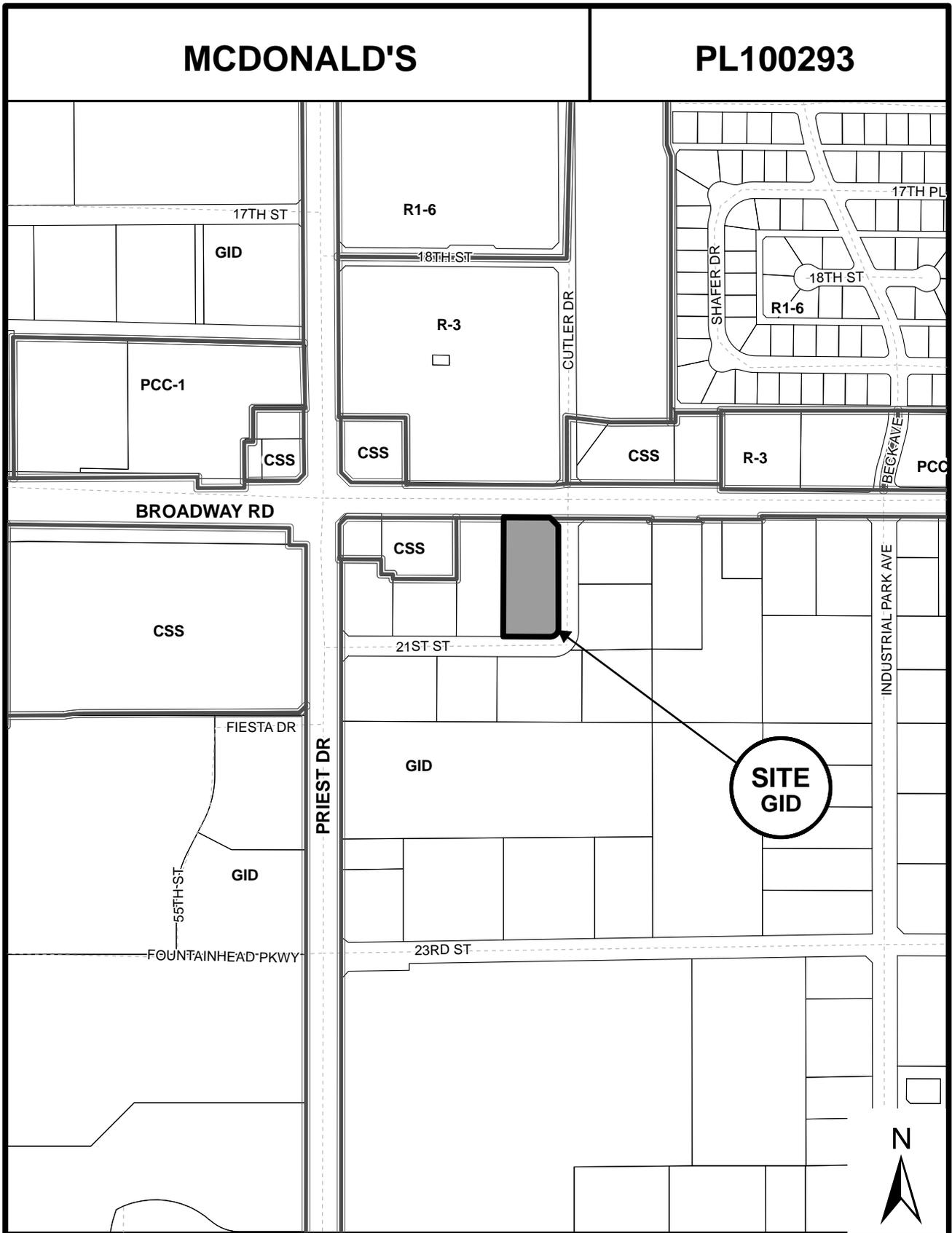
**HISTORY & FACTS:**

- July 14, 1975 Board of Adjustment approved a use permit to allow a fast food restaurant in the I-1 Light Industrial District.
- July 16, 1975 Design Review Board approved the request by McDonald's for building elevations and landscape plan.
- June 14, 1976 Board of Adjustment approved an amendment to an existing use permit for McDonald's to add drive-thru service, subject to conditions.
- July 7, 1976 Design Review Board approved the request by McDonald's for a drive-thru addition and landscape plan.
- April 17, 1985 Design Review Board approved the request by McDonald's for site plan changes.

Other requests for entitlements, which do not affect the current request, include signage, sign modifications, roof illumination and sign size and height. The existing use and general site plan configuration has been established for the past 35 years.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



**Location Map**



**MCDONALD'S (PL100293)**



**McDonald's Restaurant**  
**1325 W. Broadway Road, Tempe, Arizona**  
**Letter of Explanation**  
**October 5, 2010**

**Description of Request:**

McDonald's plans to construct a new restaurant at the above existing location. The scope of improvements will include a new drive-thru facility, outdoor dining patio, parking lot revisions, new landscaping and modifications to existing driveways bringing them into contemporary code compliance. The building, elevations, and site plan are designed to be aesthetically appealing, functional, pedestrian friendly, and provide for safe and expeditious vehicular flow into, throughout, and exiting the site.

