

# Staff Summary Report

Development Review Commission Date: 10/14/08

Agenda Item Number: \_\_\_

**SUBJECT:** Hold a public hearing for a Use Permit and Development Plan Review for TOTAL WINE AND MORE, located at 8544 South Emerald Drive.

**DOCUMENT NAME:** DRCr\_TotalWineAndMore\_101408

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **TOTAL WINE AND MORE (PL080269)** (William Tait, Emerald I-10, L.L.C., property owner; Victor Kollasch, Balmer Architectural Group, INC, applicant) consisting of a 1 story retail building, with approximately 23,484 s.f. of building area on 13.67 net acres), located at 8544 South Emerald Drive in the RCC, Regional Commercial Center District, and within the Southwest Tempe Overlay District. The request includes the following:

**ZUP08137** – Use Permit to allow a Liquor Store (Series 9 Liquor License) in the RCC, Regional Commercial Center District.

**DPR08196** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Alan Como, Planner II (480-350-8439)

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

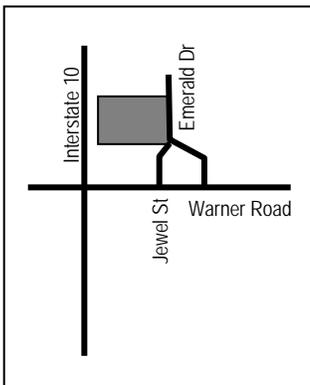


**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

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

**ADDITIONAL INFO:**



Net site area	13.67 acres
Total Building area	23,484 s.f.
Lot Coverage	4 % (50% maximum allowed)
Building Height	50' (160 ft maximum allowed per RCC-PAD, previously entitled)
Building setbacks	+25' front, +25' side, +25' rear (25, 25, 25 min.)
Landscape area	14% (10% minimum required per PAD)
Vehicle Parking	599 spaces total for all phases (79 min. required for this project, 663 max allowed)
Bicycle Parking	12 spaces (10 minimum required)

A neighborhood meeting is not required with this application as there are no residences within 300' of the site.

**PAGES:**

1. List of Attachments
- 2-3. Comments
3. Reason for Approval
- 3-5. Conditions of Approval
- 6-7. Code/Ordinance Requirements
8. History & Facts; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Explanation
- 5-6. Site plan
7. Floor plans
- 8-9. Building Elevations
10. Building Sections
11. Preliminary Grading & Drainage Plan
12. Landscape Plan

## COMMENTS:

This site is located between Warner Road and Elliot Road, and I-10 and Priest Drive and is located within the Southwest Tempe Overlay District. The site is located in the Emerald Center and is zoned RCC, Regional Commercial Center.

This request includes the following:

1. Use Permit for a Liquor Store (Series 9 Liquor License) in RCC
2. Development Plan Review which includes: a 1 story retail building of approximately 23,484 s.f. of building area on 13.67 net acres.

The applicant is requesting the Development Review Commission to take action on the two items listed above. For further processing, the applicant will need approval of an amended PAD to include this building. As the amended PAD would only modify the site plan and would not change any development standards, this would be an administrative process.

## PUBLIC INPUT

- A Neighborhood meeting is not required. To date, no public input has been received.

## PROJECT ANALYSIS

### USE PERMIT

The proposed development requires a use permit for a Liquor Store in RCC, Regional Commercial Center. Total Wine and More is a wine superstore which also sells spirits and beer. Hours of operation are Monday-Saturday from 9:00am to 10:00pm, Sunday from 10:00am to 9:00pm.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. The use is appropriate for the area being in close proximity to other regional commercial uses.
2. Any significant increase in vehicular or pedestrian traffic. There will be an increase in traffic in the general vicinity of this site; however the traffic generated should be consistent with uses next to a major interstate.
3. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. There is no foreseeable nuisance from this development.
4. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. This proposed use does not contribute to the deterioration of the neighborhood, the downgrading of property values, nor is in conflict with the goals of the General Plan.
5. Compatibility with existing surrounding structures and uses. This use is consistent with and compatible to other regional commercial uses in the area.
6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.

## DEVELOPMENT PLAN REVIEW

The development site is a part of the Emerald Center which is zoned RCC, Regional Commercial Center, and includes Ikea and Dick's Sporting Goods as major tenants. The building is located directly adjacent to Dick's Sporting Goods.

The building elevations reflect a simple design with a distinctive entrance feature, using contrasting colors and materials. The north elevation of the building will primarily be an Exterior Insulation Finishing System (EIFS), with brick and stone accents. The north façade will have four (4) contrasting colors, with the entry feature painted to match Dick's Sporting Goods Green. This will provide a unifying element between the two buildings. The east façade will be painted masonry with three (3) primary colors; however this elevation will eventually be concealed by a future building. The western elevation is concealed by Dick's Sporting Goods, with the exception of the loading dock, which will be painted masonry. The entrance feature will be two (2) 50' tall columns that support the

business sign, with two different horizontal elements. The columns have a base of brick, with horizontal bands of a lighter stone; the top portion is clad in a metallic Demandit EIFS, painted to match Dick's Sporting Goods Green. The height of the building will be 50'-0" to the top of the building's main entrance sign element. The heights of other major buildings in the Emerald Center are as follows: Dick's Sporting Goods 54'-0", IKEA 43'-8", Lifetime Fitness 56'-0". In 2003 the City Council approved a PAD for the Emerald Center that included a variance to increase the maximum allowable building height from 100'-0" to 160'-0". The development proposal included provisions for a 200,000 s.f. hotel building, and it is likely that the height increase was intended for that building. To date no such hotel building has been built in the Emerald Center, nor has any other building been built at the 160' allowable height.

The landscaping for this project is focused at the main building entrance. There will be three (3) 24" box trees, two (2) vine trellis structures, and various ground coverings.

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

1. The placement of the building maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, and facilitates pedestrian access and circulation.
2. Materials shall be of superior quality and compatible with the surroundings.
3. Buildings and landscape elements have proper scale with the site and surroundings.
4. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk.
5. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
6. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
7. Special treatment of doors, windows, doorways and walkways contributing to an attractive public space.
8. On-site utilities are placed underground.
9. Clear and well lighted walkways connect building entrances to adjacent sidewalks.
10. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
11. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
12. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
13. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
14. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
15. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

#### Conclusion

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

#### REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use in that a regional retail use will contribute to Tempe's economy.
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 Use Permit and Development Plan Review.

