DEVELOPMENT PROJECT FILE
for
LAKE COUNTRY VILLAGE PHASE IV
(PL160203)

ATTACHMENTS:

1. Location Map

2-6. Aerial and Site Photos

7-15. Letter of Explanation

16-17. Site Plan

18-30. Building Elevations

31-34. Floor Plans

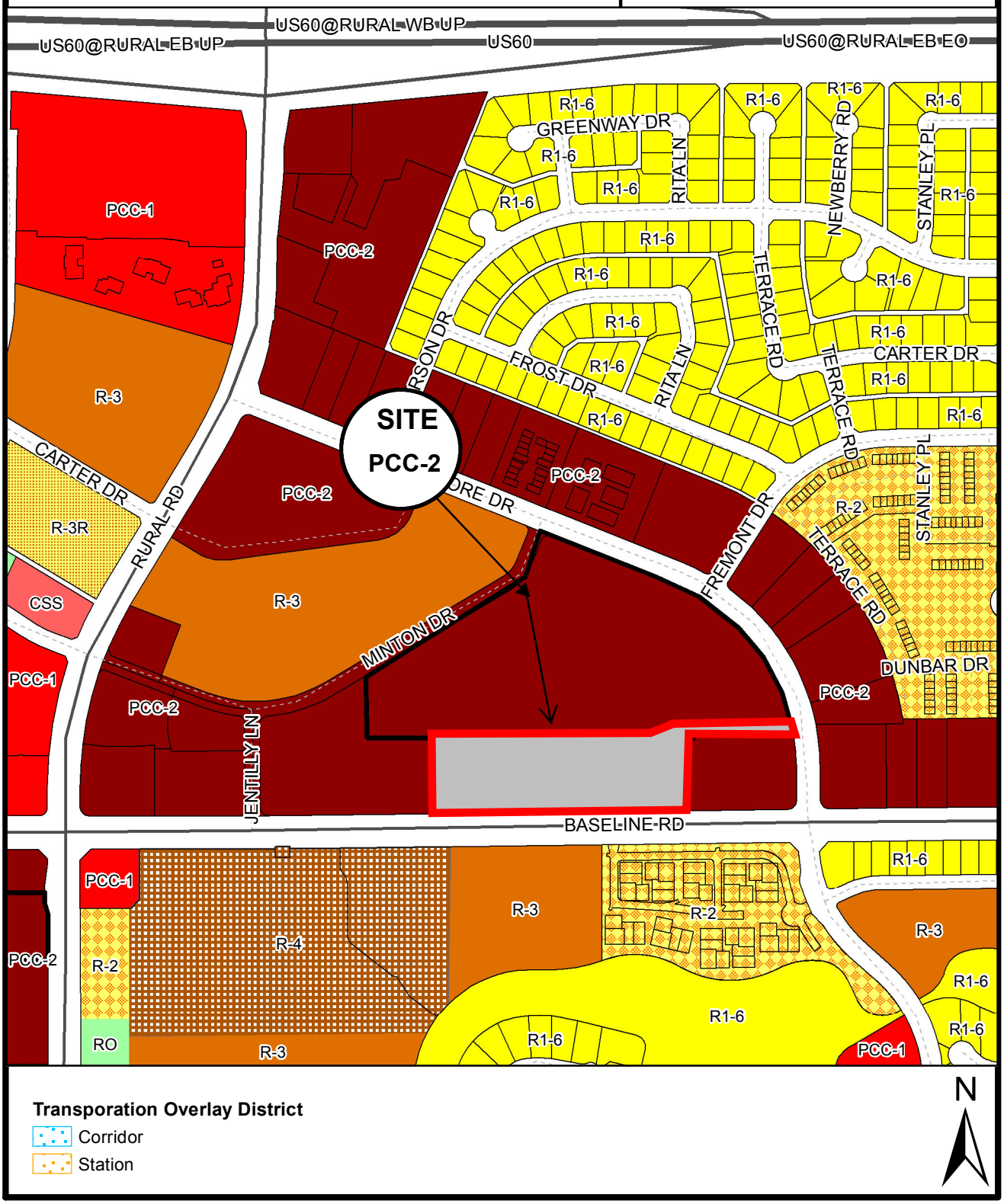
35-38. Building Sections

39-44. Landscape and Hardscape details

45-46. Subdivision Plat

Tempe

LAKE COUNTRY VILLAGE PHASE IV	PL160203



Location Map

LAKE COUNTRY VILLAGE

SITE PHOTOS EXISTING CONDITIONS - KEY PLAN

SCALE: N.T.S.

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE: SITE PHOTOS - KEY PLAN
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: EX-1

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

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LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:
SITE PHOTOS - 1 THRU 4

ISSUE DATE: 07-12-16

DRAWN BY: BCR / JPM

CHECKED BY: VJD

PROJECT No.: -

SHEET: EX-2

PHOTO 5

PHOTO 6

PHOTO 7

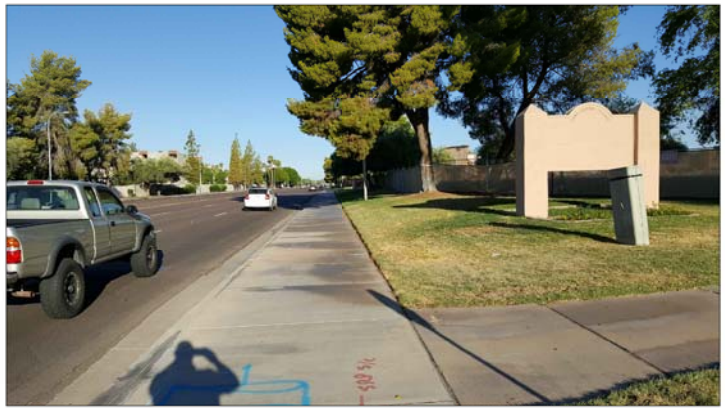

PHOTO 8

LGE | DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
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LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:
SITE PHOTOS - 5 THRU 8

ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.:

SHEET
EX-3

ATTACHMENT 5

PHOTO 9

PHOTO 10

PHOTO 11

PHOTO 12

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P: 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE: SITE PHOTOS - 9 THRU 12
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: EX-4

LAKE COUNTRY VILLAGE

LETTER OF EXPLANATION

1030 EAST BASELINE ROAD

DEVELOPMENT PLAN REVIEW

SPR16076

HUELLMANTEL & AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 ❖ 480.921.2800 ❖ charles@huellmantel.com

July 12, 2016

ATTACHMENT 7

SUMMARY

The land below highlighted in blue is the subject site, north of Baseline Road between Rural Road and Lakeshore Drive. We have been working with the City of Tempe on a retail solution to the mostly vacant retail buildings for some time and the land is subject to a Development Agreement and Settlement Agreement between the City of Tempe and LCV Property:

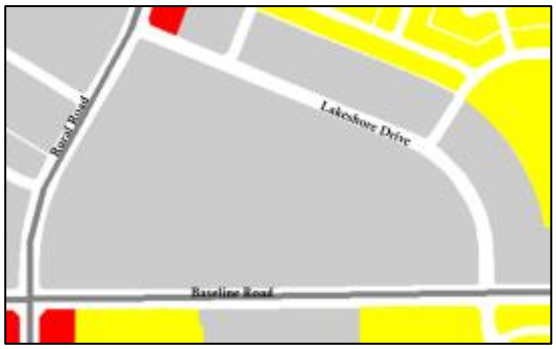
The subject site consists of APN 133-38-496. The entire PAD (PAD10003) encompasses the area highlighted/outlined in blue (above), and the subject LGE site is highlighted in green and the Wendy's site is highlighted in red:

The site is located in the Planned Commercial Center (PCC-2) zoning district, which allows for both residential and retail uses (Tempe Zoning and Development Code, Section 3-201.B.4). The General Plan 2040 Use Designation of Mixed-Use and the General Plan 2040 Density Designation is High (up to 65 du/ac):

ZONING DISTRICT: PLANNED COMMERCIAL CENTER (PCC-2)

GENERAL PLAN 2040 DENSITY: HIGH

GENERAL PLAN 2040 USE: MIXED-USE

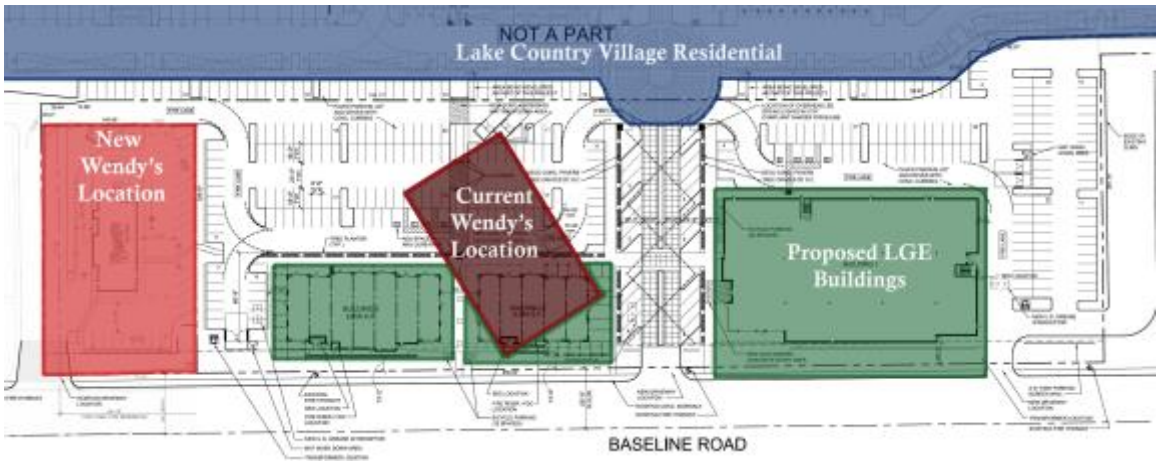


This application is for a Development Plan Review (DPR) for both the LGE Design Build site and the redevelopment of the existing Wendy's restaurant. We are also requesting a Use Permit for a drive-through for the new Wendy's restaurant. The residential portion of the site, Lake Country Village Residential, has gone through the DPR process and has been approved by the City of Tempe. The entire site is subject to PAD10003, which was approved by the City in 2010, PAD1101, approved in 2011, and PAD12004, approved through a Development Agreement between the City of Tempe and LCV Property in December 2015.

We are proposing to build four separate buildings on the southern portion of the PAD site. The buildings will include a mixture of retail and restaurant uses. The Development Agreement includes specific materials that must be used for construction of the residential portion of the Lake Country Village development. The commercial portion of the Lake Country Village development should, "…incorporate these colors and materials, and any deviation shall require approval of the City as part of the submittal process (Section 3.1.i)."

We are proud to propose the building east of the paseo (Building 1) as an Alamo Draft House Cinema. The building will be approximately 36 feet tall and have a floor and mezzanine area of 33,168 square feet. Building 2 will be 30 feet, 4 inches tall with 6,074 square feet and Building 3 will be 28 feet tall and have a floor-plan of 3,004 square feet. Building 1, the Alamo Draft House will contain 798 theater seats.

Wendy's is proposing to relocate their current building to a new location fronting Baseline Road, west of the proposed LGE buildings:



The Development Agreement specifies in Section 3.1.i that the Wendy's colors and materials as previously presented to the City should be used in the Wendy's submittal. The new Wendy's development will front Baseline Road with access to the site from both Baseline Road and the neighboring to the west Arizona Bank and Trust site. The site will have a drive-through on the north of the building that follows around to the west of the building and parking along Baseline Road and on the east side of the site.

The Wendy's building will be on .78 acres and require 36 parking spaces and 4 bicycle parking spaces. The landscape coverage is 26.3% and the building coverage is 10.7%. The Wendy's building will include indoor dining space and 62 seats, a kitchen and serving area, one set of restrooms for both customers and staff and the north side of the building will be designated for walk in freezer, refrigerator, dry storage and a supply receiving area. The exterior of the building will consist of stucco, brick veneer, metal doors and railings, aluminum storefront with clear insulated glass and dark bronze aluminum frames and aluminum panels.

DEVELOPMENT PLAN REVIEW

The development plan for Lake Country Village will conform to the following standards and Zoning and Development Code Criteria Section 6-306 D. as applicable:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
The proposed design of the Lake Country Village project is to create a unique experience by providing a setting that is sensitive to its specific context within the Tempe Lakes surrounding area. This is done by providing varied building masses and forms combined with different textures, landscaping, colors and materials to effectively convey the beauty of the surrounding community.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
This relationship begins with the placement of the buildings on the site. The site is bound by Baseline Road on the South side, and existing developments to the East and West. The North-South building orientation on the site responds to the natural terrain, as well as providing the tenants with optimum visibility. The orientation also lends itself to minimize sun exposure for optimum solar with extended canopies and well-placed patios. The main entries for Buildings 2 & 3 face the north towards the primary site parking, while Building 1 main entry faces west giving an inviting building presence and orientation to the other buildings, while maintaining relief from the desert sun.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
The proposed project architecture compliments the existing and proposed developments within the surrounding area with a rich and contemporary material palate that includes colored masonry block, EIFS, exposed wood and metal panels combined with even tone paint colors.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
The LGE buildings will be from 36 to 28 feet in heights and the Wendy's building will be 26 feet, 4 inches to the parapet, 20 feet, 4 inches to the roof and have a step down to 12 feet, 7 inches on the north side of the building. The neighborhood surrounding the project consists of mostly one-story single-family homes and the height is appropriate based on the location of the LGE and Wendy's buildings – facing Baseline Road.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;
The building massing is well articulated with varying wall heights and building heights as well as tower entries and covered patios that provide many distinctive elements giving the project a pedestrian level village experience. The buildings are separated instead of a "strip-mall" style, which also enhances the pedestrian experience and helps relieve building monotony.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to

proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;
The building façade of each building is architecturally interesting and unique. The modern materials such as masonry, canopies, wood slats, perforated metal panels and tube steel column will help achieve visual interest and an architectural rhythm. The building will also feature different heights from screen to parapet and then down to canopy level - these varying height differences are interesting and detailed. The proposed screening will serve a dual purpose of not only creating visual interest but also providing shade from the sun. Combined, all of the architectural elements will build an interesting, detailed building.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
The buildings combined with strong pedestrian connections on site from all four directions and are articulated by different walkway materials and textures as well as trees and covered areas making for a unique pedestrian experience. The site plan also reinforces the existing pedestrian corridor along Baseline road with many access points into and through the development. Additionally, on site bicycle parking is provided for use on the site by those who choose alternative modes of transportation such as Valley Metro bus route 77 West or the 72 South. The main entry drive is accented by a tree lined overhead lit string light drive providing a very unique sense of arrival on to the site.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
The vehicular circulation within the site is designed to minimize conflicts with pedestrian access by providing a "main street" sense of arrival and strong separation with trees at the curb edges and integrally designed pedestrian walls and patio rails with generous walkways outside tenant patio areas. Also included are pedestrian crossing elements with identifiable walk thru structures led by different walkway materials and plant view walls.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
The plan is very complimentary and sensitive to crime prevention and utilizes screen walls that are slatted, have a see-though fence component and offset to provide opportunities for view corridors within the many access point on to the site. The landscape plan also incorporates Crime Prevention Through Environmental Design Principles by using smaller bushes and shrubs near entry ways and clear view corridors along sidewalks and building entrances and exits.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;
Landscape accents include green screen trellis portals, green screen accent walls, stepped planter walls and tree grates at varied locations throughout the project, while highlighting the pedestrian experience internally and accenting strong connections to adjacent properties. The landscaping along Baseline Road will be well defined by Red Push Pistache trees and the paseo will be lined with Medjool Date Palms, Fan-West Ash trees and Fruitless Olive Trees, creating a clear driveway. The paseo will also have a center median planted with Topaz Aloe, Medjool Date Palms, Fruitless Olive trees and Coral Bush. The buildings will be surrounded by Yellow Bird of Paradise, Fan-West Ash trees and Orange Jubilee shrubs with Pink Trumpet vines and Blue Elf Aloe at the entrance of the buildings.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;

Building and site signage will provide scale, materials and colors that compliment to the project theme and design. The signs will go through the appropriate City of Tempe approval process.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

The site lighting is designed to provide no negative effect to the surrounding area and uses by providing shields on the string lighting as well as heights that are affective to maintaining site security but reflective to the concept design and theme of the proposed buildings. All parking lot lighting is internalized based on the site layout concept providing minimum impact to the surrounding neighborhood.

