

Staff Summary Report

Development Review Commission Date: 11/27/07

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for CARINO'S ITALIAN GRILL, located at 31 S. McClintock Drive in the Tempe Marketplace.

DOCUMENT NAME: DRCr_Carinos_112707

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CARINO'S ITALIAN GRILL (PL070450)** (Fred Bueler, Vestar Development Co., Owner / Jim and Allan Gantes, The Breckenridge Group Inc., applicant) for a Development Plan Review for a +/- 6,540 s.f. restaurant on +/- 1.51 acres, located on Tempe Marketplace Pad F, at 31 S. McClintock Drive, in the RCC, Regional Commercial Center District. The request includes the following:

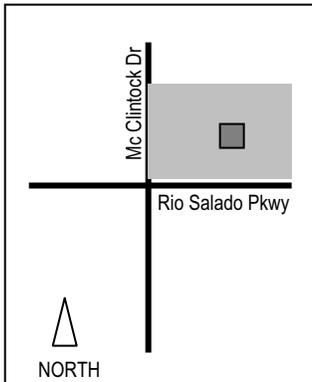
DPR07219 – Development plan review including building elevations, site plan and landscape plan for a one-story restaurant.

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

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

RECOMMENDATION: Staff – Approval, subject to conditions (1-16).

ADDITIONAL INFO:



Gross/Net site area	1.51 acres
Total Building area	6,540 s.f.
Patio outdoor dining	436 s.f.
Lot Coverage	10 % (50% maximum allowed in RCC)
Building Height	26 ft one-story (75 ft maximum allowed in RCC)
Building setbacks	0' per previous P.A.D. (25' in RCC)
Landscaped area	23% (15% minimum required in RCC)
Vehicle Parking	118 spaces shared off site per parking agreement (90 minimum required, 113 maximum allowed)
Bicycle Parking	16 spaces (14 minimum required)
Location	Between the Salt River to the north, Rio Salado Parkway to the south, McClintock Drive to the west, within Tempe Marketplace development on Pad F surrounded by parking and other new developments within the Tempe Marketplace.
Zoning	RCC, Regional Commercial Center, part of a Planned Area Development for Tempe Marketplace

A neighborhood meeting is not required with this application.

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

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

PUBLIC INPUT

Neighborhood meeting not required.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is an existing pad site within Tempe Marketplace. Parking is shared within the larger development. The building faces east, with the primary access coming from the parking lot to the north. ADA accessible and take-out parking spaces are located closest to the entrance. The service yard is on the west. The dining patio is on the north side of the building. The building orientation takes advantage of north and eastern light, and minimizes solar exposure through windows on the west and south sides. The building maximizes natural surveillance, and provides secure bicycle parking for employees within the service yard. There is pedestrian access from other pad developments within the center.

Building Elevations

The building elevations include a combination flat parapet roof and standing metal seam roof at varied heights. The highest point of the building is a 26-foot high tower element over the main entry, with a standing metal seam hip roof. The entry is cultured stone, the predominant building material is stucco finished concrete masonry unit (CMU) block, painted in a variety of colors (see Conditions of Approval for complete material list). Herringbone patterned synthetic brick is used as an accent around the entry sign and on the base of the chimney. Windows are clad with wood shutters. The architecture is similar to Tuscan-themed designs, with more modern roof style. The building is similar to other buildings within the development, and uses colors and materials that conform to the approved design standards of Tempe Marketplace.

Landscape Plan

The landscape includes a combination of Blue Palo Verde, Shoestring Acacia and Desert Museum Palo Verde trees located to provide shade on the building. Shrubs, ground cover and accents include Red Bird of Paradise, Bull Grass, Ruellia, Purple Lantana, Valentine Bush, Desert Spoon, Red Yucca and Perry's Agave. The plants provide year round color and texture, are compatible with the larger surrounding landscape and are low water use plants.

According to the Zoning and Development Code, Section 6-306 D Approval criteria for Development Plan Review, the following criteria are met with the proposed design:

1. The placement of the building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.
2. Shade for energy conservation and comfort is an integral part of the design.
3. Materials are of superior quality and compatible with the surroundings.
4. Buildings and landscape elements have proper scale with the site and surroundings.
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk.
6. The building facade has architectural detail and contains windows 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 contribute to an attractive public space.
8. On-site utilities are placed underground.
9. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
10. 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.

11. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
12. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
13. Landscape accents and separates the parking, building, driveways and pedestrian walkways.

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 1-16.

REASONS FOR APPROVAL:

1. The project is in conformance with the General Plan 2030 Goals and Objectives.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project conforms to the Tempe Marketplace PAD overlay and design standards.
4. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE DECISION-MAKING BODY.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **November 27, 2008** or Development Plan approval will expire.

Site Plan

2. 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 the service yard, as indicated.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Building Elevations

5. The materials and colors presented are approved as presented:
 - a. Roof – Flat parapet roof and Standing Metal Seam painted Sherwin Williams SW2124 *Stone Cutter*
 - b. Metal gates at trash enclosure - painted to match adjacent stucco.
 - c. Primary building – Stucco field over CMU block walls and flashing sloped roof to parapet Sherwin Williams Superpaint, Satin SW2201 *Golden Gate* and SW2292 *Wild Rose* and SW2331 *Golden Buff*
 - d. Accent building colors - Trim/sill coping, column caps, flashing sloped roof to stone, Sherwin Williams Superpaint, Satin SW2173 *Shaker Red*
 - e. Trellis and railings for patio - exterior metal paint siliconized enamel semi-gloss Sherwin Williams SW2124 *Stone Cutter*
 - f. Accent building materials - Herringbone pattern synthetic brick and Lone Star Cultured Stone, *Ledgestone* style, *Apache* color
 - g. Window metal frames and mullions – Alkyd DTM Semi Gloss Sherwin Williams 6099 *Sand Dollar*
 - h. Window panes - clear glass
 - i. Window shutters - metal painted Sherwin Williams Superpaint, Satin, SW2229 *Audubon Green*
 - j. Doors & trim – All exterior doors Siliconized Alkyd Gloss Sherwin Williams SW2808 *Rockwood Dark Brown*

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. Planning inspection staff will field verify colors and materials during the construction phase.

6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. 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.

8. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
10. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

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

Landscape

12. The following plants are approved as proposed and specified:
 - a. Cercidium 'Floridum' Blue Palo Verde minimum 1 ½" caliper, 24" box
 - b. Acacia Stenophylla Shoestring Acacia minimum 2 ½" caliper, 24" box
 - c. Cercidium 'Hybrid' Desert Museum Palo Verde minimum 2" caliper, 24" box
 - d. Agave Parryi, Perry's Agave, 5 gallon
 - e. Caesalpinia Pulcherrima Red Bird of Paradise, 5 gallon
 - f. Hesperaloe Parvifolia Red Yucca, 1 gallon
 - g. Muhlenbergia Emersleyi 'El Toro' Bull Grass, 5 gallon
 - h. Lantana Purple Trailing Lantana, 1 gallon
 - i. Dasylirion Wheeleri, Desert Spoon, 5 gallon
 - j. Eremophylla Valentine Bush, 5 gallonSubmit any additions or modifications for review during building plan check process. Planning inspection staff will field verify plants.
13. Irrigation notes:
 - a. 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.
 - 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.
14. Include requirement in site landscape work 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.
15. 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

16. Provide address sign 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) Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - 6) 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 ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **October 17 and November 14, 2007**. 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.
- 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, or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through 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 or may be obtained at Development Services.
- Fire: (Jim Walker 480-350-8341)
 - 6" Fire line is required
 - 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.
 - Locate fire department connection on main entry side of building; fire department connection shall be shown on sprinkler plan only.
 - Maintain access to within 150' of any portion of the building at grade level.
 - On site fire hydrants required to be operational prior to combustibles being allowed on the construction site.
 - Provide a 45' turn radius and 20' fire lane.
 - Onsite fire suppression system connection is to be isolatable from supporting fire hydrants; a cut-in tee with valves is needed. Show existing fire hydrants.
- Land Services:
 - 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.
 - Underground overhead utilities. 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).
- Refuse:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Gates for refuse enclosure(s) are not required. 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 or Vestar approved Tempe Marketplace specification. 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. Provide a minimum of 2' between edge of pavement and edge of bicycle loop.
- Building Height: Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- Landscape: ZDC Section 4-702G Do not use plants taller than 3' within 12' of any pedestrian area and taller than 2' within 6' of any pedestrian area, including parking areas, except for canopy trees.
- Lighting:
 - Photometrics and cutsheets are required during building plan check. 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.