#### ZUP08137

##### CONDITIONS OF APPROVAL:

1. The applicant shall work with the Tempe Police Department to implement a Security Plan for the business prior to receipt of certificate of occupancy.
2. The use permit is valid for one year or until drawings are submitted to the Development Services Building Safety Division for building permit by October 14, 2009 and upon completion of permits, otherwise the use permit approval will expire

#### DPR08196

##### CONDITIONS OF APPROVAL:

### Site Plan

3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by October 14, 2009 or Development Plan approval will expire.
4. An amended PAD is required for this development and shall be approved prior to issuance of building permits.
5. 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.
6. 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

7. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism

### Building Elevations

8. The materials and colors are approved as presented and noted on elevation plans:
  - Brick Veneer B1– Belden Brick – 503-505 Standard
  - Accent Stone on columns B2– Belden Brick – Sea Grey
  - EIFS Field Color C3 – Dryvit Systems, Inc., painted – Frazee "Anthem" CLV1111N
  - EIFS Accent Color C1– Dryvit Systems, Inc. – Monastery Brown #381
  - EIFS Accent Color C2– Dryvit Systems, Inc. – Buckskin #449
  - Metallic Demandit EIFS C4– Dryvit Systems, Inc. – Color to match Dick's Sporting Goods Green
  - Accent Color C5 – Match Belden Brick 503-505 Standard (similar to Frazee 1497N "Kirkin")

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.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
11. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
13. Exposed conduit, piping, or related materials is not allowed.

### Lighting

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

### Landscape

15. 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.

16. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
17. 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

18. Provide address sign(s) on the building elevation facing the street to which the property is identified. Also place an address sign on the building façade that faces the parking lot to the north.
  - 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.
19. Approval for the main building entry sign on north elevation must be obtained through separate approval process.
20. All freestanding identification signs must be obtained through a separate sign package approval process. Contact Planning Staff at (480) 350-8331.

## 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** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at 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 **August 6, 2008 and September 3, 2008**. 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:**
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **COMMUNICATIONS:** If this building is taller than 50'-0", Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.
- **PUBLIC ART:** Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). 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 the process described in this condition.
- **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.
  - A security plan may be required by the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - A security vision panel shall be provided 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.
  - 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.

- FIRE: (Jim Walker 480-350-8341)
  - Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- ENGINEERING AND LAND SERVICES:
  - Underground utilities requirement excludes 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:
  - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. 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. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act 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:
  - Follow requirements of ZDC Part 4 chapter 8.
  - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address 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. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

## HISTORY & FACTS:

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September 3, 2003 City Council approved SPD-2003.64 A Preliminary Planned Area Development for The Emerald Center, including a variance to increase the maximum allowable building height from 100 feet to 160 feet.

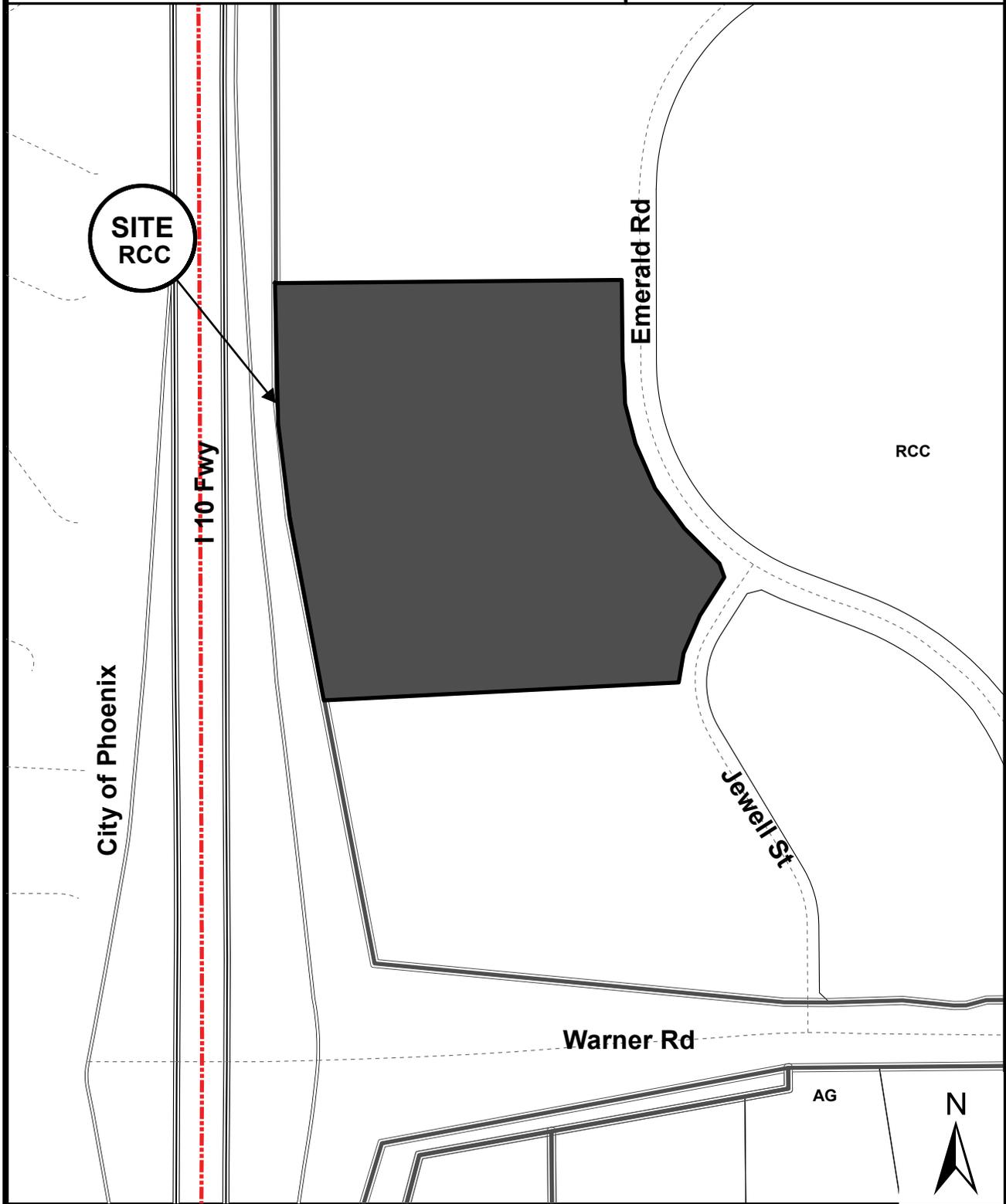
November 28, 2006 Development Review Commission approved a Development Plan Review for Dick's Sporting Goods at 8530 South Emerald Drive.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