NARRATIVE REQUEST: TEMPE PLANNING DEPARTMENT
DESIGN REVIEW APPROVAL **July 20, 2016**

PROJECT: WENDY'S at LAKE COUNTRY VILLAGE
1030 EAST BASELINE ROAD, TEMPE, AZ 85283

Project Description:

LCV Property Inc. (a Delaware Corporation), proposes to construct a new Wendy's restaurant located at the above referenced address. Scope of work shall include new building and related site improvements to develop a portion of Lake Country Village, Phase III, Lot 1B. The Wendy's parcel is part of a larger development which shall replace the existing Lake Country Village Retail Center. The proposed Wendy's building area is approximately 2,944 S.F.

Hours of restaurant operation are from 10:00 am until close at 11:00 pm, with extended operation of drive thru use until 1:00 am. The restaurant will be operated with eight employees during a typical work shift.

The property will be developed by LCV Property Inc. and operated by Promar Corporation, the tenant and Wendy's Franchisee and Arizona Corporation. The following is submitted for review and consideration:

Site Design:

The subject property is located East of the Northeast corner of Baseline Road and Rural Road. Property Zoning is PCC-2 (PAD), (Planned Area Development), which allows Restaurant with drive through use. The site is configured with parking on the South and East sides of the building, providing convenient access to the building entry. All parking spaces meet Tempe Zoning requirements with overhang design. The drive through window is located on the West side of the building, not facing the street frontage. The drive through design is configured to maximize vehicle stacking while also minimizing traffic conflicts. Vehicular access to the site is proposed by the existing curb-cuts at Baseline Road. Street frontage improvements are partially developed with existing sidewalks and street improvements. Street frontage screening will be provide by landscape planting materials and variegated masonry screen walls. An accessible pedestrian walkway is proposed to be shared with the adjacent proposed Shops building, located East of the Wendy's.

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 480-838-3374

Proposed street frontage landscape setback meets Tempe Zoning requirements and will be improved with planting to be installed for the overall Lake Country Village project. Building setbacks on the South, East, and North meet with Tempe Zoning requirements. A building setback reduction is proposed, under this request, on the West side yard from that required, 30' to that requested: 27'.

Required parking is satisfied with 24 on-site spaces, two of which are accessible, and, 12 spaces to be shared by cross parking agreement with the overall development. The refuse enclosures are located behind the building with screening provided by six foot masonry walls and opaque metal gates.

Building Architecture:

The proposed building design is integrates with that of the Lake Country Village project. The proposed architecture seeks to complement the context of surrounding commercial buildings, while also making it's own architectural statement. The following design elements are chosen to unify the proposed building within the context of the surrounding Lake Country Village development and existing constructed developments:

1. Brick wainscot, (to match development standard), with accent banding.
2. Monument accents features at building entry and drive through use.
3. Compatible colors and materials.
4. Compatible composition of building massing and material articulations.
5. Compatible landscape palate and planting designs.

Request Justification:

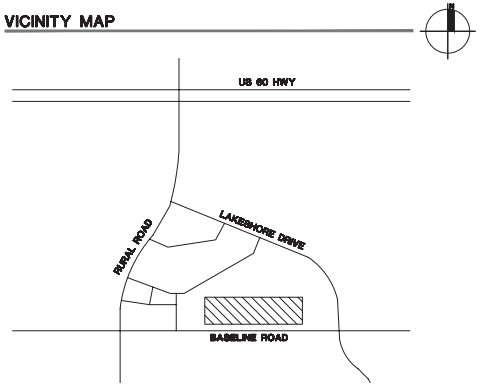
Based on the above description it is proposed that approval of this submittal, for Development Project Review, including site plan and building elevation approvals, will not adversely impact the surrounding property owners, or the adjacent property users in any significant way. Your consideration of this request is very much appreciated.

Refer to submittal exhibits for detailed design presentation.
Your consideration of this proposal is very much appreciated.

Mark Abel, Principal
Mark Abel Architects, P.C.

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 480-838-3374

VICINITY MAP



LEGAL DESCRIPTION:

THAT PART OF LOT 1 OF "LAKE COUNTRY VILLAGE PHASE II", BOOK 1235 OF MAPS, PG 22, MARICOPA COUNTY RECORDS,
SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS N89°16'31"E, A DISTANCE OF 2651.42' FEET;
THENCE N89°16'31"E, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 628.91 FEET;
THENCE, DEPARTING FROM SAID SOUTH LINE, N0°43'29"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD, SAID POINT ALSO BEING THE SOUTHERNMOST WESTERLY CORNER OF LOT 1 OF SAID "LAKE COUNTRY VILLAGE PHASE II ", ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PART; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, N0°41'44"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 247.71 FEET;
THENCE, DEPARTING SAID WESTERLY LINE OF LOT 1, N89°18'04"E, A DISTANCE OF 29.94 FEET; THENCE N77°44'21"E, A DISTANCE OF 13.06 FEET;
THENCE N89°57'02"E, A DISTANCE OF 741.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS N0°02'58"W, A DISTANCE OF 80.00 FEET;
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42° 14'03", A DISTANCE OF
58.97 FEET;
THENCE N47°43'09"E, A DISTANCE OF 23.52 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS S42° 16'51"E, A DISTANCE OF 80.00 FEET;
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°43'48", A DISTANCE OF
56.87 FEET;
THENCE N88°26'50"E, A DISTANCE OF 279.35 FEET TO THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS S76°02'07"W, A DISTANCE OF 661.35 FEET;
THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'09", A DISTANCE OF
20.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1;
THENCE S89° 16'31"W, ALONG THE SOUTHERNMOST LINE OF SAID LOT 1, A DISTANCE OF 221.27 FEET;
THENCE S0°43'29"E, ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 281.14 FEET TO THE NORTH RIGHT-OF-WAY OF SAID BASELINE ROAD, ALSO BEING THE SOUTHERNMOST LINE OF SAID LOT 1;
THENCE S89° 16'31"W, ALONG SAID SOUTHERNMOST LINE, A DISTANCE OF 815.02 FEET; THENCE, DEPARTING SAID SOUTHERNMOST LINE, N0°41'44"W, A DISTANCE OF 101.04 FEET; THENCE N89°57'02"E, A DISTANCE OF 50.00 FEET;
THENCE N0°41'44"W, A DISTANCE OF 125.01 FEET; THENCE S89°57'02"W, A DISTANCE OF 190.00 FEET;
THENCE S0°41'44"E, BEING 15.00 FEET FROM AND PERPENDICULAR TO SAID WESTERLY LINE OF LOT 1, A DISTANCE OF
227.70 FEET TO SAID SOUTHERNMOST LINE OF LOT 1;
THENCE S89° 16'31"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAIN / NG 4.840 ACRES MORE OR LESS.

GENERAL NOTES

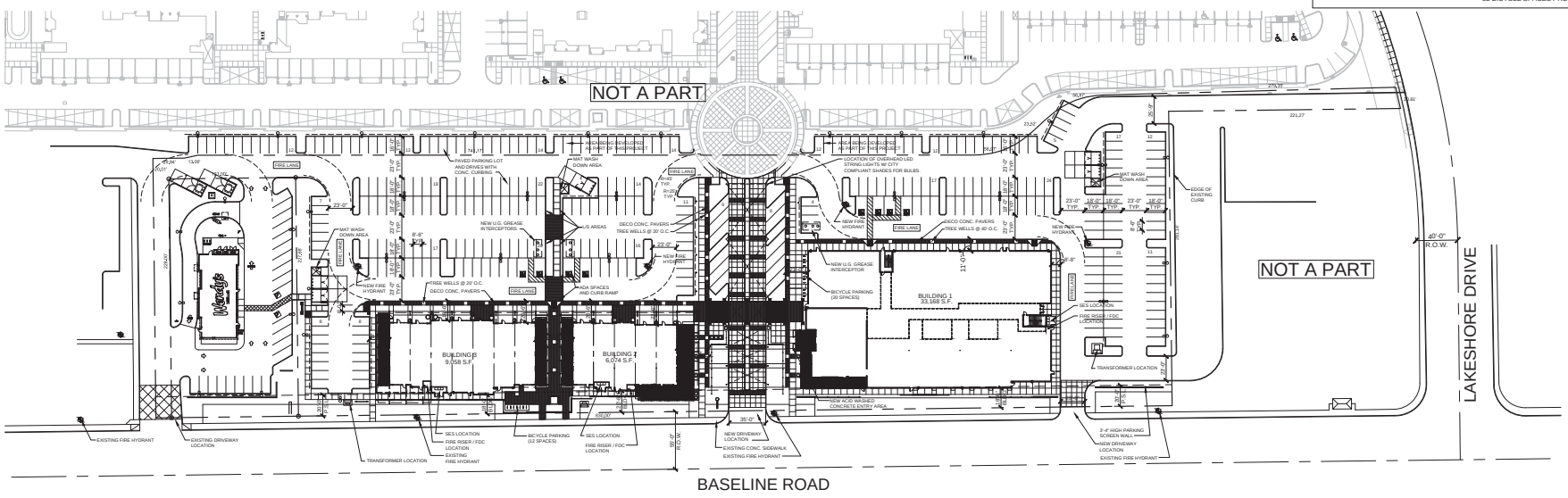
1. ART IN A PRIVATE DEVELOPMENT REQUIREMENT - ART FOR THIS PROJECT IS REQUIRED AND WILL BE BASED ON A PERCENTAGE OF APPLICABLE COMMERCIAL BUILDINGS WITHIN THE OVERALL DEVELOPMENT. ONCE THE APPROPRIATE PERCENTAGE CAN BE ASCERTAINED AND AN ART BUDGET ESTABLISHED, THE OWNER WILL WORK WITH THE CITY TO MEET THE ART REQUIREMENTS ASSOCIATED WITH THIS PROJECT. THE ART REQUIREMENT WILL BE SATISFIED BY EITHER A COMPENSATORY REIMBURSEMENT TO THE CITY OR ACTUAL ART AS APPROVED BY THE CITY.
2. ALL EXISTING TREES ARE TO BE REMOVED/DEMOED.

PROJECT DATA:

PROJECT ADDRESS:	LAKE COUNTRY VILLAGE 940 E. BASELINE ROAD TEMPE, AZ. 85283
DEVELOPER:	LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ. 85008
CONTACT:	VINCE DALKE (480) 966-4001
PROJECT SCOPE:	COMMERCIAL MIXED USE RETAIL CENTER
CURRENT ZONING:	PCC-2 (PAD) MAX. BLDG HT. ALLOWED - 40'-0" MAX. LOT COVERAGE - 50% MIN. LANDSCAPE AREA - 15% MIN. BUILDING SETBACK - 0'-0" MIN. PARKING SETBACK - 20'-0" (FRONT)
GENERAL PLAN:	MIXED-USE
SITE AREA:	216,903 S.F. (4.98 AC) NET 262,306 S.F. (6.02 AC) GROSS
LANDSCAPE AREA:	42,758 S.F. (16%)
BUILDING 1:	
STORIES:	ONE STORY WITH MEZZANINE (+37'-7" HT)
BUILDING S.F.:	29,476 S.F. / MEZZANINE 3,346 S.F. = 32,822 S.F.
BUILDING 2:	
STORIES:	ONE STORY (+28'-7" HT)
BUILDING S.F.:	6,074 S.F.
PATIO S.F.:	2,689 S.F.
BUILDING 3:	
STORIES:	ONE STORY (+32'-0" HT.)
BUILDING S.F.:	9,058 S.F.
PATIO S.F.:	2,009 S.F.
BUILDING 4 (WENDY'S):	
STORIES:	ONE STORY (+28'-0" HT)
BUILDING S.F.:	3,004 S.F.
TOTAL BUILDING S.F.:	48,300 S.F.
LOT COVERAGE:	20.51 %
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.

REQUIRED PARKING CALCS:	SQUARE FT.	FACTOR	TOTAL
THEATER	798 SEATS	1 / 3 SEATS	266 SPACES
RETAIL	8,600 S.F.	1 / 300 S.F.	29 SPACES
RESTAURANT	6,532 S.F.	1 / 75 S.F.	87 SPACES
OUTDOOR PATIO	5,003 S.F. (MINUS 1200 FOR 4 SUITES = 3,803 S.F.)	1 / 150 S.F. (AFTER 1ST 300 S.F. PER TENANT)	25 SPACES 407 SPACES
PARKING PROVIDED:			
TOTAL REGULAR SPACES			332
TOTAL ACCESSIBLE SPACES			8
TOTAL SPACES			340
PARKING RATIO			6.77 CARS FOR 1,000 S.F.