This application represents a request for site plan approval for a 4,213 square foot (gross), single-story (maximum building height of 21'4"), wood-frame restaurant with a drive-thru. The building has a full kitchen, with cold storage, an indoor dining facility and outdoor dining patio. The building architecture and colors and materials palette is intended to be compatible with City of Tempe design guidelines. The drive-thru is designed to safely expedite drive-thru service and includes an 'order pull out' for customer convenience. On-site parking is provided with a total of 50 regular and 3 ADA parking spaces (56 spaces are required). Signage is part of a typical McDonald's sign package that includes directional, drive-through and building signs (the existing monument sign on Broadway Road will remain). The signs will be in conformance with the City sign ordinance.

**Site Description:**

The existing relationships of building-to-street, drive-thru-to-building and parking-to-street will be retained for the most part making improvements to the drive-thru area to help customers move expeditiously and safely thru the process. Accessibility features will be improved so as to meet current ADA requirements. Vehicular and pedestrian circulation is distinct from each other to a large extent. The site will be lit per McDonald's standards while respecting local city ordinances. On-site retention is incorporated thru underground storage. Power and telephone infrastructure is already existing and underground. Landscaping shall be in conformance with city ordinances with a plant palette more in keeping with xeriscape and crime prevention principals. Landscape is used to separate the parking and drive-thru areas from the pedestrian-building experience as well as screen these necessities from the greater community.

**Building Description:**

The proposed building architecture is significantly different from the current one; the look is part of a national re-branding campaign refreshing McDonald's image to be more relevant to the public. The building forms and materials are meant to be both traditional and contemporary, appealing to kids and to adults, timeless yet timely. The colors and materials have been selected from the McDonald's broad palette to address the local context. The building facades have detailed elements that provide architectural clarity to their purpose as well as provide visual interest.

McDonald's looks forward to bringing its new architectural image to Tempe modernizing the 25+ year old facilities as well as making needed site improvements and believes it to be a significant contribution toward re-invigorating the commercial character of Broadway Road.

Sincerely,  
KDF Architectural Group, LLC on behalf of McDonald's USA, LLC

A handwritten signature in black ink that reads "Daniel D. Filuk". The signature is written in a cursive, flowing style.