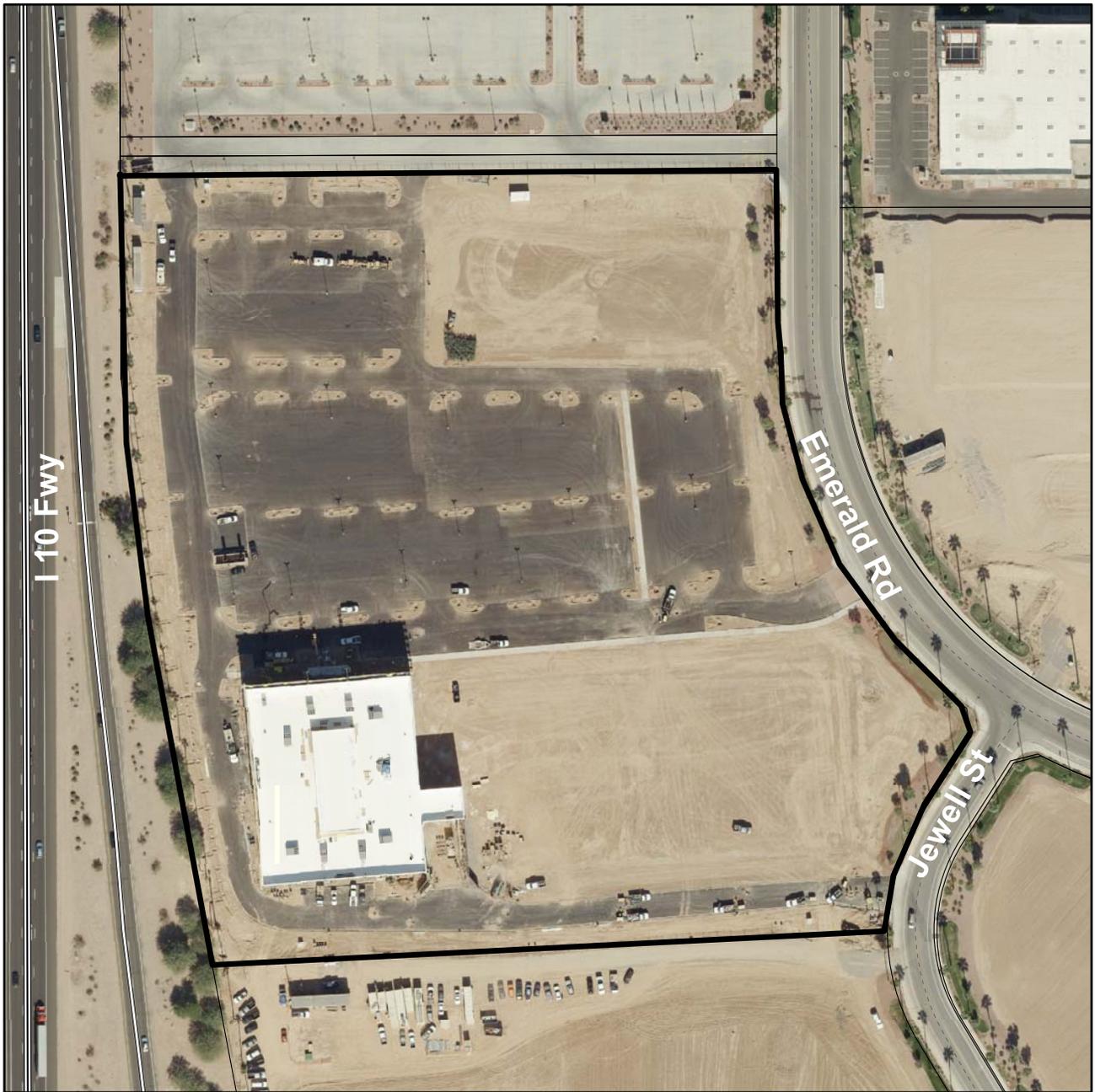
Section 6-306 - Development Plan Review  
Section 6-308 - Use Permit

TOTAL WINE AND MORE

PL080269



Location Map



**TOTAL WINE AND MORE (PL080269)**



9-10-08

## TOTAL WINE-SPIRITS-BEER & MORE

### PROJECT EXPLANATION - DEVELOPMENT PLAN REVIEW / USE PERMIT:

The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas, enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

- a. Shade for energy conservation and comfort as an integral part of the design; The store faces north, providing shade for glass features. An entry canopy adds additional shade.
- b. Materials shall be of superior quality and compatible with the surroundings; materials and finishes match the existing, newly constructed Dick's Sporting Goods with brick veneer and Efis
- c. *Buildings* and *landscape* elements have proper scale with the site and surroundings; The façade was raised to be proportionate with the adjacent two story store. Landscape maintains the existing in place theme
- d. Large *building* masses are divided into smaller components that create a human-scale as viewed from the sidewalk; The building maintains a freeway massing orientation with reduced scale at the entry via a canopy feature
- e. *Buildings* have a clear base and top, as identified by ground floor elements, *roof* forms, and detailing; The building base at the pedestrian exposure has a brick veneer finish. The parapet has an accent band in keeping with existing designs
- f. *Building* facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility; A faux steel frame work adds articulation at the entry for interest and significance. The entry element has a projecting glass expanse providing good visibility from the interior
- g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces; Yes
- h. On-site utilities are places underground; Yes
- i. Clear and well lighted walkways connect *building* entrances to one another and to adjacent sidewalks; Yes
- j. *Accessibility* is provided in conformance with the American With Disabilities Act (ADA); Yes
- k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage; Pedestrian linkage to Emerald drive is provided from the entry to street with out interface with vehicles

ARCHITECTURE PLANNING INTERIORS ■ COMMERCIAL HOSPITALITY INDUSTRIAL

2425 E CAMELBACK  
RD SUITE 775  
PHOENIX AZ 85016  
602 954 6718  
FAX 468 9680  
A D M I N @  
B A G - I N C . C O M  
ATTACHMENT 3

SEP 17 2008

- l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria; The building sits in an existing pad location with existing site development that meets city policy
- m. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan; Yes to the extent possible with in the existing parameters
- n. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*; Yes
- o. Landscaping accents and separates *parking, buildings, driveways* and pedestrian walkways; Yes
- p. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects. Yes
- q. Retention is piped underground with a storm drainage system per existing conditions

**USE PERMIT:**

Request Use Permit to allow retail liquor sales in RCC zoning district per Section 3-202 and Table 3-202A of the Tempe Zoning and Development Code.







**GLASS:**  
 VISION GLASS: 1/4" CLEAR TEMPERED GLASS AT ALL LOCATIONS WITH INTERIOR APPLIED 3M SCOTCHINTINT SUNCONTROL WINDOW FILM: NV 13 OR EQUAL.

ALUMINUM FRAMES SHALL MATCH STANLEY AUTOMATIC DOOR SYSTEMS FINISH AND FRAME SIZE (4.5" x 1.75") WITH A COLOR SAMPLE OF ACCEPTING ALL MISC. ADD-ON ACCESSORIES.  
 T = TEMPERED GLASS

**GENERAL NOTES:**

- COLORS SUBJECT TO ARCHITECT'S APPROVAL OF 4" X 4" BUILDING APPLIED SAMPLES. ADDITIONAL SAMPLES MAY BE REQUIRED PRIOR TO FINAL APPROVAL.
- ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE FULLY SCREENED BY BUILDING PARAPET WALLS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS

**FINISHES:**

NOTE: PAINT COLORS SUBJECT TO CHANGE. NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) IN EXCESS OF 75.