BIKE PARKING CALCS:	SQUARE FT.	FACTOR	TOTAL
THEATER	798 SEATS	1 / 40 SEATS	20 SPACES
RETAIL	8,600 S.F.	1 / 10,000 S.F.	2 MIN. SPACES
RESTAURANT	6,532 S.F.	1 / 1,000 S.F.	7 SPACES
OUTDOOR PATIO	5,003 S.F. (MINUS 1200 FOR 4 SUITES = 3,803 S.F.)	1 / 2,000 S.F. (AFTER 1ST 300 S.F. PER TENANT)	3 SPACES
		32 BICYCLE SPACES REQUIRED	
		32 BICYCLE SPACES PROVIDED	



LAKE COUNTRY VILLAGE SITE PLAN

SCALE: 1" = 50'-0"

0 25 50 100

ATTACHMENT 16

LGE DESIGN GROUP
740 N. 52nd Street ▪ Phoenix, AZ ▪ 85008
P. 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

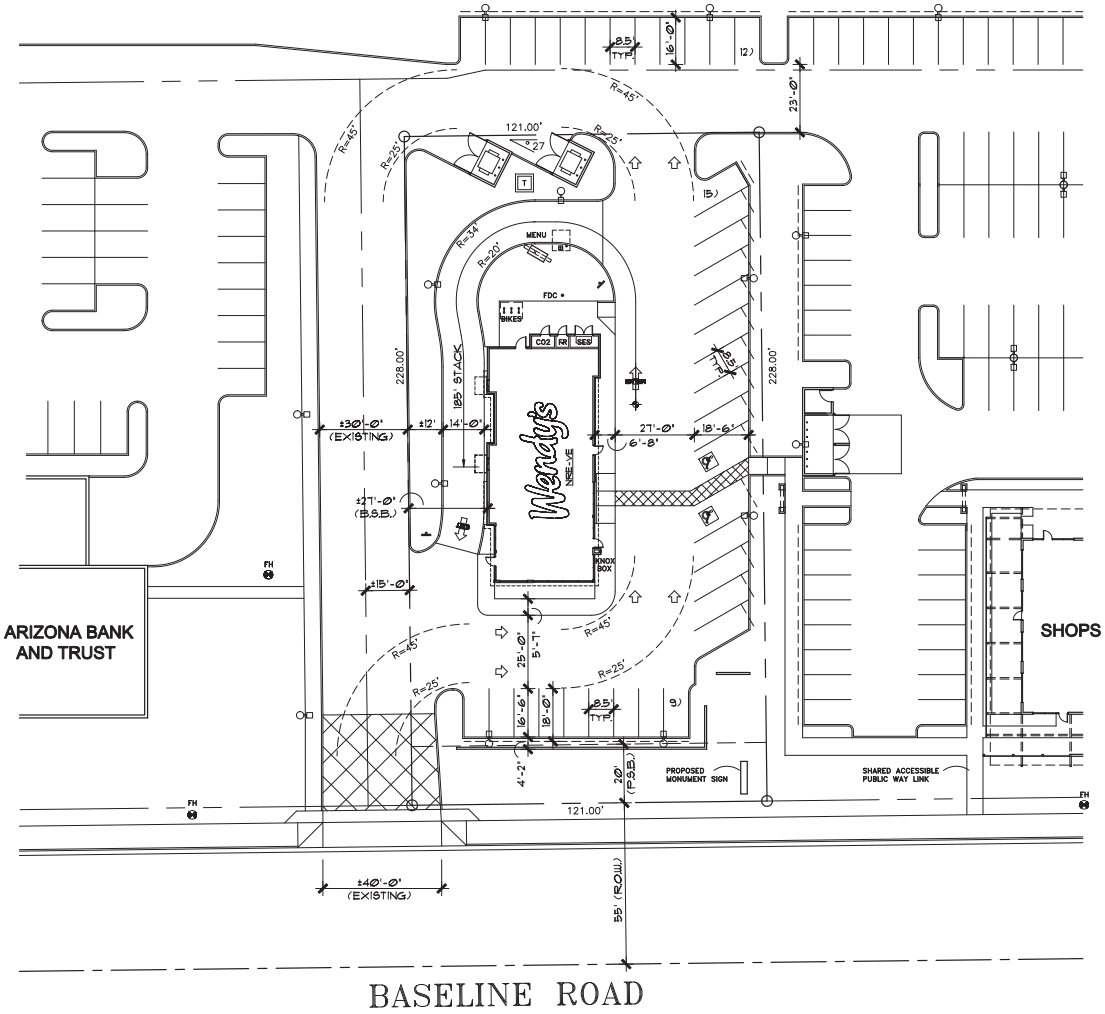
LGE DESIGN BUILD

NUMBER	REVISION	DA

REGISTERED ARCHITECT 07/16 VINCENT JAMES DALKE ARIZONA U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: PRELIMINARY SITE PLAN
ISSUE DATE: 07-12-
DRAWN BY: BCR / JF
CHECKED BY: V
PROJECT No.:
SHEET:
A0.1

WENDY'S RESTAURANT
NEC BASELINE RD & RURAL RD
1030 EAST BASELINE ROAD
TEMPE, ARIZONA 85283



SITE PLAN 5-R7

NORTH

1" = 20'-0"

GENERAL NOTES:

A. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
B. ALL UTILITY BOXES, VAULTS AND BACK FLOW DEVICES SHALL BE PAINTED TO MATCH BUILDING FIELD COLOR AND SHALL COMPLY W/ CITY ENCLOSURE STANDARDS.
C. NEW ON-SITE LIGHTING SHALL BE PLACED TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS SHALL BE AS SPECIFIED. (SEE ELECTRICAL).
D. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
E. PROJECT DEVELOPMENT SHALL CONFORM WITH MUNICIPAL ZONING ORDINANCE INCLUDING CURRENT AMENDMENTS.
F. PROPOSED MONUMENT SIGNAGE SHALL BE CONSTRUCTED UNDER SEPARATE REVIEW AND PERMIT BY OWNER.
G. ALL PROJECT SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE SUBMITTAL AND PERMIT BY OWNER.
H. PAVEMENT SLOPES AT ALL ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. CODE. (SEE SLOPE CRITERIA).
J. HOURS OF OPERATION SHALL BE: 10:00 A.M. TO 1:00 A.M.
K. SEE CIVIL GRADING AND DRAINAGE PLAN FOR CRITICAL SLOPE INFORMATION AT ALL ACCESSIBILITY ROUTES.
L. NEW FRONTAGE SCREEN WALLS SHALL MATCH ADJACENT 'ARIZONA BANK & TRUST' MASONRY TYPE AND FINISH, VERIFY ALL SELECTIONS.
M. EXTERIOR CONCRETE TEXTURE TO BE 'LIGHT BROOM', TYP.
N. THIS DRAWING WAS GENERATED FROM MASTER SITE PLAN PROVIDED BY LGE DESIGN GROUP, IN AUTOCAD DIGITAL ELECTRONIC FORMAT. ACCURACY OF THIS DRAWING IS NOT REPRESENTED OR IMPLIED.

SIGHT VISIBILITY TRIANGLES, (S.V.T.):
SIGHT VISIBILITY TRIANGLES AT BASELINE CURB-CUT ARE MEASURED AS FOLLOWS:
15' BACK OF CURB / 355' LEFT / 145' RIGHT

ON SITE ACCESSIBILITY
ROUTE SLOPE CRITERIA:

ACCESSIBILITY ROUTE, FROM THE PUBLIC WAY, TO THE BUILDING ENTRY, SHALL COMPLY WITH THE FOLLOWING MAX. SLOPE CRITERIA. SURVEY EXIST. GRADES TO DETERMINE CONFORMANCE, REMOVE AND REPLACE ALL NON-COMPLIANT PAVEMENT.

ACCESSIBLE PARKING SPACE PADS:	1:50
DOOR LANDINGS (5' DEPTH x DOOR WIDTH)	1:50
RAMP LANDINGS (5' DEPTH x DOOR WIDTH)	1:50
SIDEWALKS, (BETWEEN RAMPS & LANDINGS)	1:20
CURB RAMPS, (MAXIMUM LENGTH 6'-0")	1:12
CROSS SLOPE, (ANY ROUTE LOCATION)	1:50

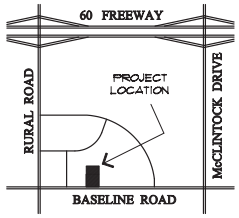
LEGAL DESCRIPTION:

THAT PART OF LOT 1B OF 'LAKE COUNTRY VILLAGE PHASE III' BOOK 1258 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS, SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MEDIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS N89°16'31" EAST A DISTANCE OF 2651.42 FEET;
THENCE N89°16'31"E, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 628.91 FEET;
THENCE, DEPARTING FROM SAID SOUTH LINE, N0°43'29"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD, SAID POINT ALSO BEING THE SOUTH WESTERNMOST CORNER OF SAID LOT 1B OF 'LAKE COUNTRY VILLAGE PHASE III';
THENCE, ALONG SAID NORTH RIGHT-OF-WAY OF BASELINE ROAD, N89°16'31"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PART;
THENCE, DEPARTING FROM SAID NORTH RIGHT-OF-WAY OF BASELINE ROAD, ALONG A LINE BEING PARALLEL WITH, AND FIFTEEN FEET PERPENCICULAR TO, THE WESTERLY LINE OF SAID LOT 1B, N0°41'44"W, A DISTANCE OF 228.00 FEET;
THENCE N89°16'31"E, A DISTANCE OF 121.00 FEET;
THENCE S0°41'44"E, ALONG A LINE BEING PARALLEL WITH, AND ONE HUNDRED THIRTY SIX FEET PERPENDICULAR TO, SAID WESTERLY LINE OF LOT 1B, A DISTANCE OF 228.00 FEET TO SAID NORTH RIGHT-OR-WAY OF BASELINE ROAD;
THENCE, S89°16'31"W, ALONG SAID NORTH RIGHT-OF-WAY OF BASELINE ROAD, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.634 ACRES MORE OF LESS.

PROJECT DATA:

PROJECT:	WENDY'S RESTAURANT (W/ DRIVE-THRU USE)
LOCATION:	N.E.C. BASELINE ROAD & RURAL ROAD 1030 EAST BASELINE ROAD TEMPE, ARIZONA 85283
ZONING:	PCC-2 (P.A.D.)
GENERAL PLAN:	2014 PROJECTED USE: MIXED USE 2014 PROJECTED DENSITY: HIGH
CODE:	2012 I.B.C. / 2012 I.M.C. / 2012 I.F.C. / 2012 I.P.C. / 2011 N.E.C. 2012 I.E.C.C. / 2010 A.D.A. / 2009 I.C.C. AND ANSI A117.1 / (CITY OF TEMPE AMENDMENTS)
CONST. TYPE: OCCUPANCY:	V - B (SPRINKLED) A - 2 (RESTAURANT)
OCCUPANCY LOAD:	DINING AREA: (1,060 G.S.F. / 15) = 71 SERVING AREA: (205 G.S.F. / 5) = 41 KITCHEN & MISC. AREA (1,679 G.S.F. / 200) = 9 TOTAL OCCUPANTS = 121
AREAS:	LOT AREA (GROSS): ±34,193 G.S.F. (0.78 ACRES) LOT AREA (NET): ± 27,540 N.S.F. (0.63 ACRES) BUILDING AREA: 2,944 G.S.F. LANDSCAPE AREA: ± 7,234 N.S.F.
BUILDING COVERAGE:	10.7 % (2,944 G.S.F. / 27,540 N.S.F.)
LANDSCAPE COVERAGE:	26.3 % (7,234 G.S.F. / 27,540 N.S.F.)
QUEING LANE:	± 185' (± 9 CARS STACKING)
BUILDING HEIGHT:	(40'-0" ALLOWED) PROVIDED: (+-) 26'-4"
BUILDING SETBACKS:	FRONT (20'-0" ALLOWED) PROVIDED SOUTH: (+-) 75'-0" REAR (30'-0" ALLOWED) PROVIDED NORTH: (+-) 68'-0" SIDE (29'-4" ALLOWED) PROVIDED EAST: (+-) 52'-7" PROVIDED WEST: (+-) 29'-4"
VEHICLE PARKING REQUIRED:	BUILDING AREA (2,684 N.S.F. / 75) = 36 SPACES TOTAL: 36 SPACES
VEHICLE PARKING PROVIDED:	STANDARD (ON SITE) 22 SPACES ACCESSIBLE (ON SITE) 2 SPACES PARKING AGREEMENT 12 SPACES TOTAL: 36 SPACES
BICYCLE PARKING	(4 SPACES REQUIRED) PROVIDED: 4 SPACES



VICINITY MAP

NORTH

PARCEL NUMBER:
133-38-496

Wendy's

WENDY'S RESTAURANT NEW BUILD
NEC BASELINE ROAD & RURAL ROAD
1030 EAST BASELLINE ROAD
TEMPE, ARIZONA 85283

REVISIONS:

REGISTERED ARCHITECT
STEVEN MARK ABEL
CERTIFICATE NO. 23216
ARIZONA, U.S.A.
EXPIRES 3/31/17

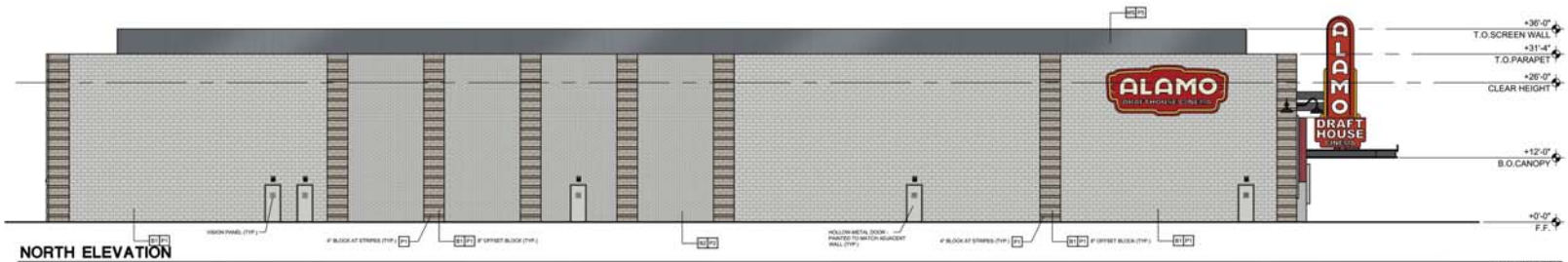
TITLE: SITE PLAN

JOB NO. 1601

DATE: 5 / 23 / 16

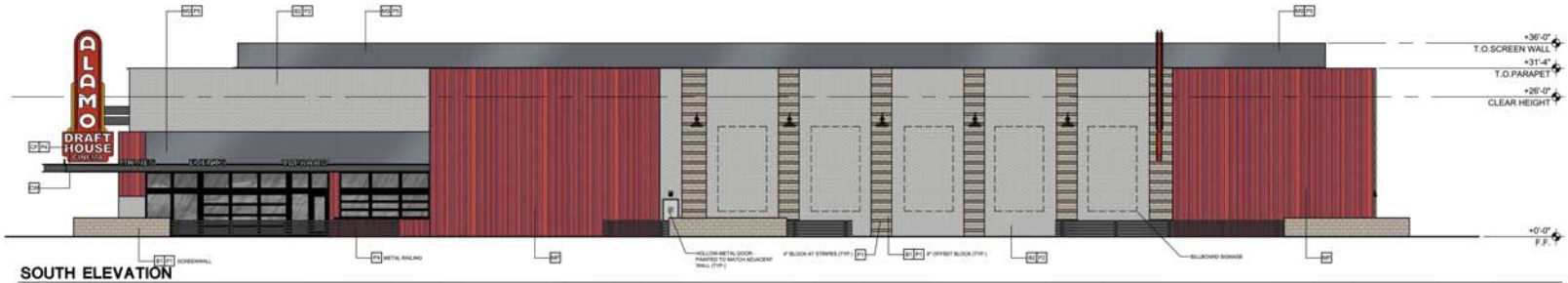
SHEET NO.: A1.1

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297



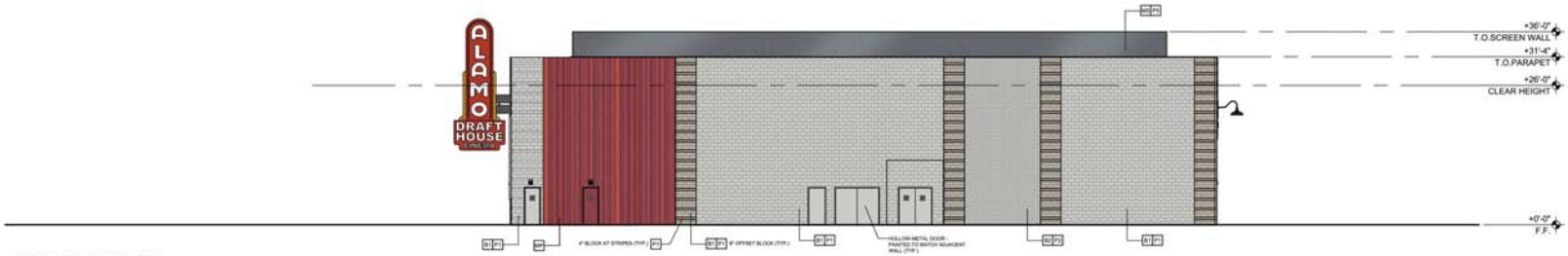
NORTH ELEVATION

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



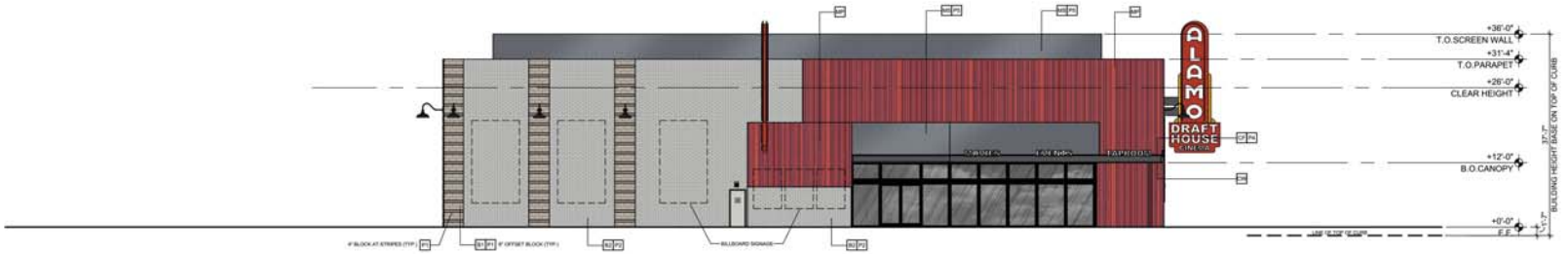
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
B1	8" X 8" X 16" MASONRY - PAINTED
B2	4" X 8" X 16" MASONRY - PAINTED
MC	METAL CAP
MP	METAL PANEL SYSTEM HUNTER DOUGLAS - LUXALON BOX COLORS TO MATCH TIGER DRYLAC RAL - MIX AS FOLLOWS: 70% - RAL 3001 15% - RAL 3003 15% - RAL 3020
MS	VERTICAL 'B' DECK MECH. SCREEN
SR	STANDING SEAM METAL ROOF
ST	STUCCO OVER RECESSED BLOCK