Daniel D. Filuk, Project Architect

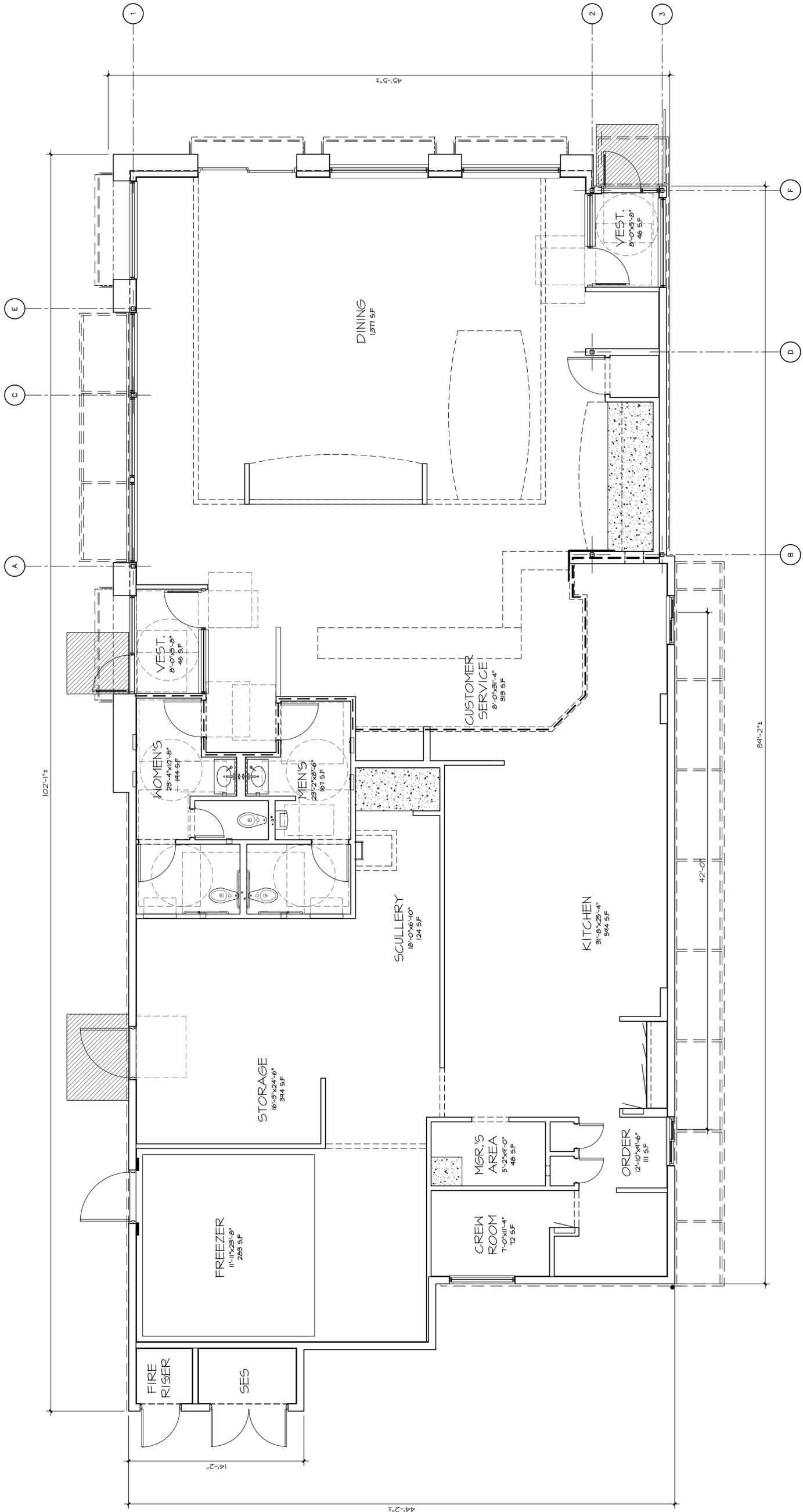


PROPOSED FLOOR PLAN

SQUARE FOOTAGE  
TOTAL BLDG GROSS AREA = 4,213 S.F.  
TOTAL BLDG NET AREA = 3,985 S.F.

SCALE 1/4" = 1'-0"

1



A1  
FLOOR PLAN

4587  
5'FRONT/5'REAR+  
SES,FIRE RISER RIM

1325 W. BROADWAY ROAD - TEMPE, ARIZONA

L/C: 02-0036

**McDonald's**

THE ENTERED BUILDING DESIGN AND THE MARKED ROOF DESIGN SHOWN IN THESE DRAWINGS ARE SERVICE MARKS OF MCDONALD'S CORPORATION. REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE.

EXP: 10/31/11

MCDONALD'S CORPORATION  
MCDONALD'S PLAZA  
OAK BROOK, ILLINOIS 60521



KDF/MS Architects, LLC  
4001 N. Third St., Ste. 130  
Phoenix, AZ 85012  
P: 602-341-8888  
F: 602-341-4143

REVISIONS

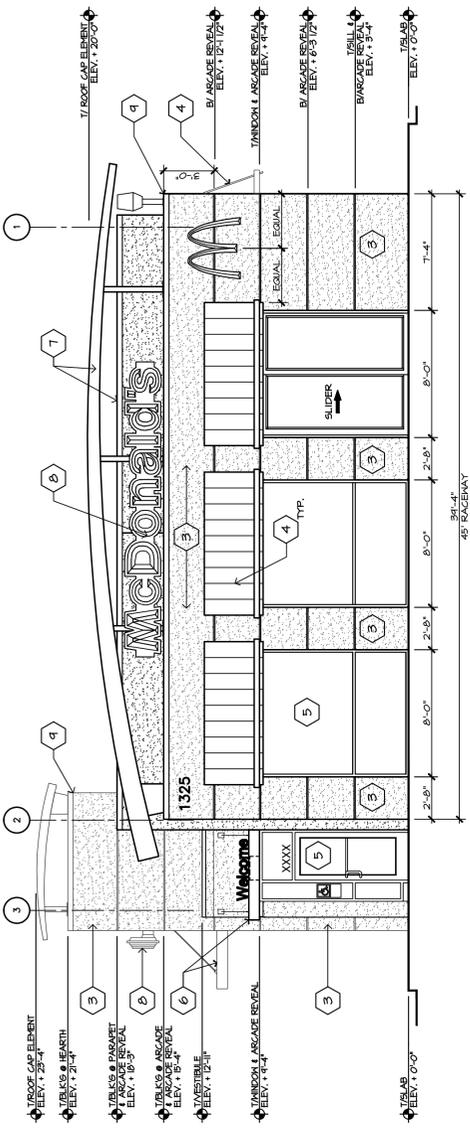
NO.	DATE	ITEMS	BY

ISSUE DATE: 10/5/10

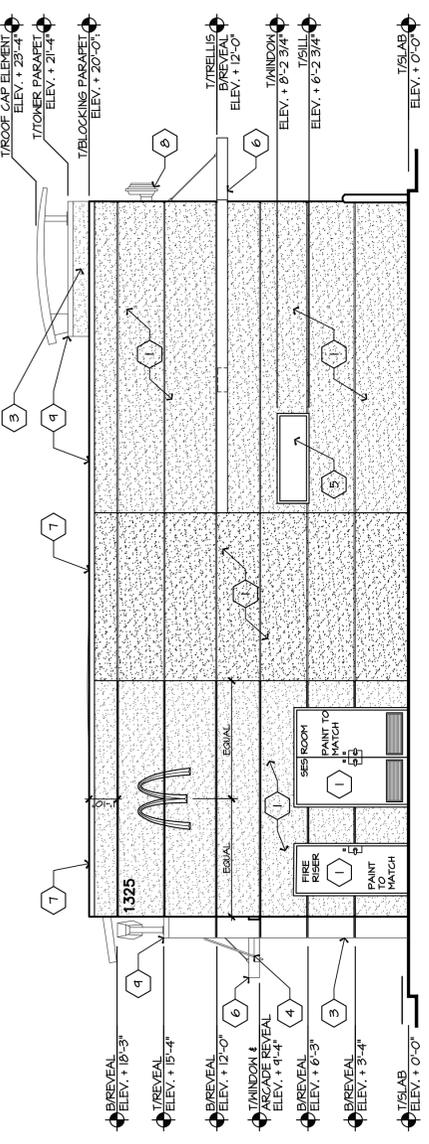
HL: DDF

DRAWN: CHECKED:

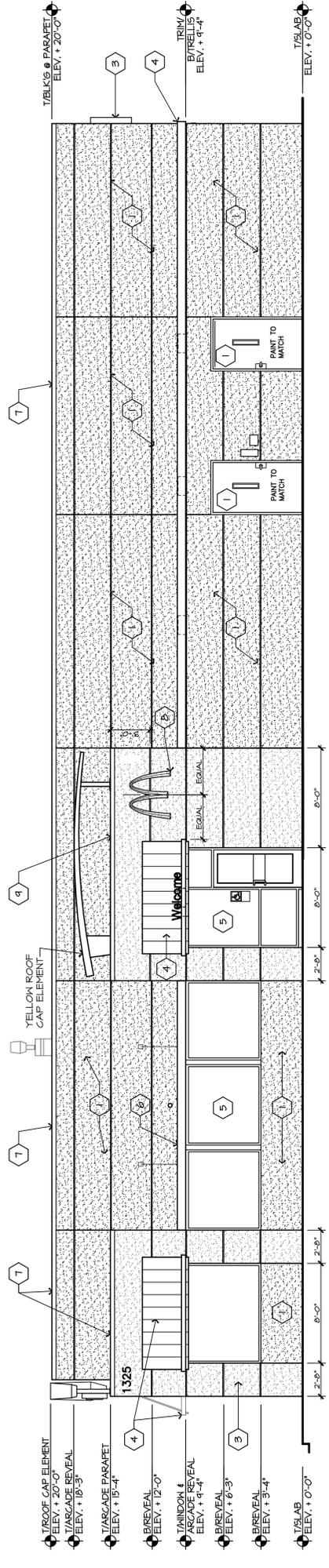
BUILDING:



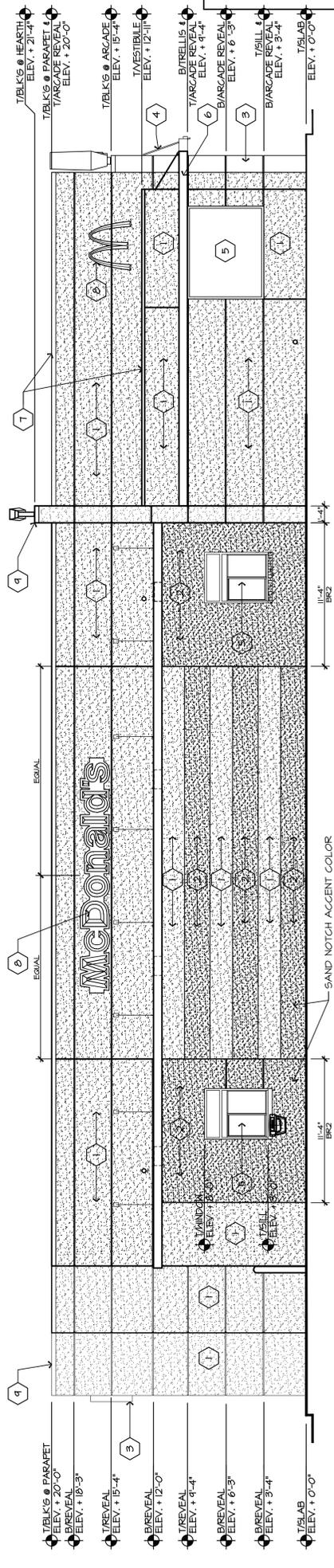
**FRONT ELEVATION** SCALE 3/16" = 1'-0" (A)



**REAR ELEVATION** SCALE 3/16" = 1'-0" (B)



**NON-DRIVE THRU SIDE ELEVATION** SCALE 3/16" = 1'-0" (C)



**DRIVE THRU SIDE ELEVATION** SCALE 3/16" = 1'-0" (D)

**COLOR SCHEDULE:**

- STUCCO (MAIN BUILDING) & SERVICE DOORS  
"HUNTINGTON BEIGE" - BM HC-21
- STUCCO (ACCENT)  
BM 2112-10 "MINK"
- STUCCO (ARCADÉ)  
BM 2151-60 "LINEN"
- ANNINGS (METAL)  
PANTONE 123C/101C
- GLAZING (WINDOWS & STOREFRONT)  
1" INSULATED CLEAR GLASS
- ALUMINUM TRELLIS - CLEAR  
ANODIZED FINISH (PREFINISHED)
- METAL (CORING) CLEAR ANODIZED  
FINISH (PREFINISHED)
- SIGNAGE (UNDER SEPARATE PERMIT)
- METAL (CORING) - COLOR TO MATCH  
SURROUNDING MATERIAL