**COLOR SCHEDULE**

C1 MONASTERY BROWN #381 AS MANUFACTURED BY DRYVIT (LRV 35)  
 C2 BUCKSKIN #449 AS MANUFACTURED BY DRYVIT (LRV 60)  
 C3 FRAZEE ANTHEM #01111N (LRV 11)  
 MATCH DICK'S SPORTING GOODS GREEN FROM BUCKSKIN TRIMS SIMILAR TO SW6475 COUNTRY SURE (LRV 60)  
 C4 MATCH FACE BRICK (B) (SIMILAR TO FRAZEE 1497N KIRKIN LRV 13)  
 B1 BRICK VENEER - FIELD - BELDEN #503-505 STANDARD WITH #127 LAFARGE MASONRY COLORED MORTAR  
 B2 BRICK VENEER - ACCENT - BELDEN 8"x8" SEA GREY SMOOTH WITH MATCHING COLORED MORTAR

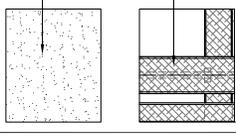
**EFS FINISH SYSTEM NOTES**

C4 ALL FINISHES NOTED AS COLOR C4 SHALL BE SMOOTH EFS FINISH SYSTEM  
 ALL AREAS NOTED "PAINT OR EFS COATING ON MASONRY" SHALL BE PAINTED COLOR INDICATED OR FINISHED WITH MATCHING EFS FINISH COAT ONLY

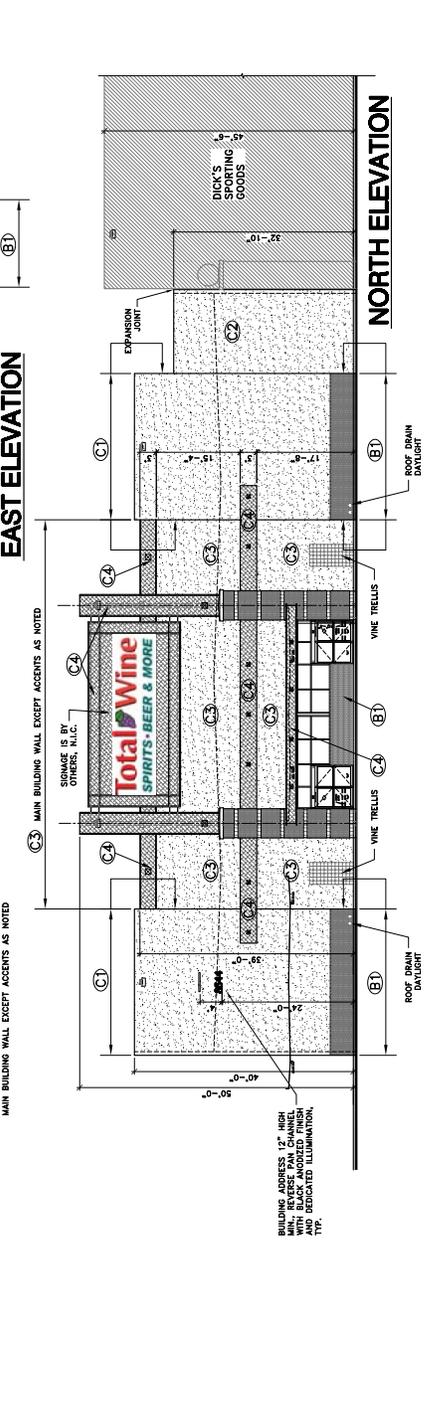
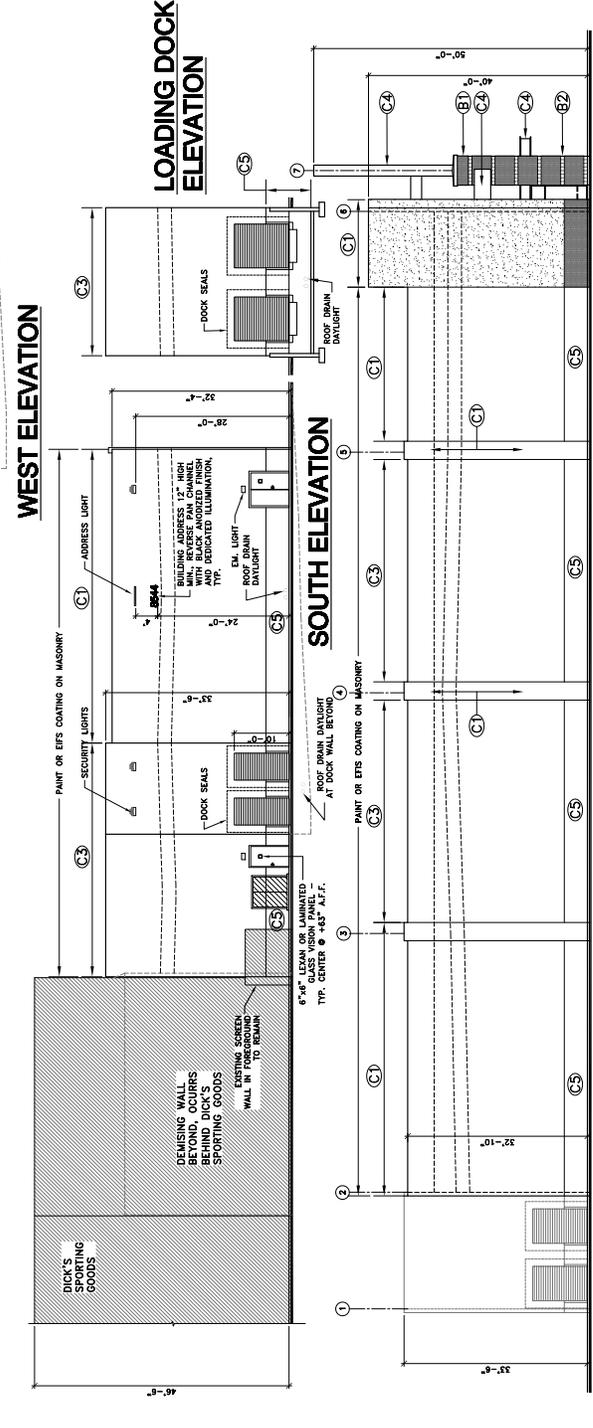
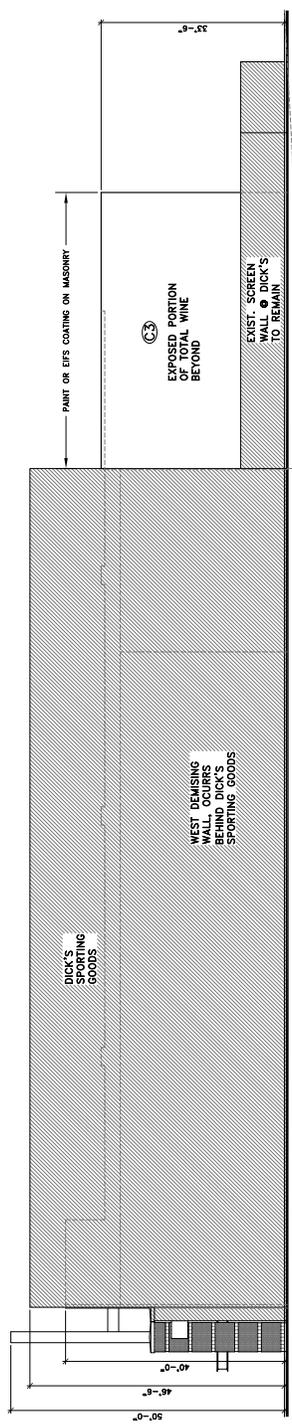
AREAS HATCHED THIS INDICATE STANDARD EFS FINISH SYSTEM OVER DESIGNATED SUBSTRATE. SEE PLANS AND DETAILS FOR ADDITIONAL INFORMATION

AREAS HATCHED THIS INDICATE ALUMINUM FINISH SYSTEM OVER DESIGNATED SUBSTRATE. SEE PLANS AND DETAILS FOR ADDITIONAL INFORMATION

TYPICAL EFS FINISH SYSTEM SHALL BE DRYVIT OUTSULATION WITH PEBBLE FINE FINISH. SMOOTH FINISH EFS SYSTEM SHALL BE DRYVIT METALLIC DEMANDIT SYSTEM.