CANOPY KEY:

KEY:	DESCRIPTION:
CF	STEEL CANOPY FRAME - PAINTED (18" DEEP)
SC	TUBE STEEL COLUMN - PAINTED
CW	CANOPY SOFFIT: TREX TRANSCEND - HAVANA GOLD
WS	WOOD SLATS: TREX TRANSCEND - HAVANA GOLD
PM	PERFORATED METAL PANEL

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA BLACK (AB-8) ALUMINUM STOREFRONT
EXTERIOR GLAZING	1" CLEAR INSULATED GLAZING
INTERIOR GLAZING	1/4" CLEAR GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DEC751 (LRV 44) "ASH GRAY"
P2	DUNN EDWARDS #DE6374 (LRV 53) "SILVER POLISH"
P3	DUNN EDWARDS #DEW382 (LRV 74) "FADED GRAY"
P4	DUNN EDWARDS #DE6364 (LRV 8) "CAVERNOUS"
P5	DUNN EDWARDS #DE6356 (LRV 11) "SHEET METAL"

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

SIGNAGE

ALL BUILDING SIGNAGE IS CONCEPTUAL ONLY. ALL SIGNAGE WILL REQUIRE SEPARATE REVIEW AND APPROVAL.

LGE | DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED ARCHITECT 20769 VINCENT JAMES DALKE ARIZONA, U.S.A.

EXPIRES: 12/31/2017

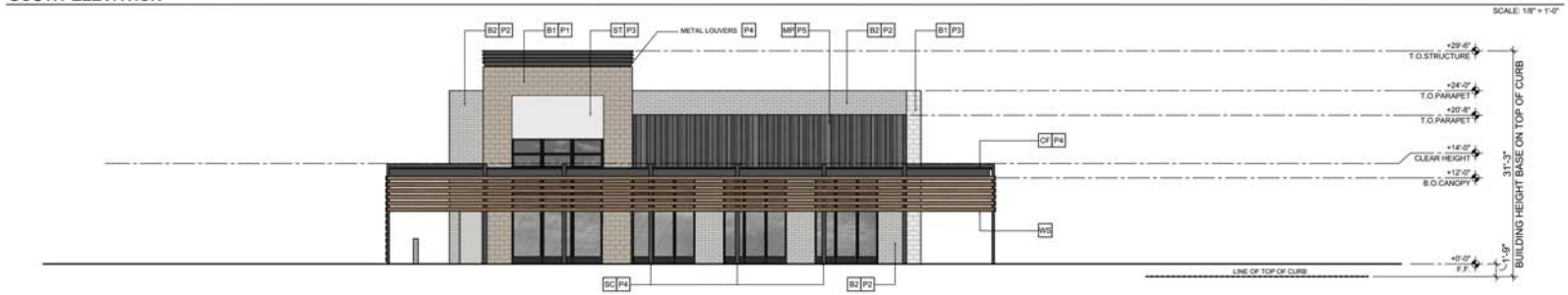
SHEET TITLE: BUILDING 1 - ELEVATIONS
ISSUE DATE: 07-12-18
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A1.2

NORTH ELEVATION

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

SOUTH ELEVATION

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



EAST ELEVATION

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

WEST ELEVATION

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

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
B1	8" X 8" X 16" MASONRY - PAINTED
B2	4" X 8" X 16" MASONRY - PAINTED
MC	METAL CAP
MP	METAL PANEL SYSTEM HUNTER DOUGLAS - LUXALON BOX COLORS TO MATCH TIGER DRYLAC RAL - MIX AS FOLLOWS: 70% - RAL 7011 15% - RAL 7016 15% - RAL 7012
MS	VERTICAL 'B' DECK MECH. SCREEN
SR	STANDING SEAM METAL ROOF
ST	STUCCO OVER RECESSED BLOCK

CANOPY KEY:

KEY:	DESCRIPTION:
CF	STEEL CANOPY FRAME - PAINTED (18" DEEP)
SC	TUBE STEEL COLUMN - PAINTED
CW	CANOPY SOFFIT: TREX TRANSCEND - HAVANA GOLD
WS	WOOD SLATS: TREX TRANSCEND - HAVANA GOLD
PM	PERFORATED METAL PANEL

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA BLACK (AB-8) ALUMINUM STOREFRONT
EXTERIOR GLAZING	1" CLEAR INSULATED GLAZING
INTERIOR GLAZING	1/4" CLEAR GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DEC751 (LRV 44) "ASH GRAY"
P2	DUNN EDWARDS #DE6374 (LRV 53) "SILVER POLISH"
P3	DUNN EDWARDS #DEW382 (LRV 74) "FADED GRAY"
P4	DUNN EDWARDS #DE6364 (LRV 8) "CAVERNOUS"
P5	DUNN EDWARDS #DE6356 (LRV 11) "SHEET METAL"

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

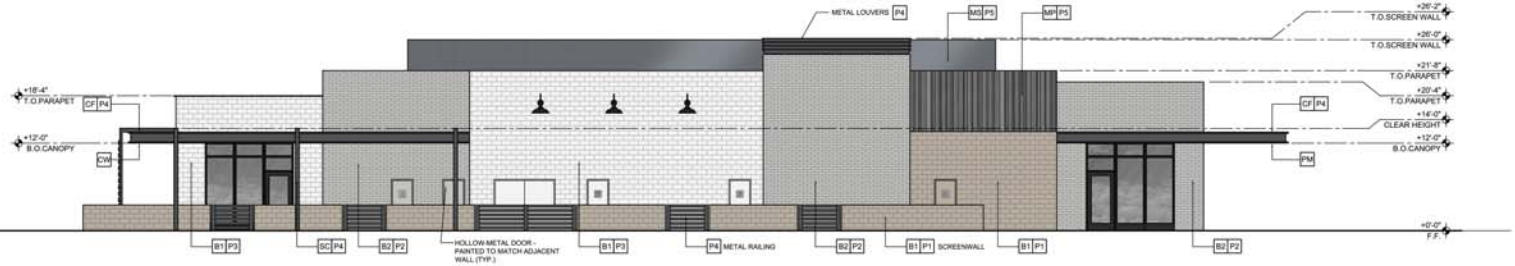
REGISTERED ARCHITECT 32769 VINCENT JAMES DALKE ARIZONA, U.S.A.

EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 2 - ELEVATIONS
ISSUE DATE: 07-12-18
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A2.2

NORTH ELEVATION

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

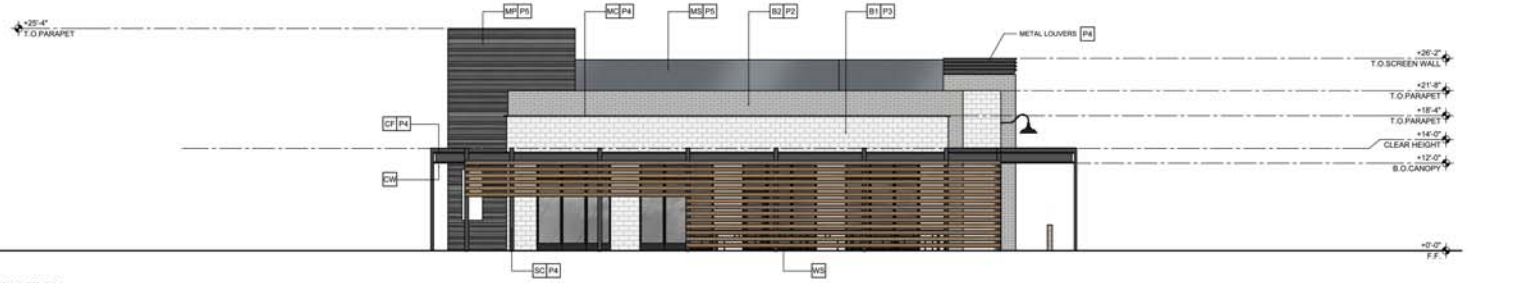


SOUTH ELEVATION

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

EAST ELEVATION

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



WEST ELEVATION

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

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
B1	8" X 8" X 16" MASONRY - PAINTED
B2	4" X 8" X 16" MASONRY - PAINTED
MC	METAL CAP
MP	METAL PANEL SYSTEM HUNTER DOUGLAS - LUXALON BOX COLORS TO MATCH TIGER DRYLAC RAL - MIX AS FOLLOWS: 70% - RAL 7011 15% - RAL 7016 15% - RAL 7012
MS	VERTICAL 'B' DECK MECH. SCREEN
SR	STANDING SEAM METAL ROOF
ST	STUCCO OVER RECESSED BLOCK

CANOPY KEY:

KEY:	DESCRIPTION:
CF	STEEL CANOPY FRAME - PAINTED (18" DEEP)
SC	TUBE STEEL COLUMN - PAINTED
CW	CANOPY SOFFIT: TREX TRANSCEND - HAVANA GOLD
WS	WOOD SLATS: TREX TRANSCEND - HAVANA GOLD
PM	PERFORATED METAL PANEL

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA BLACK (AB-8) ALUMINUM STOREFRONT
EXTERIOR GLAZING	1" CLEAR INSULATED GLAZING
INTERIOR GLAZING	1/4" CLEAR GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DEC751 (LRV 44) "ASH GRAY"
P2	DUNN EDWARDS #DE6374 (LRV 53) "SILVER POLISH"
P3	DUNN EDWARDS #DEW382 (LRV 74) "FADED GRAY"
P4	DUNN EDWARDS #DE6364 (LRV 8) "CAVERNOUS"
P5	DUNN EDWARDS #DE6356 (LRV 11) "SHEET METAL"

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED ARCHITECT 32769 VINCENT JAMES DALKE ARIZONA, U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 3 - ELEVATIONS
ISSUE DATE: 07-12-18
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A3.2

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

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

MATERIAL SCHEDULE

E-1	DRYVIT E.I.F.S. FIELD STUCCO W/ REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH 104 DOVE SKY (WEND052745)
B-2	UTILITY BRICK VENEER (4x4x12) COLOR TO MATCH 'BIG LOTS' (PROVIDE WITH GROUTED JOINTS & ACCENT SOLDIER COURSES)
PEX-1	MISC. FERROS METALS HM. DOORS AND RAILINGS TO RECEIVE PAINTED FINISH WENDY'S DARK BRONZE
G-1	ALUMINUM STOREFRONT WITH 1" CLEAR INSULATED GLASS IN STANDARD DARK BRONZE ANODIZED ALUMINUM FRAMES
ACM-1	ALUMINUM PANEL 'BLADE WALL' ALCOA REYNOBOND 4mm ROUTE & RETURN FACTORY FINISH: CW-300 BRITE RED RB4CW3BR224B204
ACM-4	G.I. BRAKE METAL FASCIA TRIM AND STOREFRONT CLOSURE TRIM MODULAR ALUM. SOFFIT SYSTEM FACTORY-FINISH: DARK BRONZE
M-2	CORRUGATED METAL PANELS AND RELATED METAL TRIM ALCOA REYNLUX 7.2" RIB .032 GA. FACTORY-FINISH: CLASSIC BRONZE
M-3	G.I. BRAKE METAL CAP FLASHING AND RELATED METAL TRIM SHAPES EXCEPTIONAL METALS 24 GAGE FACTORY-FINISH: REGAL RED
M-4	G.I. BRAKE METAL CAP FLASHING AND RELATED METAL TRIM SHAPES EXCEPTIONAL METALS 24 GAGE FACTORY-FINISH: DARK BRONZE

GENERAL NOTES:

A. VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLOR SELECTIONS IN WRITING FROM WENDY'S INTERNATIONAL AND CONFIRM WITH CITY PRIOR TO ORDER OF SAID MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT, (CONFIRM).
C. ALL BUILDING MOUNTED SIGNS SHALL BE REVIEWED AND PERMITTED UNDER SEPERATE SUBMITTAL, BY OWNER.
D. ALL ROOF TOP EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
E. EXISTING ROOF DRAINS ARE INTERNALIZED.
F. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (UNLESS NOTED OTHERWISE).
G. E.I.F.S. SHALL BE AS MANUF. BY 'DRYVIT' (ICC-ES EVALUATION REPORT ESR-1232).
H. BRICK VENEER SHAL SHALL MATCH CENTER STANDARD, VERIFY AND CONFIRM SELECTION IN WRITING, PROVIDE WITH GROUTED JOINTS AND ACCENT SOLDIER COURSES AS SHOWN. (ICC-ES EVALUATION REPORT ESR-1364).