1325 W BROADWAY ROAD - TEMPE, ARIZONA  
L/C: 02-0036  
REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE  
**McDonald's**  
© 1988 MCDONALD'S CORPORATION

4587  
5FFRONT/5REAR-  
5SS.FIRE RISER RIM  
1002200

**A2**  
EXTERIOR  
ELEVATIONS

MCDONALD'S CORPORATION  
MCDONALD'S PLAZA  
OAK BROOK, ILLINOIS 60521

400 N. THIRD ST., 5TH FL.  
PHOENIX, AZ 85012  
602-341-888  
1 800-341-413

KDF/JMS Architects, LLC  
10/310

**REVISIONS**

NO.	DATE	ITEMS	BY

ISSUE DATE: 10/31/10  
DRAWN: HL  
CHECKED: DDF  
BUILDING:



NO.	DATE	REVISIONS	BY

**PROJECT DATA**  
 PARCEL NUMBER: 023-508-3A  
 ZONING: GID-GENERAL INDUSTRIAL DISTRICT  
 ADDRESS: 1325 WEST BROADWAY  
 CITY: TEMPE, ARIZONA  
 SCOPE OF WORK: DEMO EXISTING MCDONALD'S RESTAURANT INCLUDING DRIVE THRU WITH EXISTING DRIVEWAY RETROFIT  
 OWNER: MCDONALD'S CORPORATION  
 17550 N. PERIMETER DRIVE, SUITE 400  
 500 SCOTTSDALE, ARIZONA 85255  
 (602) 502-5181 ASA MAYO  
 APPLICANT/ARCHITECT: KDF ARCHITECTS, INC.  
 1001 N. CENTRAL AVENUE, SUITE 180  
 PHOENIX, ARIZONA 85021 (602) 234-1068 FAX: (602) 234-1413  
 BUILDING CODES: 2006 INTERNATIONAL BUILDING CODE  
 2006 INTERNATIONAL MECHANICAL CODE  
 2006 NATIONAL ELECTRIC CODE  
 2006 INTERNATIONAL FIRE CODE  
 2006 INTERNATIONAL ENERGY CODE  
 2006 ADMINISTRATIVE CODE  
 TEMPE ADMINISTRATIVE CODE  
 ALL WITH ADDENDUMS  
 OCCUPANCY: A-2  
 TYPE OF CONSTRUCTION: VB FULLY SPRINKLED  
 MATERIALS: WALLS: WOOD FRAME, W/ EXTERIOR STUCCO  
 SYSTEM ROOF: WOOD TRUSSES  
 BUILDING HEIGHT: 21'-4" PARAPET HEIGHT  
 BUILDING AREA: 4,316 SF GR0955  
 SITE AREA: 98,409 SF ± (384 ACRES)  
 LOT COVERAGE: 4316/20098409-138  
 LANDSCAPE AREA: 17,270 SF ± PROVIDED  
 PARKING REQUIRED: NET 4217 SF  
 INDOR: 1800 SF (42) P.S. OUTDOOR: 1800 SF (42) P.S. TOTAL: 3600 SF (84) P.S.  
 SPACES REQ. (INCLUDES 3 ACCESSIBLE) BICYCLE PARKING: 1/1000SF=4 SPACES  
 PROVIDED: 52 P.S. PROVIDED (INCLUDES 3 ACCESSIBLE) 4 BICYCLE SPACES PROVIDED