**EXTERIOR ELEVATIONS**  
 SCALE: 3/32" = 1'-0"



**GLASS:**  
 VISION GLASS: 1/4" CLEAR TEMPERED GLASS AT ALL LOCATIONS WITH INTERIOR APPLIED - 3M SCOTCHINT SUNCONTROL WINDOW FILM: NV 15 OR EQUAL.

ALUMINUM FRAMES SHALL MATCH STANLEY AUTOMATIC DOOR SYSTEMS FINISH AND FRAME SIZE (4.5" X 1.75") WITH CENTER GLAZING CAPABLE OF ACCEPTING ALL MISC. ADD-ON ACCESSORIES.

T = TEMPERED GLASS

**GENERAL NOTES:**

- COLORS SUBJECT TO ARCHITECT'S APPROVAL OF 4" X 4" BUILDING APPLIED SAMPLES. ADDITIONAL SAMPLES MAY BE REQUIRED PRIOR TO FINAL APPROVAL.
- ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE FULLY SCREENED BY BUILDING PARAPET WALLS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS

**FINISHES:**

NOTE: PAINT COLORS SUBJECT TO CHANGE. NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) IN EXCESS OF 75.

**COLOR SCHEDULE**

C1	MONASTERY BROWN #381 AS MANUFACTURED BY DRYVIT (LRV 35)
C2	BUCKSKIN #449 AS MANUFACTURED BY DRYVIT (LRV 80)
C3	FRAZEE ANTHEM #GLV 1111N (LRV 11)
C4	MATCH DICK'S SPORTING GOODS GREEN FROM SHERWIN WILLIAMS (SIMILAR TO SW6275 COUNTRY SQUIRE LRV 6)
C5	MATCH FACE BRICK (B1) (SIMILAR TO FRAZEE 1497N KIRKIN LRV 13)
B1	BRICK VENEER - FIELD - BELDEN #503-505 STANDARD WITH #127 LAFARGE MASONRY COLORED MORTAR
B2	BRICK VENEER - ACCENT - BELDEN 8"x8" SEA GREY SMOOTH WITH MATCHING COLORED MORTAR

**EFS FINISH SYSTEM NOTES**

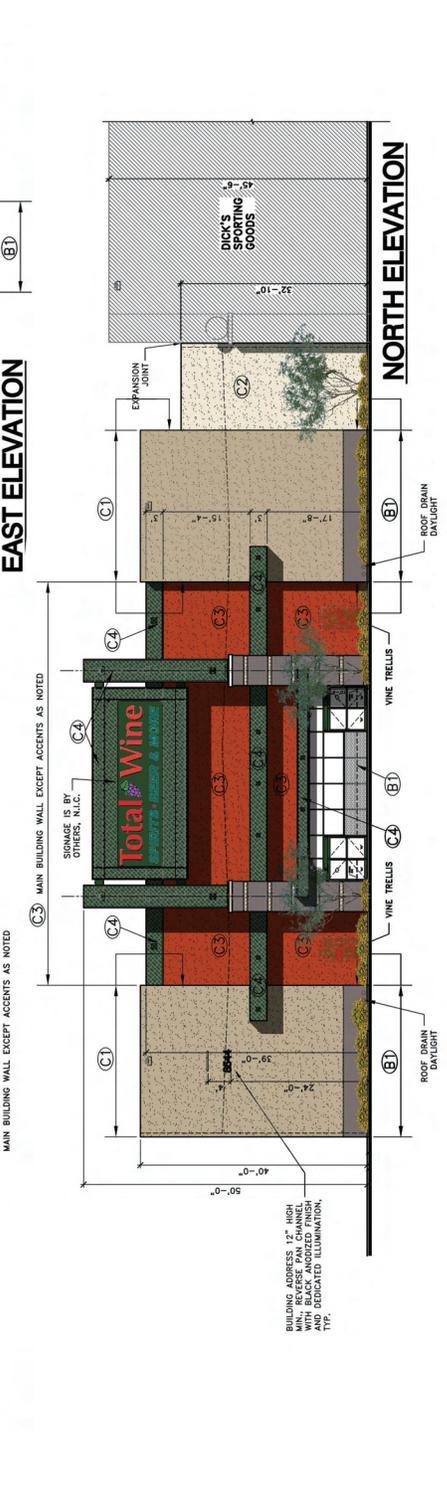
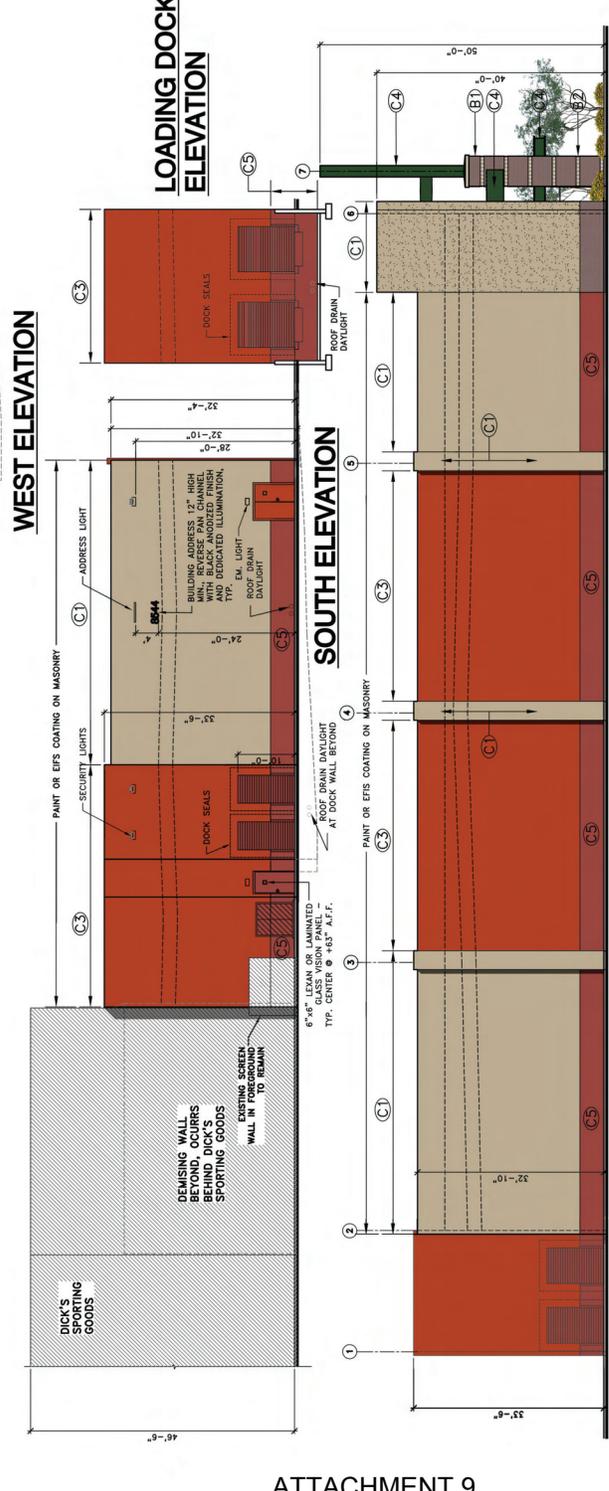
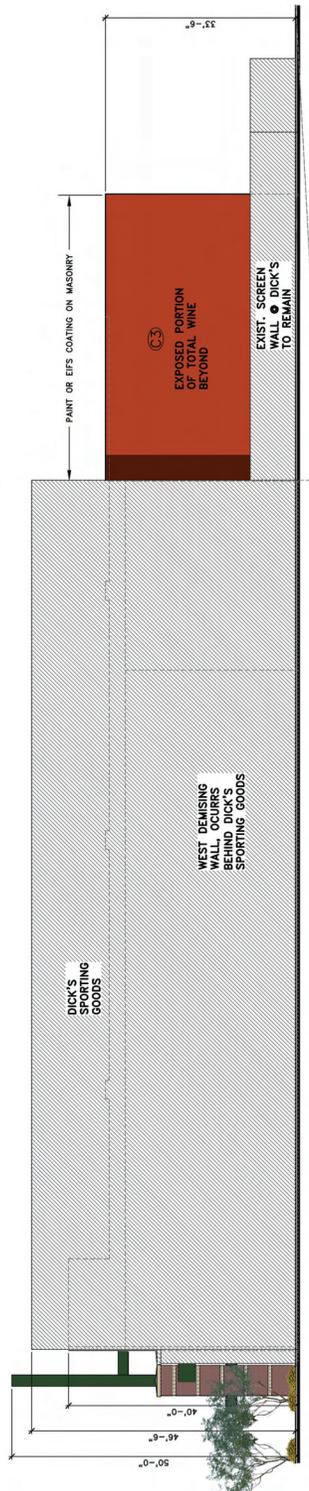
C4 ALL FINISHES NOTED AS COLOR C4 SHALL BE SMOOTH EFS FINISH SYSTEM