NOTE:

FOR ADDITIONAL INFORMATION SEE WENDY'S EXTERIOR MATERIALS AND FINISH SCHEDULE

WENDY'S RESTAURANT NEW BUILD
NEC BASELINE ROAD & RURAL ROAD
1030 EAST BASELLINE ROAD
TEMPE, ARIZONA 85283

REVISIONS:

TITLE: ELEVATIONS

JOB NO. 1601

DATE: 7 / 20 / 16

SHEET NO.: A6.1

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297

WEST ELEVATION

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

NORTH ELEVATION

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

MATERIAL SCHEDULE

E-1	DRYVIT E.I.F.S. FIELD STUCCO W/ REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH 104 DOVE SKY (WEND052745)
B-2	UTILITY BRICK VENEER (4x4x12) COLOR TO MATCH 'BIG LOTS' (PROVIDE WITH GROUTED JOINTS & ACCENT SOLDIER COURSES)
PEX-1	MISC. FERROS METALS HM. DOORS AND RAILINGS TO RECEIVE PAINTED FINISH WENDY'S DARK BRONZE
G-1	ALUMINUM STOREFRONT WITH 1" CLEAR INSULATED GLASS IN STANDARD DARK BRONZE ANODIZED ALUMINUM FRAMES
ACM-1	ALUMINUM PANEL 'BLADE WALL' ALCOA REYNOBOND 4mm ROUTE & RETURN FACTORY FINISH: CW-300 BRITE RED RB4CW3BR224B204
ACM-4	G.I. BRAKE METAL FASCIA TRIM AND STOREFRONT CLOSURE TRIM MODULAR ALUM. SOFFIT SYSTEM FACTORY-FINISH: DARK BRONZE
M-2	CORRUGATED METAL PANELS AND RELATED METAL TRIM ALCOA REYNLUX 7.2" RIB .032 GA. FACTORY-FINISH: CLASSIC BRONZE
M-3	G.I. BRAKE METAL CAP FLASHING AND RELATED METAL TRIM SHAPES EXCEPTIONAL METALS 24 GAGE FACTORY-FINISH: REGAL RED
M-4	G.I. BRAKE METAL CAP FLASHING AND RELATED METAL TRIM SHAPES EXCEPTIONAL METALS 24 GAGE FACTORY-FINISH: DARK BRONZE

GENERAL NOTES:

A. VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLOR SELECTIONS IN WRITING FROM WENDY'S INTERNATIONAL AND CONFIRM WITH CITY PRIOR TO ORDER OF SAID MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT. (CONFIRM).
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H. BRICK VENEER SHAL SHALL MATCH CENTER STANDARD, VERIFY AND CONFIRM SELECTION IN WRITING, PROVIDE WITH GROUTED JOINTS AND ACCENT SOLDIER COURSES AS SHOWN. (ICC-ES EVALUATION REPORT ESR-1364).

NOTE:

FOR ADDITIONAL INFORMATION SEE WENDY'S EXTERIOR MATERIALS AND FINISH SCHEDULE

Wendy's

WENDY'S RESTAURANT NEW BUILD
NEC BASELINE ROAD & RURAL ROAD
1030 EAST BASELLINE ROAD
TEMPE, ARIZONA 85283

REVISIONS:

EXPIRES 3/31/17

TITLE: ELEVATIONS

JOB NO. 1601

DATE: 7 / 20 / 16

SHEET NO.: A6.2

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297

ATTACHMENT 22

LGE | DESIGNGROUP

Lake Country Village Tempe, Arizona
2016 . 07 . 19

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

LGE DESIGN BUILD

LGE | DESIGNGROUP

Lake Country Village

Tempe, Arizona
2016 . 07 . 19

RENDERING VIEW

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LGE DESIGN BUILD

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Lake Country Village

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Lake Country Village

Tempe, Arizona
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LGE DESIGN BUILD

LGE | DESIGNGROUP

Lake Country Village

Tempe, Arizona
2016 . 05 . 23

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.

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LGE DESIGN BUILD

PLAN NOTES:

FLOORING:

1. CONCRETE SLAB TO BE READY TO RECEIVE TENANT PROVIDED FINISHES.

MECHANICAL / PLUMBING:

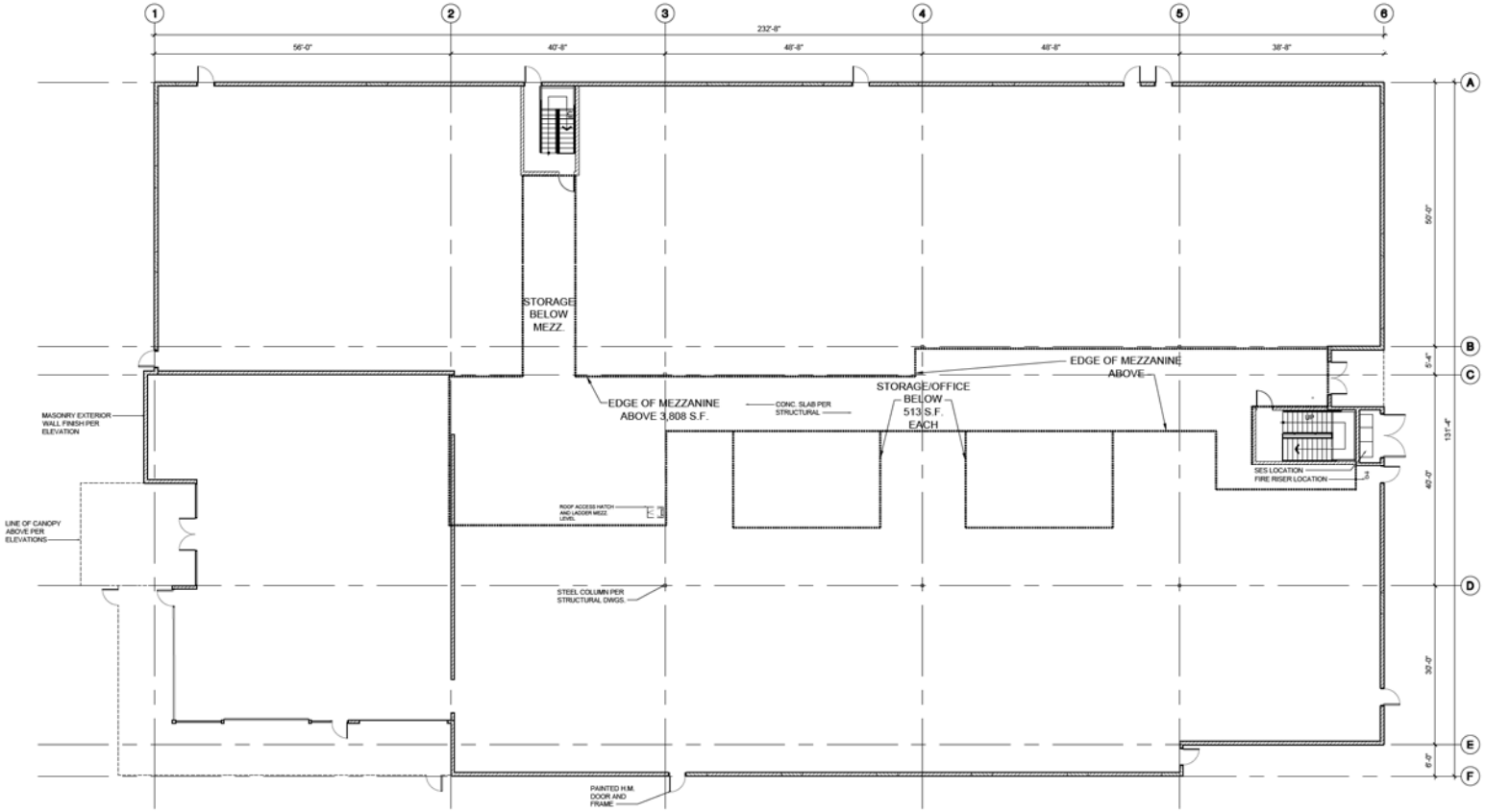
1. HVAC IS NOT TO BE INCLUDED.

ELECTRICAL:

1. PROVIDE SINGLE LAMP METAL HALIDE WALL PACKS, BUILDING MOUNTED FOR THE SECURITY LIGHTING FULL PERIMETER OF THE EXTERIOR.
2. PROVIDE POLE LIGHTING AT ALL PARKING AREAS AND WITHIN THE SITE.
3. PROVIDE LED LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS.
4. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCELL (DUSK TO DAWN) OR TIME CLOCK.

MISC:

1. SEE PROVIDED ALAMO DESIGN MANUAL FOR ADDITIONAL INFORMATION.



BUILDING 1 - PRELIMINARY FLOOR & MEZZANINE PLAN

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

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

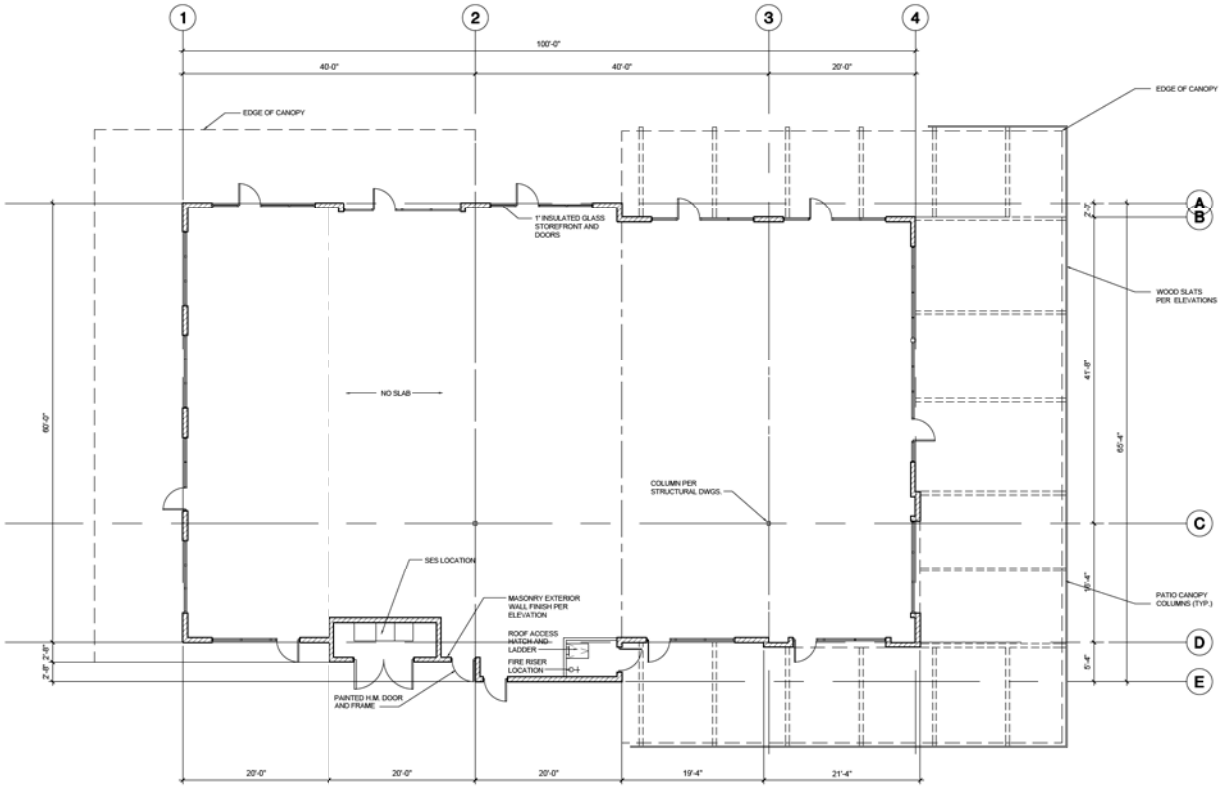
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED ARCHITECT 30769 VINCENT JAMES DALKE ARIZONA U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 1 - FLOOR & MEZZANINE PLAN
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A1.1



PLAN NOTES:

FLOORING:

1. CONFIRM FLOOR SLAB TO BE OMITTED.

INTERIOR WALLS:

1. UNINSULATED EXTERIOR WALLS TO BE EXPOSED MASONRY TO REMAIN UNFINISHED TO RECEIVE FUTURE TENANT FURRING INSULATION AND FINISHES.
2. FIRE RISER ROOMS / OWNER ROOMS AND SES ENCLOSURES TO BE 6" MTL STUDS @ 16" O.C. FULL HEIGHT, WITH 5/8" TYPE X GYP BOARD BOTH SIDES, INSULATED.

CEILINGS:

1. ALL RETAIL AREAS AND FIRE RISER ROOMS TO BE OPEN TO THE STRUCTURE ABOVE. PROVIDE R-30 BATT INSULATION WITH WHITE SCRIM AT THE UNDERSIDE OF THE ROOF STRUCTURE, TYPICAL.

DOORS / WINDOWS:

1. ALL GLAZING TO BE INCLUDED IN SHELL.
2. STOREFRONT TO BE A 2" X 4" ALUMINUM SYSTEM WITH BE CENTER GLAZED SYSTEM WITH MULLIONS AS DEPICTED IN THE ELEVATIONS. LARGE TUBE HEAD RAILS AS WELL AS THE TALL BASE RAIL DEPICTED FOR DESIGN INTENT TO BE AN ALL-ALUMINUM SYSTEM, WITH ALL OF THE COMPONENTS PROVIDED BY THE STOREFRONT VENDOR.
3. EXTERIOR MAN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAMES.

MECHANICAL / PLUMBING:

1. FURNISH AND INSTALL A COMMON GREASE INTERCEPTOR FOR EACH BUILDING. THE UNIT TO BE LOCATED ON THE DRIVE SIDE OF EACH UNIT DUE TO THE LIMITED SPACE TO THE REAR OF THE BUILDING.
2. PROVIDE UNITS AND CURBS AS NEEDED TO PROVIDE (1) TON PER 125 S.F., TYPICAL.
3. WATER SERVICE TO BE SIZED TO ACCOMMODATE THE RESTAURANT USES IN THE PROJECT.

ELECTRICAL:

1. PROVIDE SINGLE LAMP METAL HALIDE WALL PACKS, BUILDING MOUNTED FOR THE SECURITY LIGHTING FULL PERIMETER OF THE EXTERIOR.
2. PROVIDE POLE LIGHTING AT ALL PARKING AREAS AND WITHIN THE SITE.
3. PROVIDE LED LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS.
4. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCELL (DUSK TO DAWN) OR TIME CLOCK.
5. SES TO BE SIZED TO PROVIDE EACH 20' WIDE RETAIL WITH 200 AMPS @ 120/208 V.