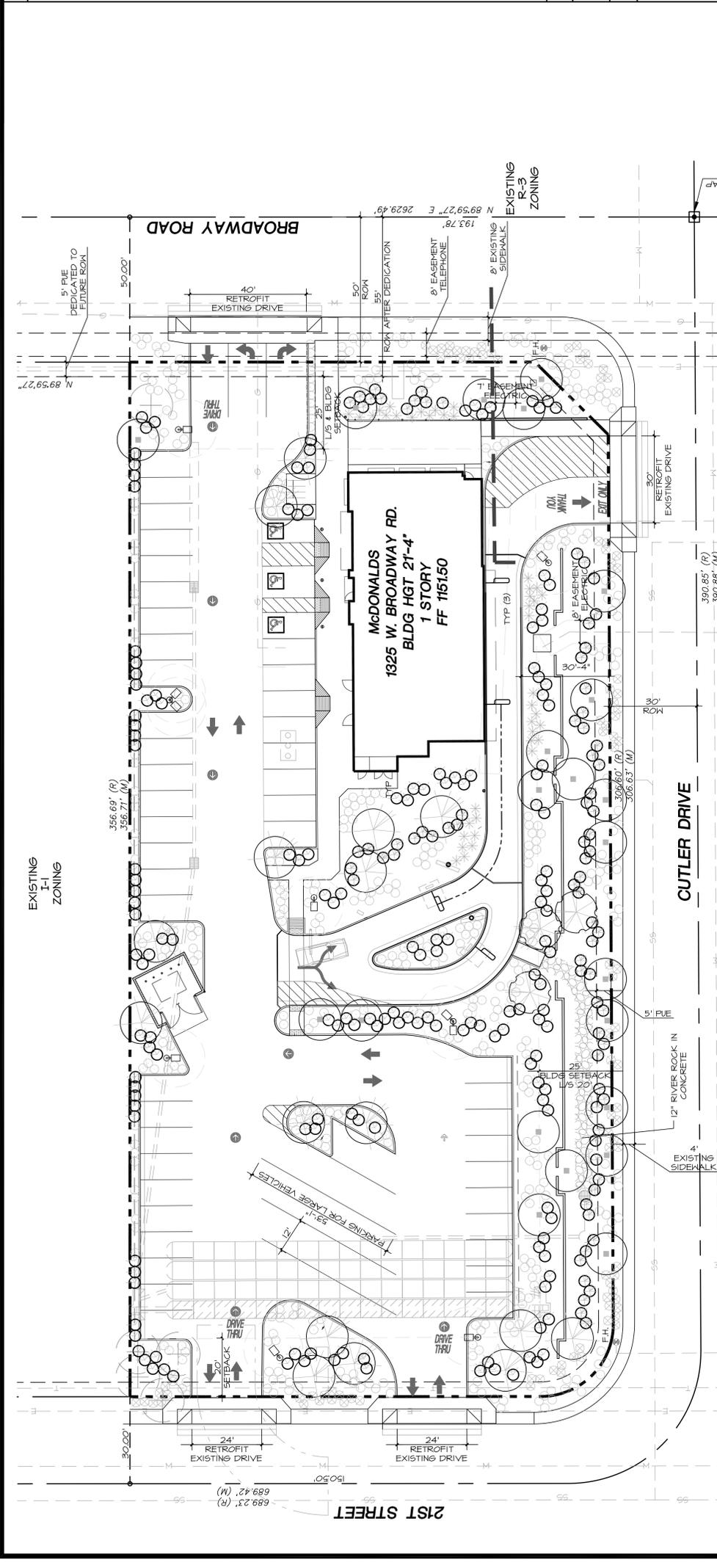
**LEGAL DESCRIPTION**  
 A PORTION OF LOT 2, TEMPE DUNN/BUSINESS PARK, AS SHOWN IN BOOK 105 OF MAPS OF PAGE 14 RECORDS OF MARICOPA COUNTY, ARIZONA.

**KEYNOTES**  
 1. PROPERTY LINE  
 2. BIKE RACK  
 3. SIGN AND GREASE INTERCEPTOR  
 4. OUTDOOR DINING WITH PATIO FENCING T.B.D. BY OWNER  
 5. 6'-0" HIGH TRASH ENCLOSURE, PER TEMPE DETAIL DS16  
 6. MENU BOARD & P.O.S. EQUIPMENT  
 7. DRIVE THRU WINDOW RETROFIT  
 8. DRIVE THRU WINDOW OVERHANG  
 9. CONCRETE SIDEWALK  
 10. S.E.S. ROOM  
 11. FIRE RISER ROOM  
 12. DRIVE THRU DRIVE THRU LANE  
 13. PROPOSED PARKING STRIPING  
 14. PAINTED DIRECTIONAL STRIPING  
 15. ACCESSIBLE RAMP  
 16. LIGHT SCREEN WALL  
 17. CURB & GUTTER - SEE CIVIL  
 18. PARKING OVERHANG  
 19. ACCESSIBLE PARKING SIGN PER CITY OF TEMPE  
 20. ACCESSIBLE PARKING SIGN WITH EASEMENT T.B. GRANTED  
 21. DETECTABLE MARKING STRIPS PER CITY OF TEMPE  
 22. DETECTABLE MARKING STRIPS PER CITY OF TEMPE  
 23. DETECTABLE MARKING STRIPS PER CITY OF TEMPE  
 24. DETECTABLE MARKING STRIPS PER CITY OF TEMPE  
 25. SIGN MONUMENT SIGN WITH EASEMENT T.B. GRANTED  
 26. EXISTING SIDEWALK TO REMAIN  
 27. EXISTING FIRE HYDRANT TO REMAIN  
 28. EXISTING GUEST PEDESTAL TO REMAIN  
 29. EXISTING SCREEN WALL TO REMAIN  
 30. EXISTING SCREEN WALL TO REMAIN  
 31. FIRE LANE-25' INSIDE, 45' OUTSIDE  
 32. NEW SIDEWALK  
 33. PROPOSED PERMANENT SIGN  
 34. PROPOSED PERMANENT SIGN  
 35. SIGNING OVERNIGHT PARKING

**VICINITY MAP**  
 UNIVERSITY DRIVE  
 MILL AVENUE  
 BROADWAY ROAD  
 CUTLER ST.  
 21ST ST.  
 PRIORITY DRIVE  
 SOUTHERN AVENUE  
 SITE