HISTORY & FACTS:

- June 15, 2004 Redevelopment Review Commission recommended approval of the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres.
- June 23, 2004 City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres.
- February 21, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06002 / SPD-2006.18)
- March 7, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06006 / SPD-2006.21) (6-0 vote)
- March 7, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102) (6-0 vote)
- March 23, 2006 City Council approved the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102)
- April 6, 2006 City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.21)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

CARINO'S ITALIAN GRILL

PL070450

LOOP 202

SITE
RCC

TOWNLAKE

RCC

AG



AG

MCCCLINTOCK DR

RCC

RCC

RCC

RCC

RIO SALADO PKWY

GID

GID

GID

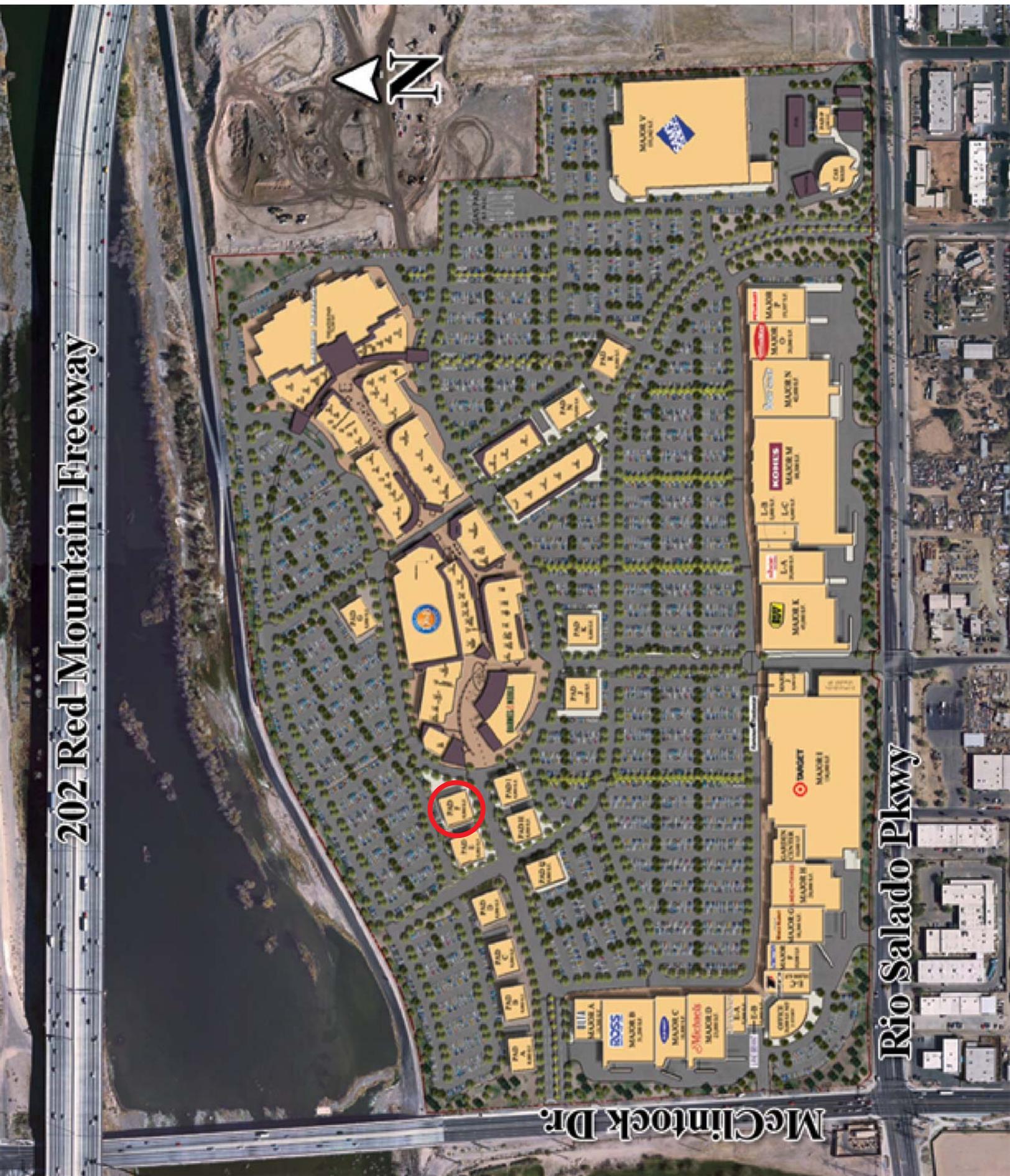
GID

INDUSTRIAL DR

PERRY LA



202 Red Mountain Freeway



McClintock Dr.