BUILDING 2 - PRELIMINARY FLOOR PLAN

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

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

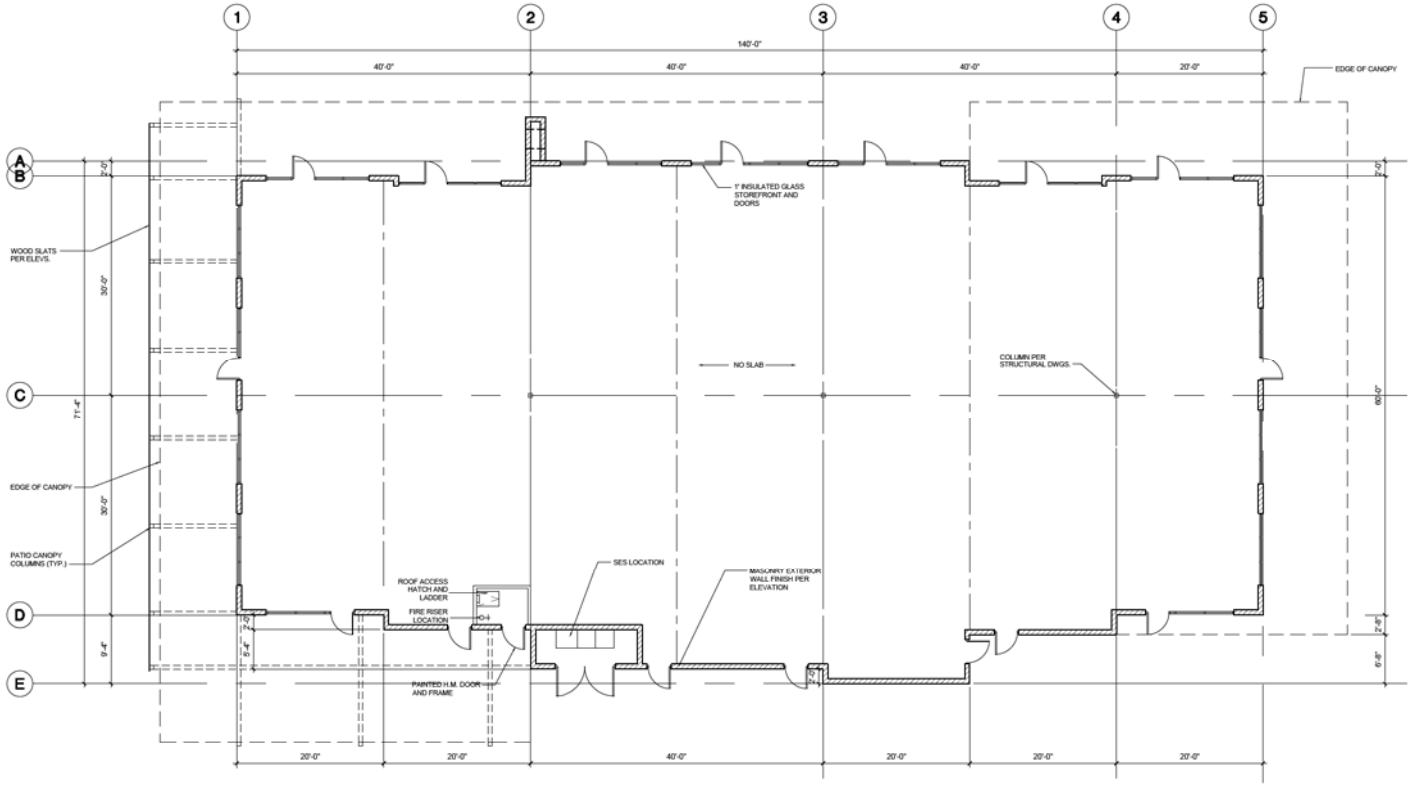
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED ARCHITECT 20769 VINCENT JAMES DALKE ARIZONA U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 2 - FLOOR PLAN
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A2.1



BUILDING 3 - PRELIMINARY FLOOR PLAN

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

PLAN NOTES:

FLOORING:

1. CONFIRM FLOOR SLAB TO BE OMITTED.

INTERIOR WALLS:

1. UNINSULATED EXTERIOR WALLS TO BE EXPOSED MASONRY TO REMAIN UNFINISHED TO RECEIVE FUTURE TENANT FURRING INSULATION AND FINISHES.
2. FIRE RISER ROOMS / OWNER ROOMS AND SES ENCLOSURES TO BE 6" MTL STUDS @ 16" O.C. FULL HEIGHT, WITH 5/8" TYPE X GYP BOARD BOTH SIDES, INSULATED.

CEILINGS:

1. ALL RETAIL AREAS AND FIRE RISER ROOMS TO BE OPEN TO THE STRUCTURE ABOVE. PROVIDE R-30 BATT INSULATION WITH WHITE SCRIM AT THE UNDERSIDE OF THE ROOF STRUCTURE, TYPICAL.

DOORS / WINDOWS:

1. ALL GLAZING TO BE INCLUDED IN SHELL.
2. STOREFRONT TO BE A 2" X 4" ALUMINUM SYSTEM WITH BE CENTER GLAZED SYSTEM WITH MULLIONS AS DEPICTED IN THE ELEVATIONS. LARGE TUBE HEAD RAILS AS WELL AS THE TALL BASE RAIL DEPICTED FOR DESIGN INTENT TO BE AN ALL-ALUMINUM SYSTEM, WITH ALL OF THE COMPONENTS PROVIDED BY THE STOREFRONT VENDOR.
3. EXTERIOR MAN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAMES.

MECHANICAL / PLUMBING:

1. FURNISH AND INSTALL A COMMON GREASE INTERCEPTOR FOR EACH BUILDING. THE UNIT TO BE LOCATED ON THE DRIVE SIDE OF EACH UNIT DUE TO THE LIMITED SPACE TO THE REAR OF THE BUILDING.
2. PROVIDE UNITS AND CURBS AS NEEDED TO PROVIDE (1) TON PER 125 S.F., TYPICAL.
3. WATER SERVICE TO BE SIZED TO ACCOMMODATE THE RESTAURANT USES IN THE PROJECT.

ELECTRICAL:

1. PROVIDE SINGLE LAMP METAL HALIDE WALL PACKS, BUILDING MOUNTED FOR THE SECURITY LIGHTING FULL PERIMETER OF THE EXTERIOR.
2. PROVIDE POLE LIGHTING AT ALL PARKING AREAS AND WITHIN THE SITE.
3. PROVIDE LED LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS.
4. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCELL (DUSK TO DAWN) OR TIME CLOCK.
5. SES TO BE SIZED TO PROVIDE EACH 20' WIDE RETAIL WITH 200 AMPS @ 120/208 V.

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

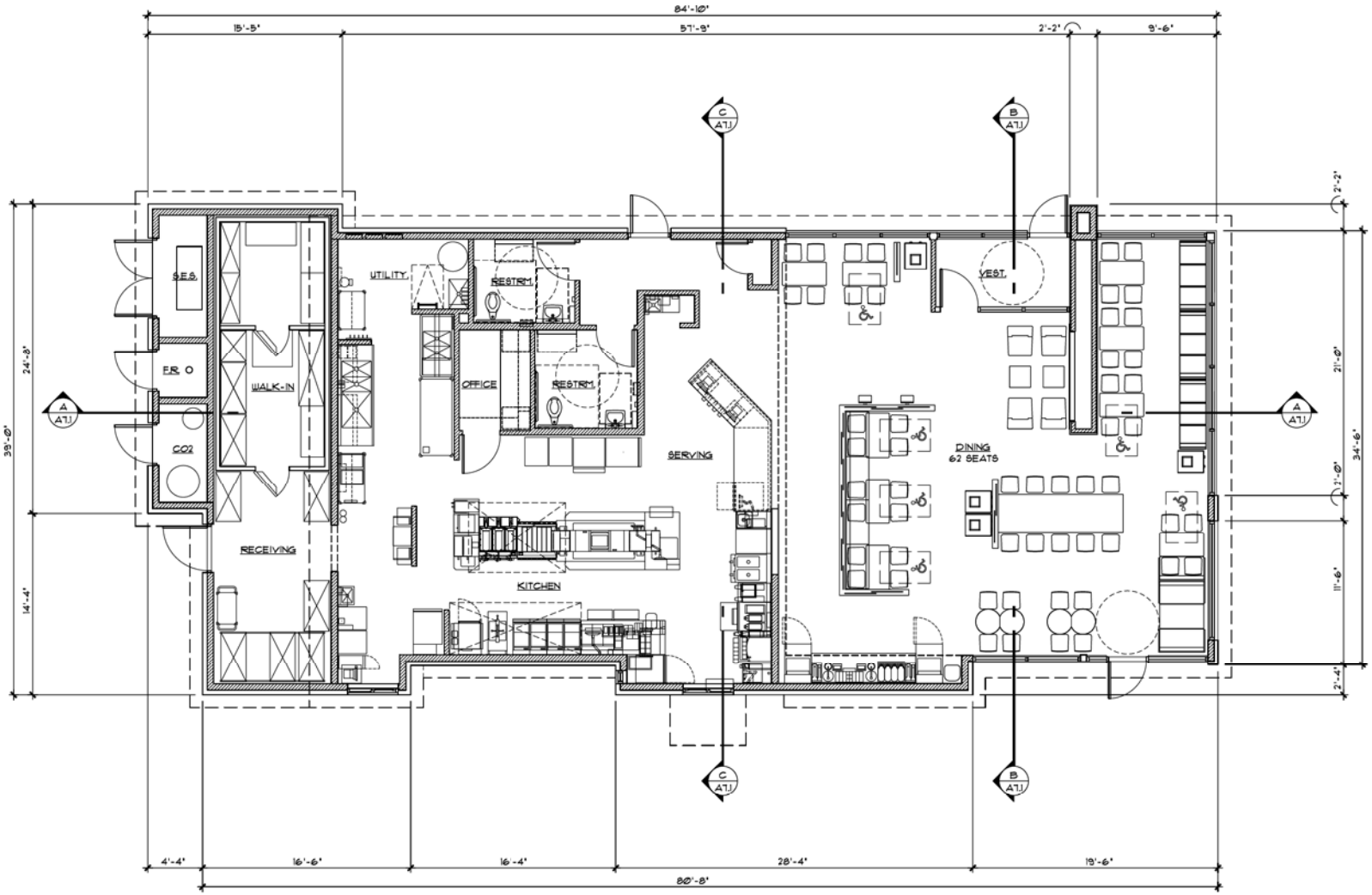
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED ARCHITECT 20769 VINCENT JAMES DALKE ARIZONA U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 3 - FLOOR PLAN
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A3.1



ACCESSIBILE SEATING NOTES:

A. ALL ACCESSIBLE TABLES TO HAVE MIN. 27" CLEAR KNEE HT. SPACE AND CLEAR MIN. WIDTH OF 30" x 19" MIN. DEPTH.
B. ACCESSIBLE TABLE HT. SHALL BE <28" MIN. AND <34" MAX.
C. CHAIRS AT ACCESSIBLE SEATS, ARE NON-FIXED, TYPICAL.
D. MINIMUM 5% OF SEATING SHALL BE ACCESSIBLE, WITH 30"x48" CLEAR FLOOR AREA SPACE.
E. ACCESSIBILITY SYMBOL INDICATES TYPICAL ACCESSIBLE SEATING LOCATIONS, (SEE PLAN).

NORTH

1/4" = 1'-0"

FLOOR PLAN

GENERAL NOTES:

A. ALL EXITS TO BE OPERABLE FROM INTERIOR WITHOUT KEY OR SPECIAL KNOWLEDGE.
B. ALL GLASS WITHIN 18" OF FINISHED FLOOR, WITHIN 12" OF A DOOR, AT IMPACT AREAS, AND WHERE REQUIRED BY CODE SHALL BE TEMPERED.
C. ALL HARDWARE TYPES AND INSTALLATIONS TO COMPLY WITH A.D.A DESIGN GUIDELINES.
D. SUBMIT SAMPLES AND PRODUCT DATA FOR ARCHITECT'S APPROVAL, ALL INTERIOR AND EXTERIOR SELECTIONS INCLUDING: COLORS, FINISHES, MATERIALS, AND PATTERNS, ETC.
E. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF WOOD SHEATHING, FOUNDATIONS, AND ROUGH OPENINGS, TYPICAL.
F. INTERIOR DIMENSIONS ARE FROM FACE OF PARTITION FRAMING MEMBERS, ('NOMINAL' DEPTH OF STUD), TYPICAL AS INDICATED.

Wendy's.

WENDY'S RESTAURANT NEW BUILD
NEC BASELINE ROAD & RURAL ROAD
1030 EAST BASELLINE ROAD
TEMPE, ARIZONA 85283

REVISIONS:

REGISTERED ARCHITECT
17306
MARK E. ABEL
ARIZONA, U.S.A.
EXPIRES 3/31/17

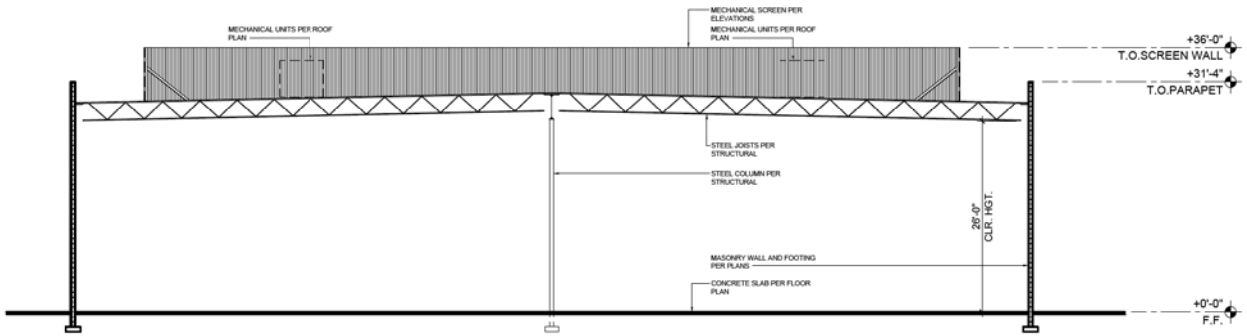
TITLE: FLOOR PLAN

JOB NO. 1601

DATE: 7 / 20 / 16

SHEET NO.: A2.1

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297



BUILDING 1 - PRELIMINARY BUILDING SECTION

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

LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

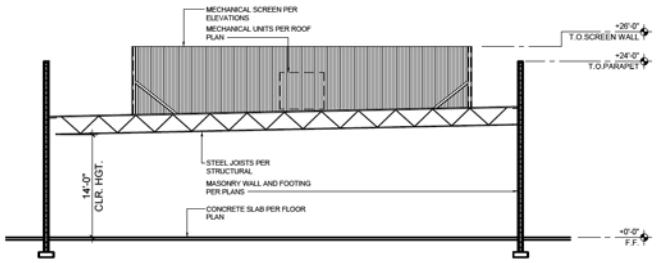
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED 20769 VINCENT JAMES DALKE ARIZONA U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 1 - BUILDING SECTION
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A1.3



BUILDING 2 - PRELIMINARY BUILDING SECTION

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

LGE | DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

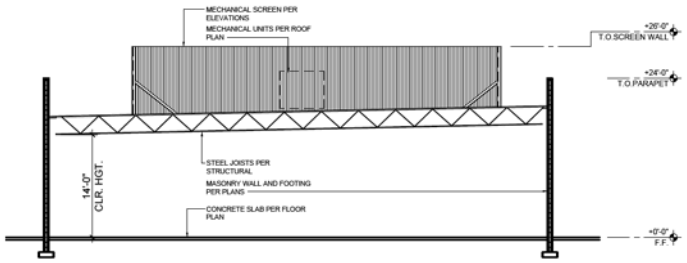
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER
30769
VINCENT JAMES DALKE
ARIZONA, U.S.A.
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 2 - BUILDING SECTION
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A2.3