**REVISIONS**  
 MCDONALD'S PLAZA 60521  
 OAK BROOK, ILLINOIS  
 KDF/JMS Architects  
 4001 N. CENTRAL AVENUE, SUITE 180  
 PHOENIX, AZ 85012  
 f: 602-234-1413  
 602-234-1868  
 DRAWN: R565  
 CHECKED: DPF  
 BUILDING:

**PROJECT DATA**  
 1325 W. BROADWAY ROAD - TEMPE, ARIZONA  
 L/C: 02-0036  
 REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE  
 © 1988 MCDONALD'S CORPORATION  
 4587  
 5' FRONT / 5' REAR+  
 SES FIRE RISER RM  
**L1**  
 CONCEPTUAL  
 LANDSCAPE PLAN



**LANDSCAPE LEGEND**  
 CERCIUM PRAECOX 24" BOX (MATCHING)  
 SONORAN PALO VERDE 24" BOX (MATCHING)  
 ACACIA STENOPHYLLA SHOESTRING ACACIA 24" BOX  
 QUERCUS VIRGINIANA OAK 24" BOX  
 EXISTING TREE PROTECT FROM CONSTRUCTION  
 LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' 5 GALLON  
 RUELLIA PENINSULARIS BAJA RUELLIA 3 GALLON  
 LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON  
 CONVULVULUS CNEORUM BUSH MORNING GLORY 1 GALLON  
 RUELLIA BRITONIANA 'KATIE' TRAINING RUELLIA 1 GALLON  
 GAZANIA RIGENS 'SUN GOLD' 1m 1 GALLON  
 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE NOTES**  
 THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.  
 ALL PARKING LOT FINGERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.  
 ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.  
 ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.  
 NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE  
 TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.  
 NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

**DOUBLE STAKING DETAIL**  
 1. 1/2" RUBBER HOSE WITH #10 WIRE  
 2. TREE STAKES BURY 3" BELOW GRADE  
 3. 4" BASIN  
 4. GRADE  
 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING  
 6. AGRIFORM TABLETS  
 BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

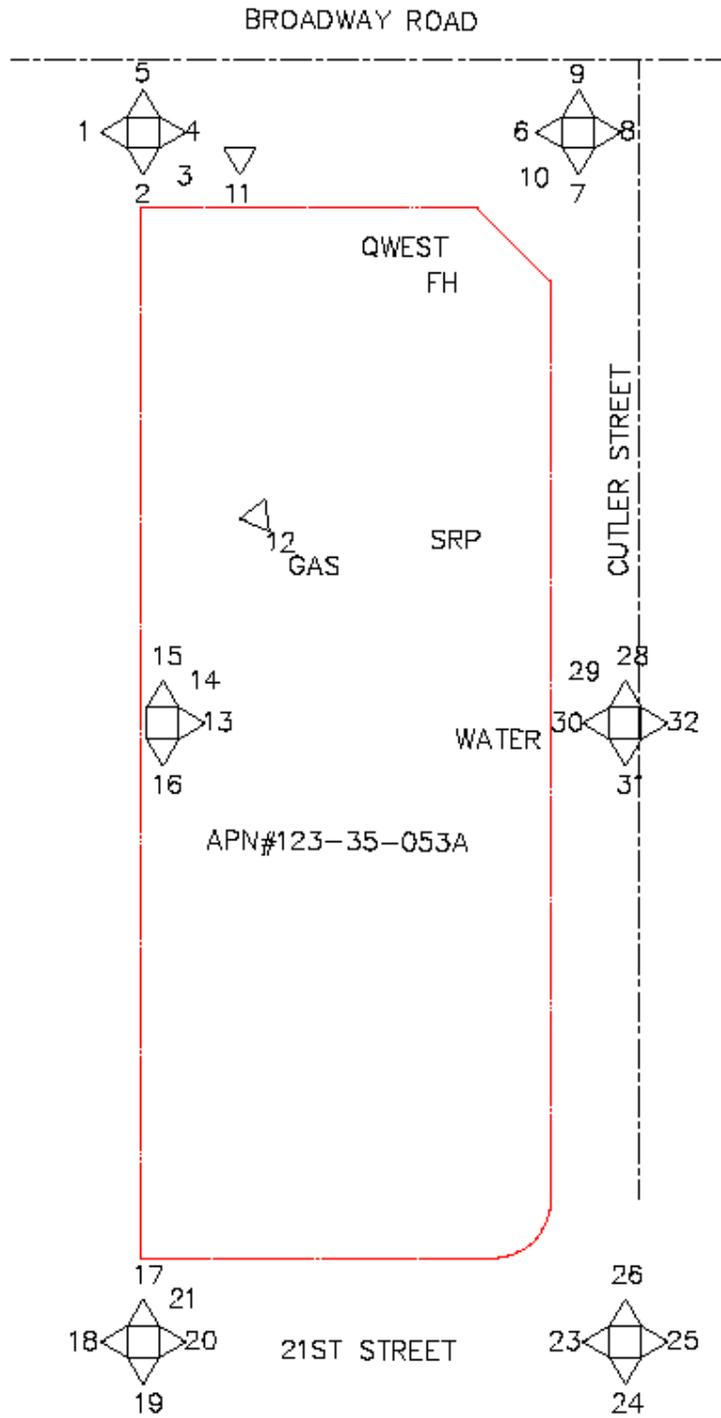
**SHRUB PLANTING DETAIL**  
 1. MINIMUM DIMENSION FOR 5 GAL. PLANTS  
 2. 1" BASIN  
 3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING  
 4. AGRIFORM TABLETS SEE SPECS. FOR RATIO  
 BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**TREE GUYING DETAIL**  
 NOTE: MULTITRUNK TREES TO HAVE ALL MAJOR LEADERS STAKED  
 1. NOTCH-TUBING LOOP WITH 1/2" RUBBER HOSE THROUGH EMBEDDED IN CONCRETE  
 2. #10 WIRE RUBBER COATED  
 3. 1/2" RUBBER HOSE  
 BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.