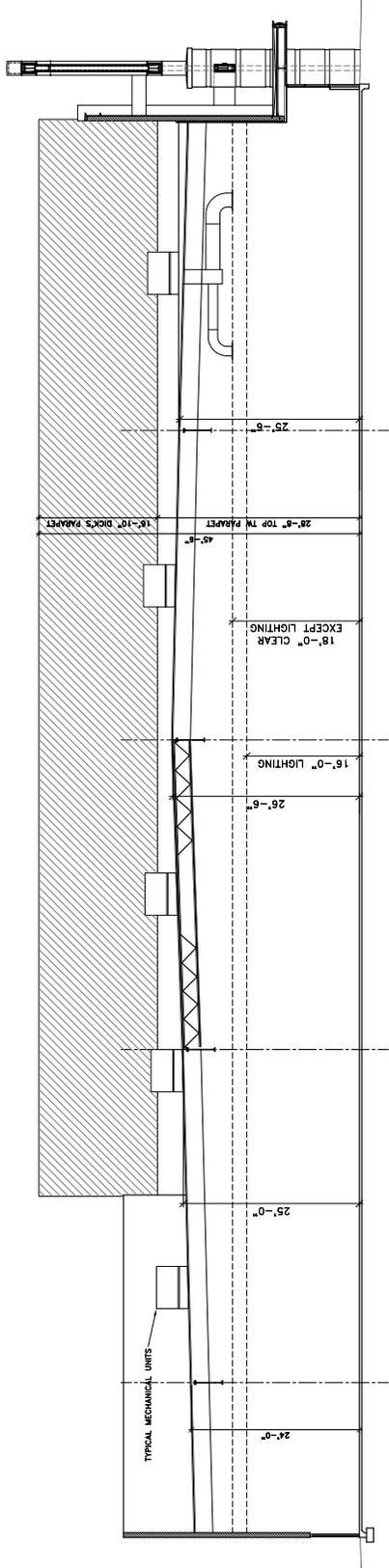
ALL AREAS NOTED "PAINT OR EFS COATING ON MASONRY" SHALL BE PAINTED COLOR INDICATED OR FINISHED WITH MATCHING EFS FINISH COAT ONLY



TYPICAL EFS FINISH SYSTEM SHALL BE DRYVIT OUTSULATION WITH PEBBLE FINE FINISH. SMOOTH FINISH EFS SYSTEM SHALL BE DRYVIT METALLIC DEMANDIT SYSTEM.

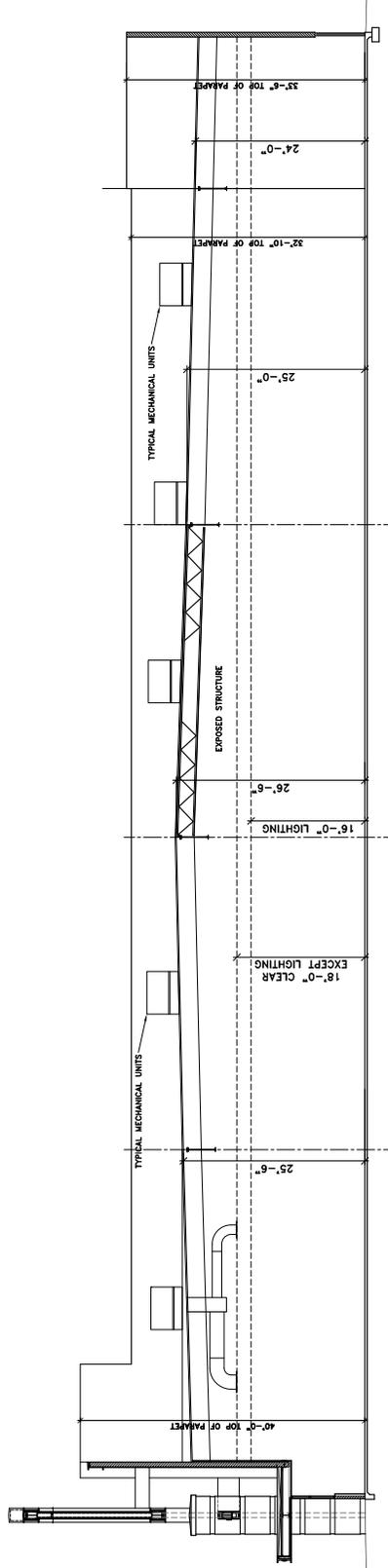
**EXTERIOR ELEVATIONS**  
 SCALE: 3/32" = 1'-0"