Rio Salado Pkwy

October 26th, 2007

**Diana Kaminski
City of Tempe
31 East 5th Street
Tempe, AZ 85281**

**Re: Carino's Italian Grill Letter of Explanation
Tempe Marketplace**

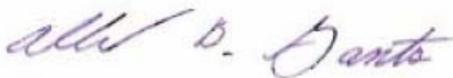
Dear Diana,

I am sending this letter as the Letter of Explanation for the proposed Carino's Italian Grill to be located on Pad F at the Tempe Marketplace Center. Carino's Italian Grill is a family themed, full service restaurant that places its emphasis on serving quality Italian food. As a compliment to our food, Carino's Italian Grill does have a full service bar with liquor sales that account for approximately 10% of our total sales. Carino's Italian Grill is a national brand with nearly 200 locations.

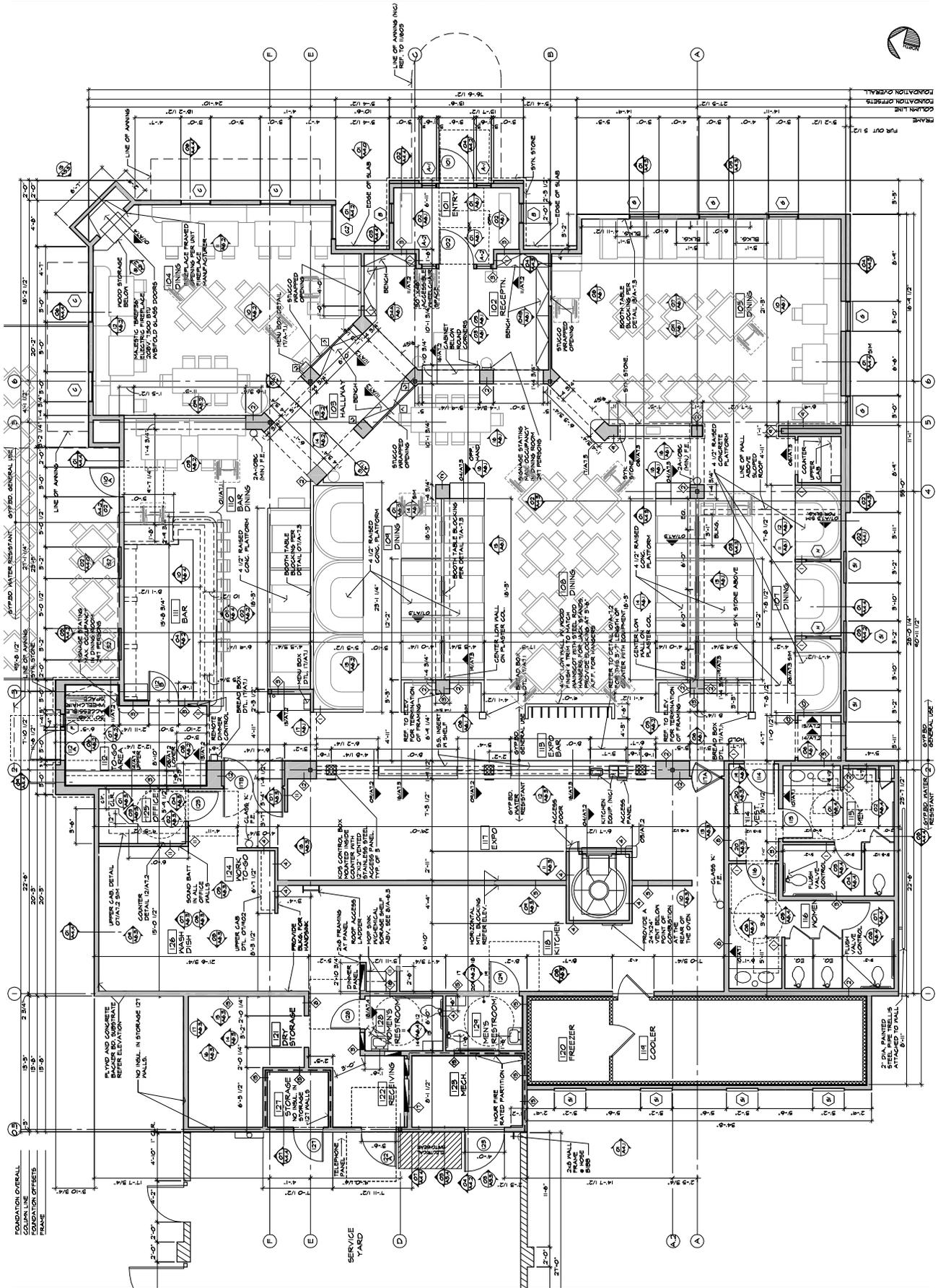
Over the past several months, we have worked with Vestar (master developer) to develop a site plan and elevations that are compatible with the shopping center. We are predominantly using colors and materials that are from Vestar's colors and materials board. These colors and materials are used throughout the shopping center and enable the Carino's Italian Grill to compliment the architecture of the surrounding buildings. Colors such as Wild Rose, Golden Gate, and Shaker Red are used on both the larger box buildings and the Carino's. The Carino's parapet roofline is also consistent with that of the shopping center. In conjunction with incorporating the Shopping Center's design elements, Carino's Italian Grill has also been successful in maintaining "key elements" that are critical to our brand's success.