BUILDING 3 - PRELIMINARY BUILDING SECTION

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

LGE | DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

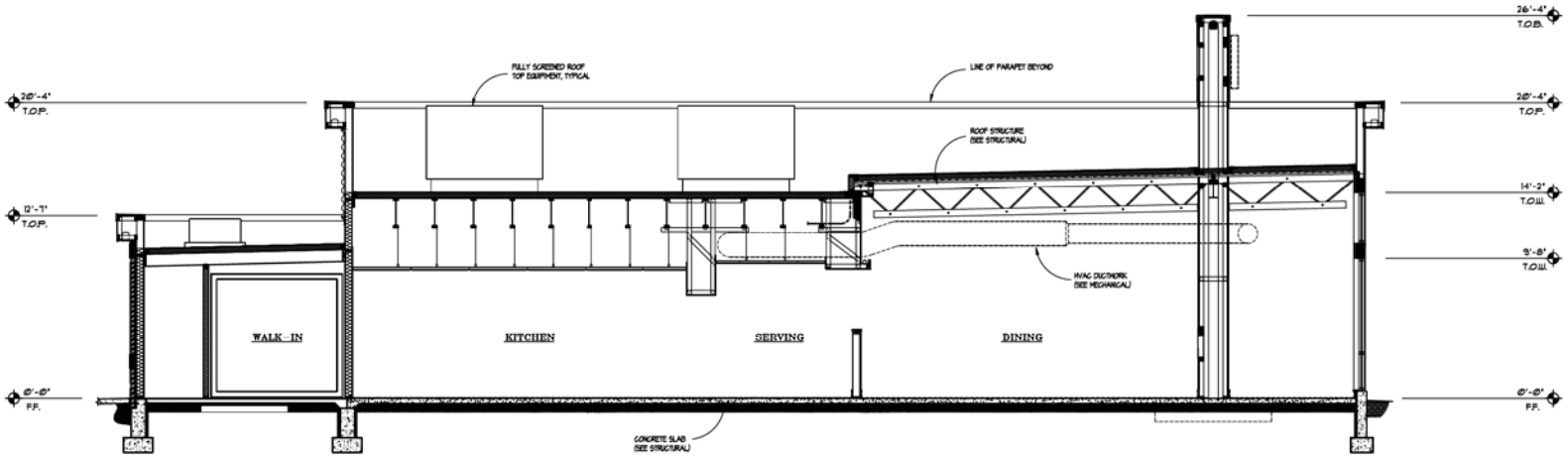
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

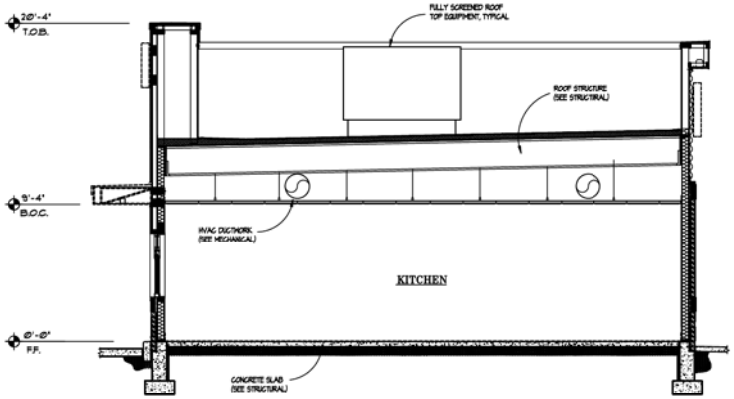
EXPIRES: 12/31/2017

SHEET TITLE: BUILDING 3 - BUILDING SECTION
ISSUE DATE: 07-12-16
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A3.3



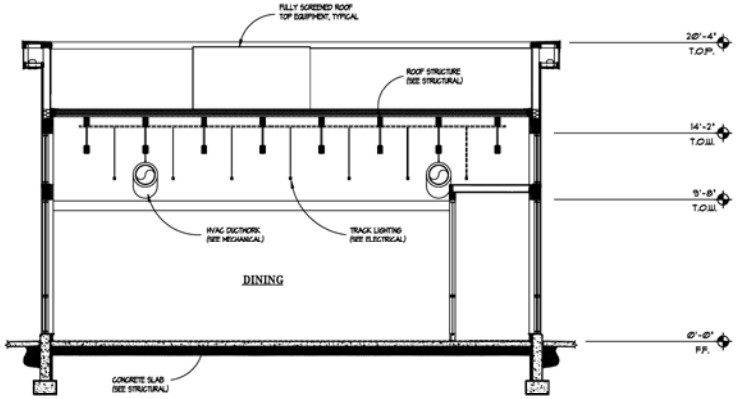
BUILDING SECTION A

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



BUILDING SECTION C

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



BUILDING SECTION B

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

GENERAL NOTES:

A. VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLOR SELECTIONS IN WRITING FROM WENDY'S INTERNATIONAL AND CONFIRM WITH CITY PRIOR TO ORDER OF SAID MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT. (CONFIRM).
C. ALL BUILDING MOUNTED SIGNS SHALL BE REVISED AND PERMITTED UNDER SEPERATE SUBMITTAL BY OWNER.
D. ALL ROOF TOP EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
E. EXISTING ROOF DRAINS ARE INTERNALIZED.
F. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH. (UNLESS NOTED OTHERWISE)
G. E.I.F.S. SHALL BE AS MANUF. BY "DRYVIT" (ICC-ES EVALUATION REPORT ESR-0332).
H. BRICK VENEER SHAL SHALL MATCH CENTER STANDARD. VERIFY AND CONFIRM SELECTION IN WRITING. PROVIDE WITH GROUTED JOINTS AND ACCENT SOLDIER COURSES AS SHOWN. (ICC-ES EVALUATION REPORT ESR-1364).

NOTE:

FOR ADDITIONAL INFORMATION SEE WENDY'S EXTERIOR MATERIALS AND FINISH SCHEDULE

Wendy's

WENDY'S RESTAURANT NEW BUILD
NEC BASELINE ROAD & RURAL ROAD
1030 EAST BASELLINE ROAD
TEMPE, ARIZONA 85283

REVISIONS:

TITLE: BUILDING SECTIONS

JOB NO. 1601

DATE: 7 / 20 / 16

SHEET NO.: A7.1

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297

OVERALL PLANTING PLAN

SCALE: 1"=40'-0"

0 10' 20' 40' 80'

NORTH

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	PLANTING SIZE	MATURITY SIZE	COMMENTS
TREES					
Pistacia 'Red Push'	'Red Push' Pistache	30	36" Box 1.5" Cal.	15' Canopy	Standard Trunk, Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	3	36" Box 1.5" Cal.	25' Canopy	Multi - Trunk, Dense Canopy
Chitalpa tashkentensis	Chitalpa	2	36" Box 1.5" Cal.	25' Canopy	Multi - Trunk, Dense Canopy
Fraxinus x 'Fan-tasia'	'Fan-tasia' Ash	40	36" Box 2" Cal.	30' Canopy	Standard Trunk, Dense Canopy
Ficus nitida 'Columnar'	'Columnar' Ficus Tree	5	36" Box 2" Cal.	30' Canopy	Multi - Trunk, Dense Canopy
Olea europaea 'Swan Hill'	Fruitless Olive	9	36" Box 2" Cal.	25' Canopy	Multi - Trunk, Dense Canopy
Phoenix dactylifera 'Medjool'	Medjool Date Palm	22	25' C.T.H.	11' Canopy	Matching Form Diamond Cut
Quercus virginiana	Southern Live Oak	19 3	36" Box 1.5" Cal. 48" Box 3" Cal.	50' Canopy 50' Canopy	Matching Form Dense Canopy
Ulmus parvifolia	Chinese Elm	30	36" Box 1.5" Cal.	35' Canopy	Matching Form Dense Canopy
Acacia salicina	Willow Acacia	19	24" Box 1" Cal.	35' Canopy	Standard Trunk, Dense Canopy
ACCENTS					
Aloe barbadensis	Medicinal Aloe	91	5 Gal.	2' H.	As Per Plan
Aloe x 'Blue Elf'	Blue Elf Aloe	44	5 Gal.	2' H.	As Per Plan
Aloe x 'Topaz'	'Topaz' Aloe	133	5 Gal.	2' H.	As Per Plan
Aloe ferox	Tree Aloe	5	15 Gal.	2' H.	As Per Plan
Bouteloua gracilis 'Blonde Ambition'	'Blonde Ambition'	158	5 Gal.	5' H.	As Per Plan
Dasylirion longissima	Toothless Spoon	104	5 Gal.	5' H.	As Per Plan
Agave desmetiana 'Variegata'	Variegated Agave	108	5 Gal.	3' H.	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	85	5 Gal.	5' H.	As Per Plan
Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	28	5 Gal.	2' H.	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	110	5 Gal.	3' H.	As Per Plan
Phoenix roebelenii	Pygmy Date Palm	9	15 Gal.	10' H.	As Per Plan
Muhlenbergia 'Nashville'	'Nashville' Grass	47	5 Gal.	3' H.	As Per Plan
ACCENTS/VINES					
Bignonia 'Tangerine Beauty'	'Tangerine Beauty'	28	15 Gal.	6' H.	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	14	5 Gal.	8' H.	As Per Plan
Ficus pumila	Creeping Fig Vine	8	5 Gal.	30' H.	As Per Plan
Podranea ricasoliana	Pink Trumpet Vine	23	5 Gal.	20' H.	As Per Plan
SHRUBS					
Eremophila hygrophana	Blue Bells	256	5 Gal.	2' H.	As Per Plan
Eremophila glabra 'Winter Blaze'	'Winter Blaze' Emu	22	5 Gal.	2' H.	As Per Plan
Plumbago capensis	Cape Plumbago	10	5 Gal.	8' H.	As Per Plan
Leucophyllum frutescens 'Rio Bravo'	Rio Bravo Sage	49	5 Gal.	5' H.	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	106	5 Gal.	2' H.	As Per Plan
Nerium 'Petite Pink'	'Petite Pink' Oleander	158	5 Gal.	3' H.	As Per Plan
Ruellia Peninsularis	Baja Ruellia	34	5 Gal.	4' H.	As Per Plan
Russelia equisetiformis	Coral Bush	24	5 Gal.	3' H.	As Per Plan
Tecoma 'Sparky'	Tecoma 'Sparky'	32	5 Gal.	3' H.	As Per Plan
Tecoma stans	Yellow Bells	7	5 Gal.	8' H.	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	77	15 Gal.	8' H.	As Per Plan
GROUND COVERS					
Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	67	1 Gal.	2' H.	As Per Plan
Lantana hybrid 'Dallas Red'	Dallas Red Lantana	87	1 Gal.	2' H.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	373	1 Gal.	2' H.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	10	1 Gal.	12" H.	As Per Plan
Rosmarinus 'Huntington Carpet'	'H. Carpet' Rosemary	40	1 Gal.	12" H.	As Per Plan
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	79	1 Gal.	2' H.	As Per Plan
Teucrium chamaedrys	Germander	165	1 Gal.	12" H.	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine	16	1 Gal.	12" H.	As Per Plan
Carissa 'Green Carpet'	'Green Carpet' Natal Plum	23	1 Gal.	18" H.	As Per Plan
Wedelia trilobata	Wedelia	42	1 Gal.	18" H.	As Per Plan
Seasonal Annuals	Seasonal Annuals	687	1-Gal	12" O.C. Per Plan	

MISCELLANEOUS

DG — Decomposed Granite - Granite Express 'Express Brown' - 1/2" Screened 2" Depth in All Planting Areas (Typ) -

TURF — Hybrid Bermuda Sod - 41,148 SQ. FT. with Concrete Header

COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVENUE, SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590
FAX: 480-636-6012

LGE DESIGN
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

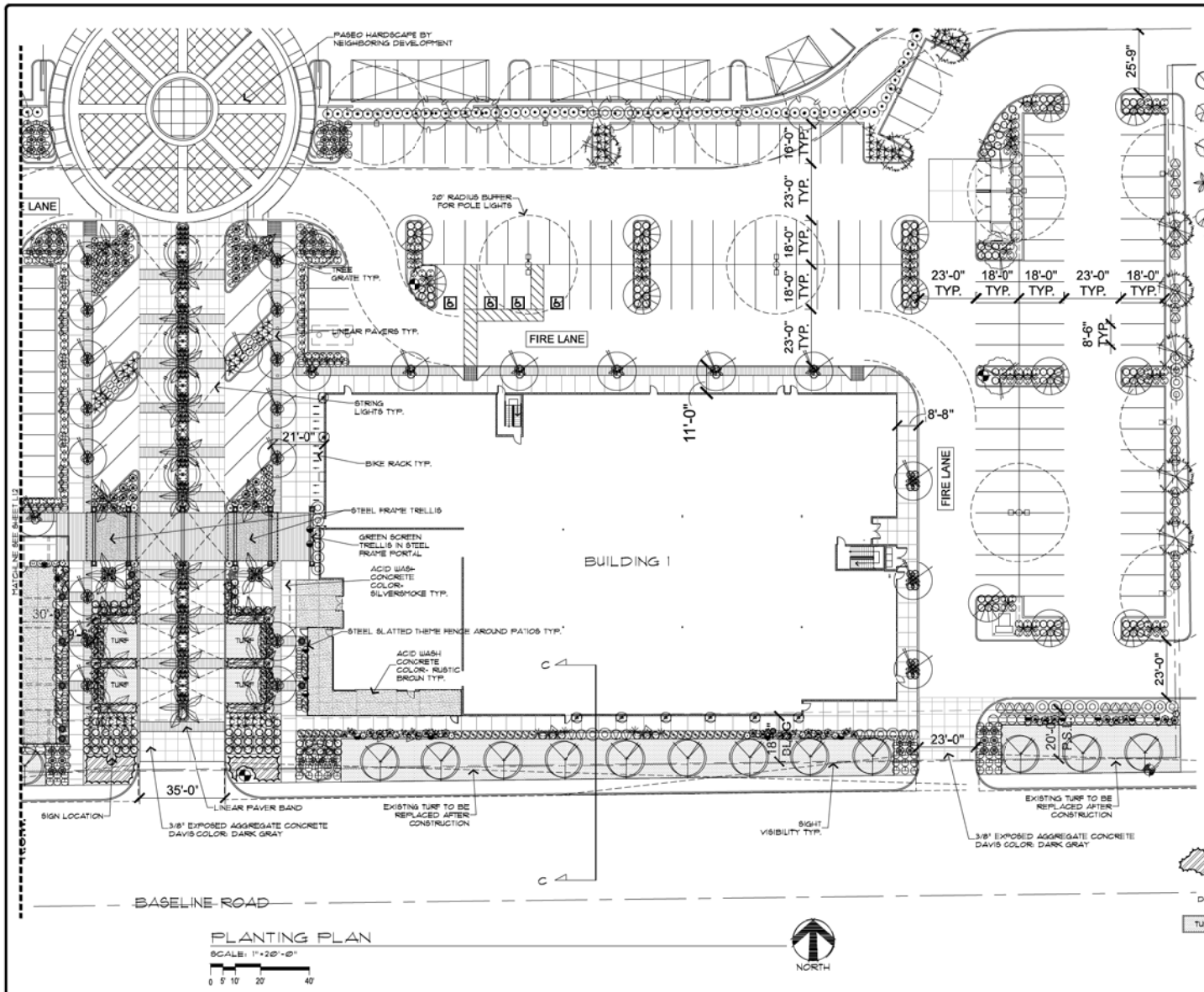
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