**AA BUILDING SECTION**

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



**BB BUILDING SECTION**

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

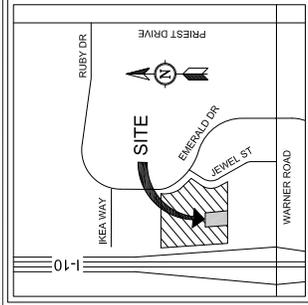


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 Fax: (602) 944-6889

**TOTAL WINE AT EMERALD CENTER**  
 PRELIMINARY GRADING AND DRAINAGE PLAN  
 TEMPE, ARIZONA

DATE	09/16/08
PROJ. NO.	208-022
DESIGN	GB
DRAWN	JD
CHECKS	JE
SCALE	1"=20'
CAD FILE	208202.dwg

**PGD**  
 1 of 1



**OWNER/DEVELOPER**  
 TMT DEVELOPMENT  
 777 E. THOMAS RD. STE. 210  
 PHOENIX, ARIZONA 85014  
 PH: (602) 239-8005  
 FX: (602) 239-8005  
 CONTACT: MIK TMT

**ARCHITECT**  
 BAUMER ARCHITECTURAL GROUP  
 2115 N. ARIZONA, SUITE B-375  
 PHOENIX, ARIZONA 85016  
 PH: (602) 954-4718  
 FX: (602) 954-4718  
 CONTACT: VICTOR KALLASCH

**ENGINEER**  
 EPICORP & MEES ENGINEERING, L.L.C.  
 10000 N. CENTRAL EXPRESSWAY, SUITE 6  
 PHOENIX, ARIZONA 85028  
 PH: (602) 959-6693  
 FX: (602) 959-6693  
 CONTACT: GREG BROWN

**DRAINAGE STATEMENT:**  
 TOTAL WINE AT EMERALD CENTER FALLS WITHIN DRAINAGE AREAS 9 AND 15 OF THE OVERALL EMERALD CENTER LOT 1B PROJECT. THE CALCULATIONS FOR STORM WATER RUNOFF ARE DETAILED IN THE CITY OF TEMPE APPROVED STORM WATER DRAINAGE REPORT FOR EMERALD CENTER LOT 1B PREPARED BY GET PROFESSIONAL SERVICES, LLC DATED FEBRUARY 22, 2007.

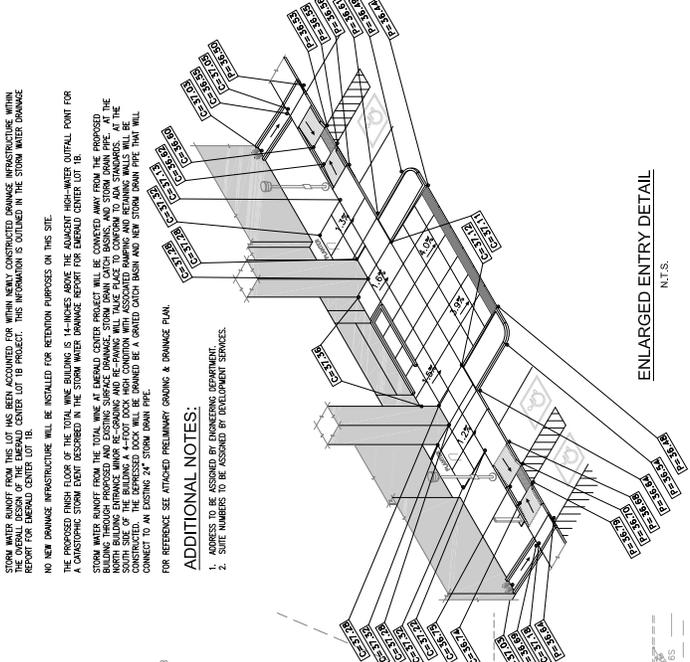
NO NEW DRAINAGE INFRASTRUCTURE WILL BE INSTALLED FOR RETENTION PURPOSES ON THIS SITE.

THE PROPOSED FINISH FLOOR OF THE TOTAL WINE BUILDING IS 14-INCHES ABOVE THE ADJACENT HIGH-WATER OUTFALL POINT FOR A CATASTROPHIC STORM EVENT DESCRIBED IN THE STORM WATER DRAINAGE REPORT FOR EMERALD CENTER LOT 1B.

STORM WATER RUNOFF FROM THE TOTAL WINE AT EMERALD CENTER PROJECT WILL BE CONVEYED AWAY FROM THE PROPOSED BUILDING THROUGH PROPOSED AND EXISTING SURFACE DRAINAGE STORM DRAIN CATCH BASINS, AND STORM DRAIN PIPE. AT THE SOUTH SIDE OF THE BUILDING A 4-FOOT DUCK HIGH CONDITION WITH ASSOCIATED DAMPING AND RETAINING WALLS WILL BE CONNECTED TO EXISTING 24" STORM DRAIN PIPE. THIS STORM DRAIN PIPE WILL BE A DATED CATCH BASIN AND NEW STORM DRAIN PIPE THAT WILL CONNECT TO EXISTING 24" STORM DRAIN PIPE.

FOR REFERENCE SEE ATTACHED PRELIMINARY GRADING & DRAINAGE PLAN.