We are confident that Carino's Italian Grill will be a great addition to the Tempe Marketplace Center and a great addition to the community dining establishments within the City of Tempe. I look forward to working with you and your team as we move forward. Should you need any further information, please do not hesitate contacting me via email at agantes@breckgroup.biz or in the office at 949.589.8550 (x234).

Sincerely,



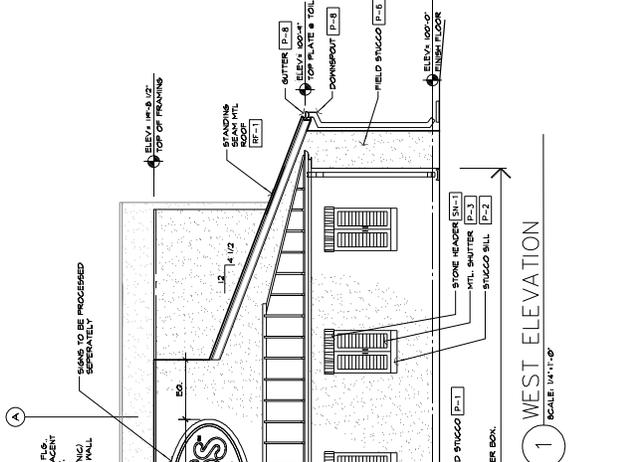
Allan Gantes
Chief Real Estate & Administrative Officer