# SITE PHOTO INDEX





1-NWC VIEW WEST ON BROADWAY



2-NWC VIEW SOUTH DOWN PROPERTY LINE



3-NWC VIEW DIAGONAL TOWARD BUILDING ENTRANCE



4-NWC VIEW EAST ON BROADWAY



5-NWC VIEW NORTH ACROSS BROADWAY



6-NEC VIEW WEST ON BROADWAY



7-NEC VIEW SOUTH AT PROPERTY LINE ADJACENT CUTLER ST.



8-NEC VIEW EAST ON BROADWAY



9-NEC VIEW ACROSS BROADWAY



10-NEC VIEW DIAGONAL TOWARD DRIVE THRU



11-NW DRIVEWAY ENTRANCE VIEW SOUTH



12-GAS RISER LOCATION



14-MIDPOINT AT NW PROPERTY LINE VIEW DIAGONAL TOWARD REAR OF BUILDING



15- MIDPOINT AT NW PROPERTY LINE VIEW NORTH OF TRASH ENCLOSURE



16- MIDPOINT AT NW PROPERTY LINE VIEW SOUTH



17- SWC OF PROPERTY LINE VIEW NORTH-METER IN VIEW IS NOT MCDONALDS



18-SWC VIEW WEST ON 21<sup>ST</sup> STREET



19-SWC VIEW ACROSS 21<sup>ST</sup> STREET



20- SWC OF PROPERTY VIEW EAST ON 21<sup>ST</sup> STREET



21- SWC OF PROPERTY VIEW DIAGONAL ACROSS LOT



22- SWC OF PROPERTY AT DRIVE VIEW NORTH TOWARD BROADWAY ENTRANCE



23- SEC VIEW WEST ON 21<sup>ST</sup> STREET



24- SEC VIEW EAST ACROSS CUTLER



25- SEC VIEW NORTH ON CUTLER



26-SEC VIEW DIAGONAL ACROSS PROPERTY



27-MIDPOINT SE PROPERTY LINE VIEW NORTH



28-MIDPOINT SE PROPERTY LINE VIEW ACROSS LOT



29- MIDPOINT SE PROPERTY LINE VIEW DIAGONAL TOWARD REAR OF BUILDING



30- MIDPOINT SE PROPERTY LINE VIEW ACROSS LOT OF MENU BOARD



31- MIDPOINT SE PROPERTY LINE VIEW SOUTH ALONG CUTLER



32- MIDPOINT SE PROPERTY LINE VIEW ACROSS CUTLER DIAGONAL TOWARD BROADWAY



33- VIEW OF EXISTING SRP TRANSFORMER AT DRIVE-THRU



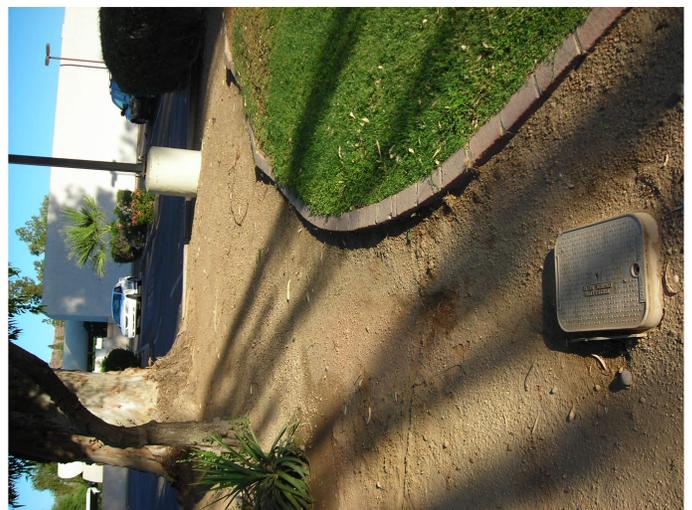
34- MIDPOINT SE PROPERTY LINE VIEW ACROSS LOT



35- MIDPOINT SE PROPERTY LINE VIEW ACROSS CUTLER STREET. ENTRANCE TO INDUSTRIAL



36- SE PROPERTY LINE VIEW OF EXISTING LANDSCAPE



37- SE PROPERTY LINE VIEW OF EXISTING WATER METER