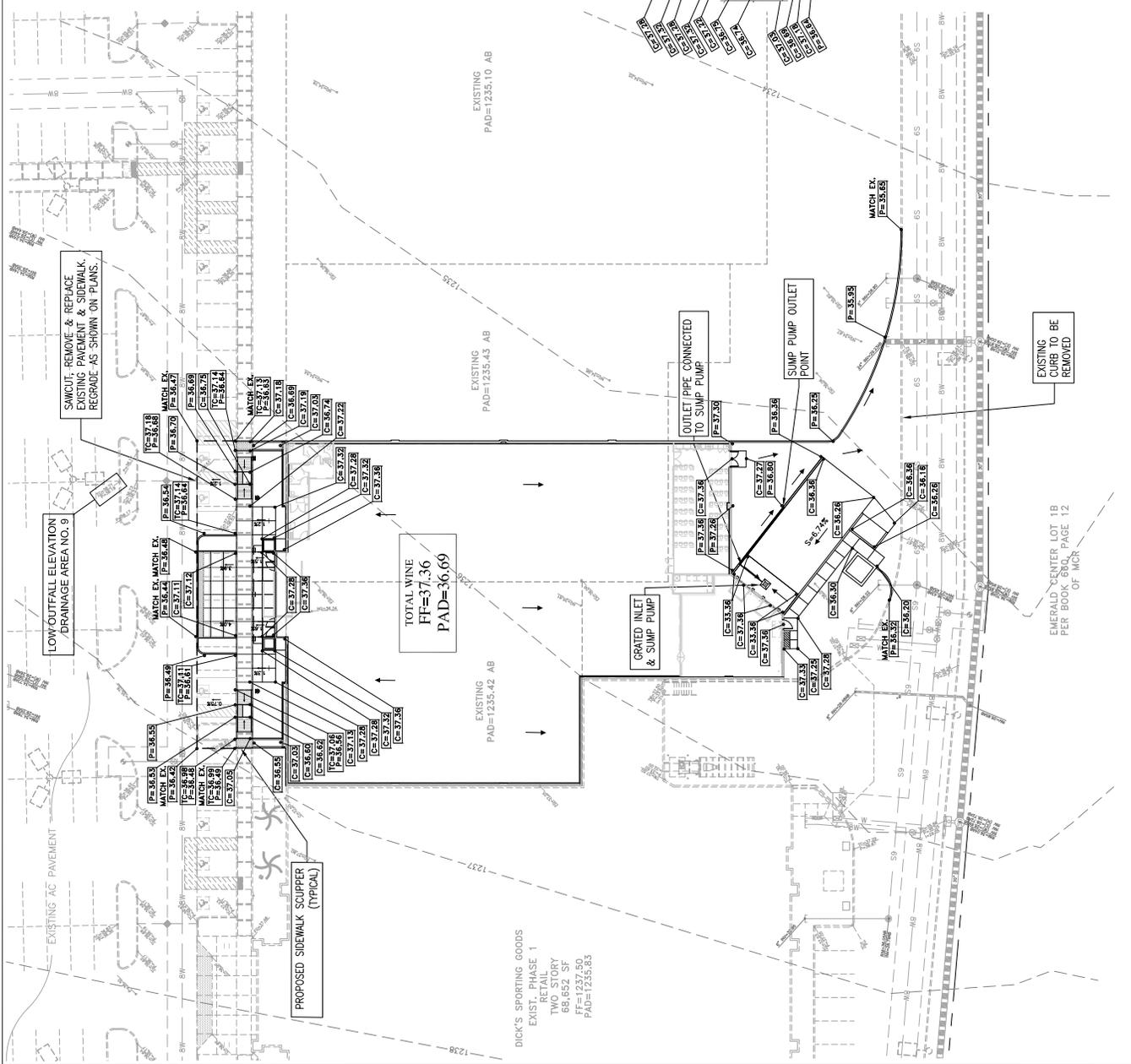
**ADDITIONAL NOTES:**  
 1. NOTES TO BE ASSIGNED BY ENGINEERING DEPARTMENT  
 2. SUITE NUMBERS TO BE ASSIGNED BY DEVELOPMENT SERVICES.



**PROPOSED LEGEND:**

- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN PIPE
- DIRECTION OF PROPOSED DRAINAGE
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED DIAMOND PLATE SCUPPER

SCALE: 1" = 20'



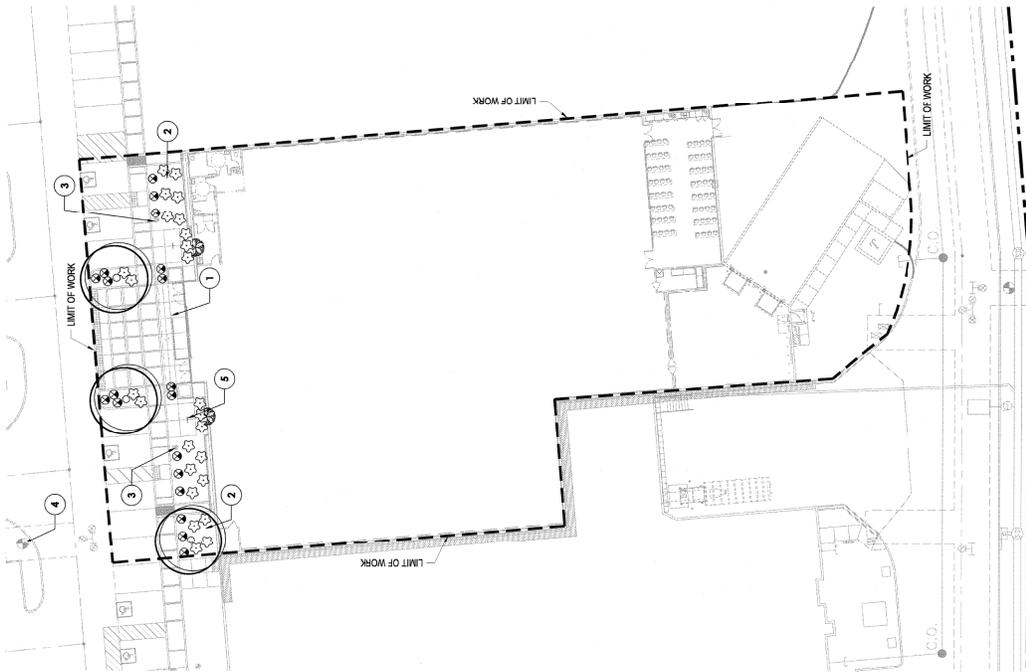
### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	<b>TREES</b>				
	O. ELAEOCARPA	SWAN HILL OLIVE	24" BOX	3	8" H, 5.5" W, 4.5" CAL STAKE IN PLACE
	<b>VINES</b>				
	FOCUS PUMILA	CREEPING FG	5 GAL	2	TRIM TO WALL
	<b>GROUND COVER</b>				
	LANTANA 'LILY'	WHITE LANTANA	1 GAL	18	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	28	
	<b>INERT GROUND COVER</b>				
	DECOMPOSED GRANITE	DESERT COBAL TO MATCH EXISTING	3/4" SCREENED	1,065 SF (9 TONS)	2" MIN. DEPTH IN ALL PLANTERS

- NOTES:**
- CONTRACTOR TO VERIFY ALL QUANTITIES.
  - CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
  - MAINTAIN 2' TO 3' TREE AND SHRUB CLEARANCE FROM WALLS.
  - MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.

### PLANTING KEY NOTES

- SIDEWALK, SEE ARCH. PLANS
- DECOMPOSED GRANITE IN ALL PLANTING AREAS TO MATCH EXISTING.
- SITE LIGHTING REFER TO ELECTRICAL PLANS.
- EXISTING FIRE HYDRANT, NO NEW PLANTING.
- BIKE RACK, SEE ARCH. PLANS.



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**Total Wine**  
SPIRITS • BEER & MORE

**TOTAL WINE @ EMERALD CENTER**  
8544 S. EMERALD DRIVE, TEMPE, AZ  
PLANTING PLAN

L-2  
27084  
17SEPT108

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1-800-STAKE-IT  
OUTSIDE MARICOPA COUNTY



**PLANTING PLAN**  
SCALE: 1" = 20'-0"



**balmer architectural group inc.**