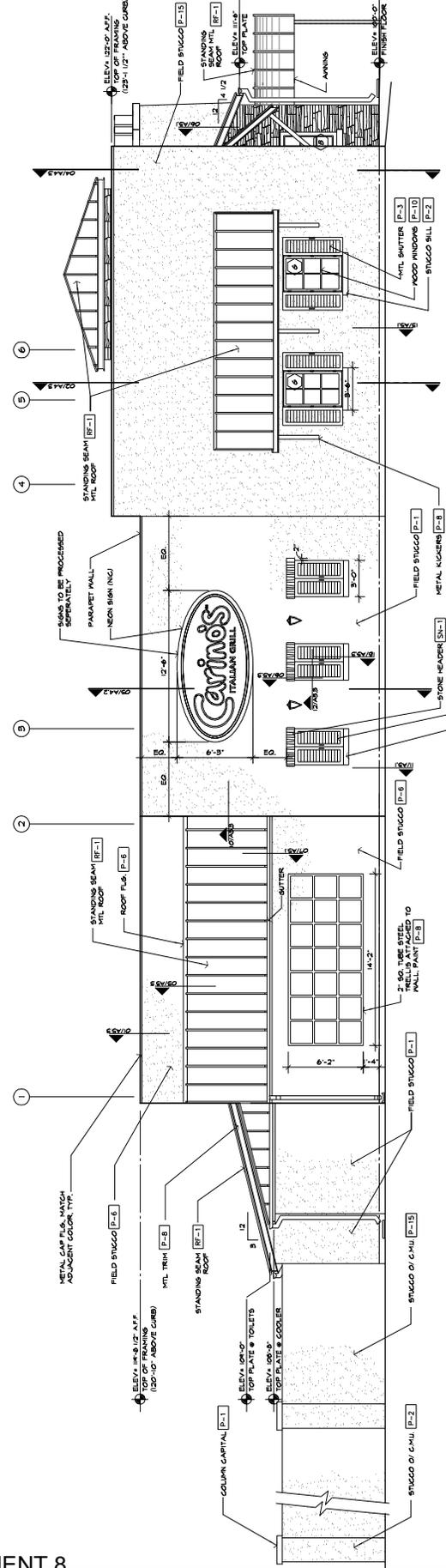
- GENERAL NOTES**
- ALL DIMENSIONS ARE TO ROUGH FRAME
 - ALL FINISHING TO BE PAINTED TO MATCH
 - ALL EXTERIOR WALL MOUNTED LIGHT FIXTURES SHALL NOT PROJECT MORE THAN 4" FROM THE WALL ABOVE ANY ACCESSIBLE ROUTE OF TRAVEL.

FINISH SCHEDULE

NO.	DESCRIPTION	FINISH
SH-1	CALCULATED STONE, LONG STONE, COLOR SPANUS, 1/2" THICK, 1/2" JOINTS, 1/2" BLENDED	STONE
SH-2	PAINT, MATCH AND GRAB BY GENERAL WILLIAMS	P-1
P-1	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-1
P-2	EXTERIOR STUCCO, AGENT COLOR	P-2
P-3	METAL SHUTTERS, PAINT	P-3
P-4	METAL SHUTTERS, PAINT	P-4
P-5	METAL SHUTTERS, PAINT	P-5
P-6	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-6
P-7	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-7
P-8	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-8
P-9	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-9
P-10	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-10
P-11	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-11
P-12	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-12
P-13	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-13
P-14	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-14
P-15	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-15
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P-49	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-49
P-50	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-50
P-51	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-51
P-52	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-52
P-53	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-53
P-54	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-54
P-55	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-55
P-56	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-56
P-57	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-57
P-58	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-58
P-59	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-59
P-60	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-60
P-61	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-61
P-62	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-62
P-63	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-63
P-64	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-64
P-65	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-65
P-66	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-66
P-67	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-67
P-68	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-68
P-69	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-69
P-70	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-70
P-71	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-71
P-72	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-72
P-73	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-73
P-74	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-74
P-75	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-75
P-76	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-76
P-77	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-77
P-78	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-78
P-79	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-79
P-80	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-80
P-81	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-81
P-82	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-82
P-83	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-83
P-84	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-84
P-85	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-85
P-86	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-86
P-87	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-87
P-88	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-88
P-89	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-89
P-90	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-90
P-91	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-91
P-92	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-92
P-93	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-93
P-94	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-94
P-95	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-95
P-96	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-96
P-97	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-97
P-98	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-98
P-99	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-99
P-100	EXTERIOR STUCCO, FIELD, FLUSHING SLOPED ROOF TO PARAPET	P-100



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



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

31 TEMPE MARKTPLACE
TEMPE, AZ

REVISION	DATE	JOB NO.	SCALE	DRWN BY	CHK BY
	03-20-07	65040			

AS NOTED

DRAWING NO. **A-4.1**
JOB NO. 65040

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CONCEPTUAL GRADING PLAN
 91 S MCINTOCK DRIVE
 TEMPE, AZ

NO.	DATE	BY	CHKD BY	DATE	REVISION
1	05/20/13	JT	JT		
2	05/20/13	JT	JT		
3	05/20/13	JT	JT		
4	05/20/13	JT	JT		
5	05/20/13	JT	JT		

DRAWING NO. **C-1**
 SCALE: 1"=10'