EXPIRES 06/30/16

SHEET TITLE: OVERALL PRELIM. LANDSCAPE PLAN
ISSUE DATE: 07-14-16
DRAWN BY: AH
CHECKED BY: PV
PROJECT No.: -
SHEET: L1.0



PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	PLANTING SIZE
TREES			
Pistacia 'Red Push'	'Red Push' Pistache	30	36" Box 1.5" Cal.
Caesalpinia gilliesii	Yellow Bird of Paradise	3	36" Box 1.5" Cal.
Chitalpa tashkentensis	Chitalpa	2	36" Box 1.5" Cal.
Fraxinus x 'Fan-tex.'	'Fan-tex.' Ash	40	36" Box 2" Cal.
Ficus nitida 'Columnar'	'Columnar' Ficus Tree	5	36" Box 2" Cal.
Olea europaea 'Swan Hill'	Fruitless Olive	9	36" Box 2" Cal.
Phoenix dactylifera 'Medjool'	Medjool Date Palm	22	25' C.T.H.
Quercus virginiana	Southern Live Oak	19 3	36" Box 1.5" Cal. 48" Box 3" Cal.
Ulmus parvifolia	Chinese Elm	30	36" Box 1.5" Cal.
Acacia salicina	Willow Acacia	19	24" Box 1" Cal.
ACCENTS			
Aloe barbadensis	Medicinal Aloe	91	5 Gal.
Aloe x 'Blue Elf'	Blue Elf Aloe	44	5 Gal.
Aloe x 'Topaz'	'Topaz' Aloe	133	5 Gal.
Aloe ferox	Tree Aloe	5	15 Gal.
Bouteloua gracilis 'Blonde Ambition'	'Blonde Ambition'	158	5 Gal.
Dasylirion longissima	Toothless Spoon	104	5 Gal.
Agave desmetiana 'Variegata'	Variegated Agave	108	5 Gal.
Hesperaloe funifera	Giant Hesperaloe	85	5 Gal.
Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	28	5 Gal.
Pedilanthus macrocarpus	Lady Slipper Plant	110	5 Gal.
Phoenix roebelenii	Pygmy Date Palm	9	15 Gal.
Muhlenbergia 'Nashville'	'Nashville' Grass	47	5 Gal.
ACCENTS/VINES			
Bigonia 'Tangerine Beauty'	'Tangerine Beauty'	28	15 Gal.
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	14	5 Gal.
Ficus pumila	Creeping Fig Vine	8	5 Gal.
Podranea ricasoliana	Pink Trumpet Vine	23	5 Gal.
SHRUBS			
Eremophila hygrophana	Blue Bells	296	5 Gal.
Eremophila glabra 'Winter Blaze'	'Winter Blaze' Emu	22	5 Gal.
Plumbago capensis	Cape Plumbago	16	5 Gal.
Leucophyllum frutescens 'Rio Bravo'	Rio Bravo Sage	49	5 Gal.
Myrtus communis 'Compacta'	Dwarf Myrtle	106	5 Gal.
Nerium 'Petite Pink'	'Petite Pink' Oleander	158	5 Gal.
Ruellia peninsularis	Baja Ruellia	34	5 Gal.
Russelia equisetiformis	Coral Bush	24	5 Gal.
Tecoma 'Sparky'	Tecoma 'Sparky'	32	5 Gal.
Tecoma stans	Yellow Bells	7	5 Gal.
Tecoma stans 'Orange Jubilee'	Orange Jubilee	77	15 Gal.
GROUND COVERS			
Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	67	1 Gal.
Lantana hybrid 'Dallas Red'	Dallas Red Lantana	87	1 Gal.
Lantana hybrid 'New Gold'	New Gold Lantana	373	1 Gal.
Lantana montevidensis	Purple Trailing Lantana	10	1 Gal.
Rosmarinus 'Huntington Carpet'	'H. Carpet' Rosemary	40	1 Gal.
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	79	1 Gal.
Teucrium chamedrys	Germander	165	1 Gal.
Trachelospermum asiaticum	Asiatic Jasmine	16	1 Gal.
Carissa 'Green Carpet'	'Green Carpet' Natal Plum	23	1 Gal.
Wedelia trilobata	Wedelia	42	1 Gal.
Seasonal Annuals	Seasonal Annuals	687	1-Gal

MISCELLANEOUS

DG — Decomposed Granite - Granite Express 'Express Brown' - 1/2" Screened 2" Depth in All Planting Areas (Typ).

TURF — Hybrid Bermuda Sod - ±11,148 SQ. FT. with Concrete Header

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LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

EXPIRES 09/30/16

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
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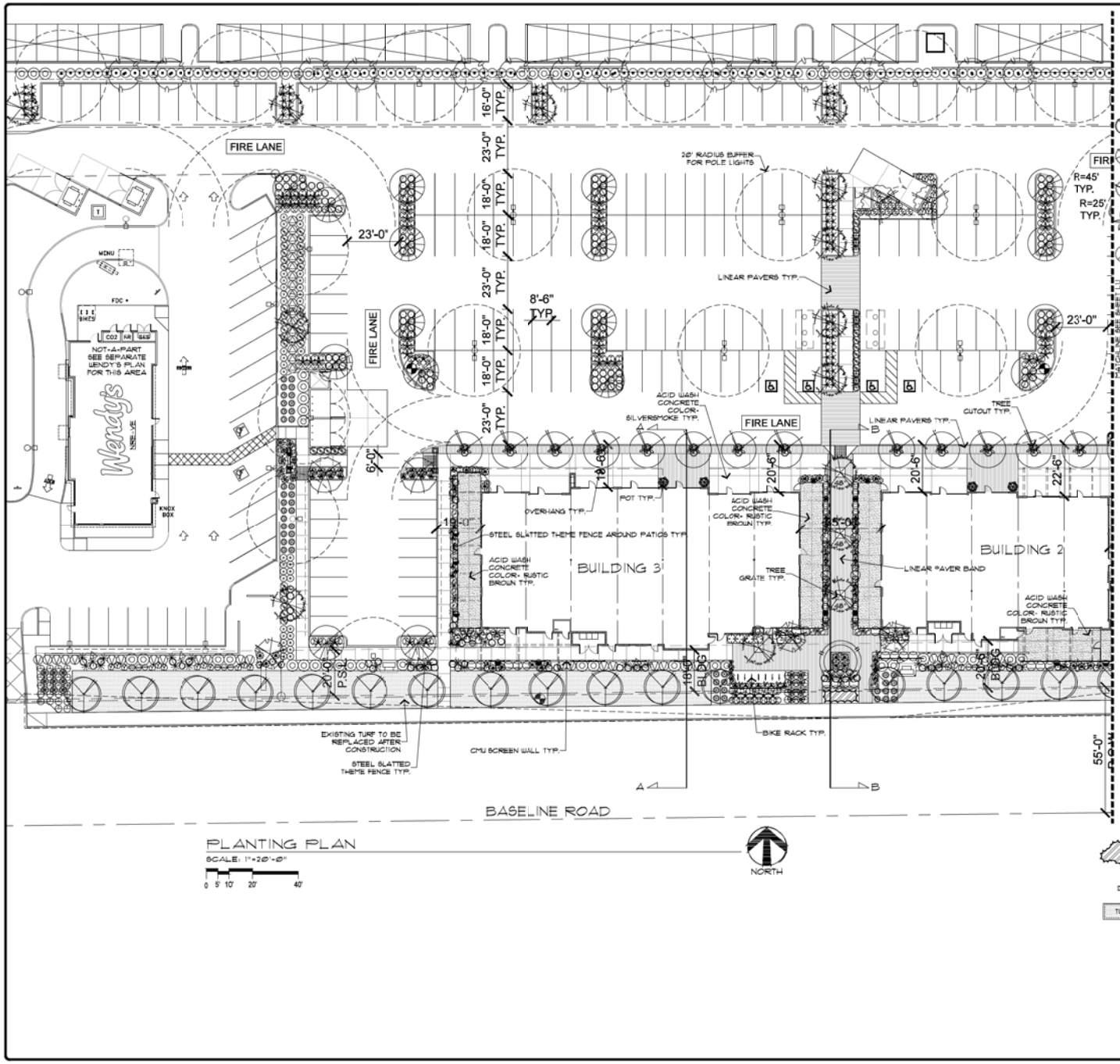
CHECKED BY: PV
PROJECT No.: -
SHEET: L1.1



PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	PLANTING SIZE
TREES			
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Fraxinus x 'Fan-West'	'Fan-West' Ash	40	36" Box 2" Cal.
Ficus nitida 'Columnar'	'Columnar' Ficus Tree	5	36" Box 2" Cal.
Olea europaea 'Swan Hill'	Fruitless Olive	9	36" Box 2" Cal.
Phoenix dactylifera 'Medjool'	Medjool Date Palm	22	25' C.T.H.
Quercus virginiana	Southerr Live Oak	19 3	36" Box 15" Cal. 48" Box 3" Cal.
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Aloe x 'Blue Elf'	Blue Elf Aloe	44	5 Gal.
Aloe x 'Topaz'	'Topaz' Aloe	133	5 Gal.
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ACCENTS/VINES			
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Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	14	5 Gal.
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SHRUBS			
Eremophila hygrophana	Blue Bells	256	5 Gal.
Eremophila glabra 'Winter Blaze'	'Winter Blaze' Emu	22	5 Gal.
Plumbago capensis	Cape Plumbago	10	5 Gal.
Leucophyllum frutescens 'Rio Bravo'	Rio Bravo Sage	49	5 Gal.
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Lantana hybrid 'Dallas Red'	Dallas Red Lantana	87	1 Gal.
Lantana hybrid 'New Gold'	New Gold Lantana	373	1 Gal.
Lantana montevidensis	Purple Trailing Lantana	10	1 Gal.
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Eremophila glabra 'Mingenew Gold'	Outbback Sunrise	79	1 Gal.
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Carissa 'Green Carpet'	'Green Carpet' Natal Plum	23	1 Gal.
Wedelia trilobata	Wedelia	42	1 Gal.
Seasonal Annuals	Seasonal Annuals	687	1-Gal
MISCELLANEOUS			
DG	Decomposed Granite - Granite Express 'Express Brown' - 1/2" Screened 2" Depth In All Planting Areas (Typ) -		
TURF	Hybrid Bermuda Sod - 41,748 SQ. FT. with Concrete Header		

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LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

AARON J. BLUMAN
07-14-16
EXPIRES 06/30/16

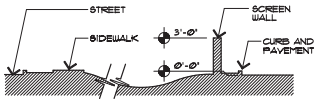
SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
ISSUE DATE: 07-14-16
DRAWN BY: AH
CHECKED BY: PV
PROJECT No.: -
SHEET: L1.2

LANDSCAPE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	PLANTING SIZE AND QUANTITY	REMARKS
TREES				
	INDICATES TREE BY OTHERS		(VARIES)	VERIFY TYPES & LOCATIONS
	FRAXINUS 'FAN WEST'	'FAN-WEST' ASH	36" BOX (5) 2" CALIPER	STANDING TRUNK DENSE CANOPY
	ULMUS PARVIFLORA	CHINESE ELM	36" BOX (6) 1.5" CALIPER	MATCHING FORM, DENSE CANOPY
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX (3) 1.5" CALIPER	MATCHING FORM, DENSE CANOPY
SHRUBS & ACCENTS				
	INDICATES SHRUB/ACCENT BY OTHERS		(VARIES)	VERIFY TYPES & LOCATIONS
	LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO SAGE	5 GAL. (XX)	MINIMUM 4' FROM CURB
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL. (XX)	MINIMUM 4' FROM CURB
	TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE	15 GAL. (XX)	MINIMUM 4' FROM CURB
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL. (XX)	MINIMUM 4' FROM CURB
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL. (XX)	MINIMUM 4' FROM CURB
	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED AGAVE	5 GAL. (XX)	MINIMUM 4' FROM CURB
	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL. (XX)	MINIMUM 4' FROM CURB
	MUHLENBERGIA 'NASHVILLE'	NASHVILLE GRASS	5 GAL. (XX)	MINIMUM 4' FROM CURB
GROUNDCOVER & VINES				
	LANTANA MONTEVIDENSIS	ALEXANDRA BOUGAINVILLEA	1 GAL. (XX)	SEE DETAIL
	LANTANA CAMARA	NEW GOLD LANTANA	1 GAL. (XX)	SEE DETAIL
	MERREMIA AUREA	PURPLE TRAILING LANTANA	1 GAL. (XX)	SEE DETAIL

GRADE FINISH & SPECIALTIES:

1/2" SCREENED EXPRESS BROWN 2" DEPTH, MATCH ADJACENT SITES, FIELD VERIFY PRIOR TO ORDER, TYPICAL AT ALL PLANTING AREAS.



FRONTAGE SWALE SECTION

NO SCALE

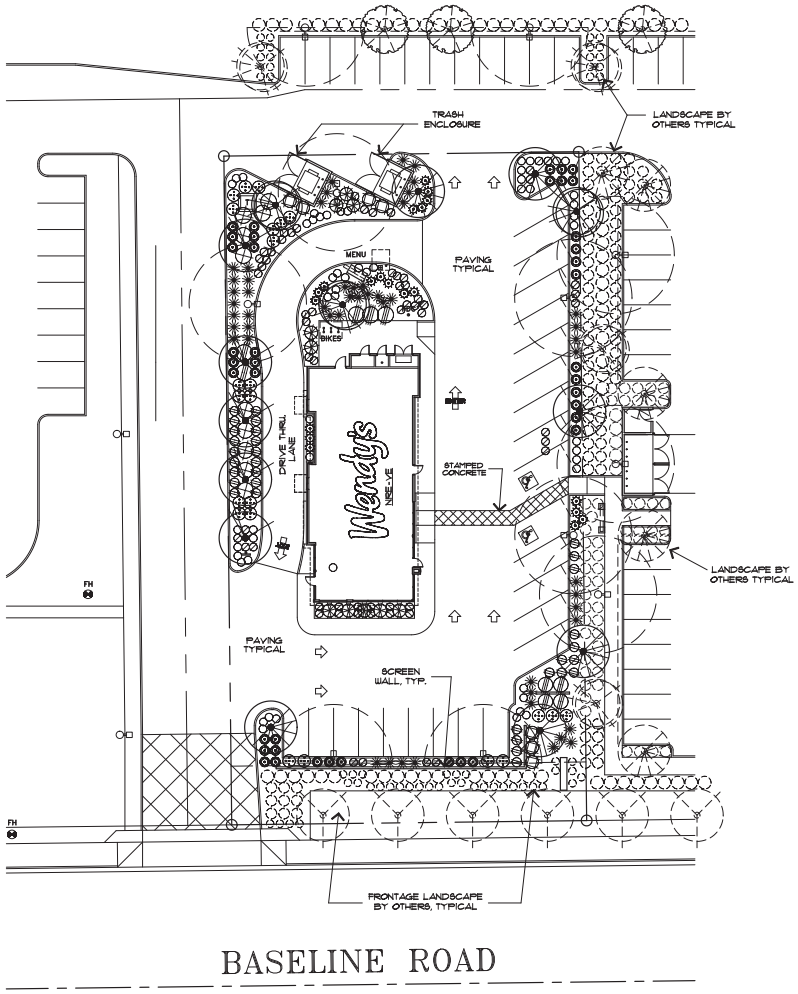
CITY NOTES:

TREE HEIGHTS AND CALIPERS SHALL COMPLY W/ 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED FOR CLEAR VIEW AREA BETWEEN 3' TO 7' FOR LINE OF SIGHT. (SEE PLAN AND DETAIL).

SCOPE OF PROJECT INCLUDES REMOVAL OF ALL EXISTING ON-SITE LANDSCAPE MATERIAL, INCLUDING TREES, SHRUBS, GROUND COVERS, GRADE FINISHES, TRANSITION BOARDERS AND IRRIGATION SYSTEMS, ETC. ALL SHALL BE REPLACED AS INDICATED.



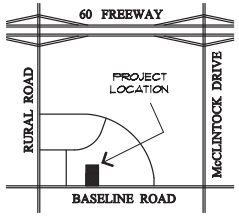
PRELIMINARY LANDSCAPE PLAN

NORTH

1" = 20'-0"

GENERAL LANDSCAPE NOTES:

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, TYPICAL.
2. CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND INCIDENTALS NECESSARY TO INSTALL ALL LANDSCAPE MATERIALS, IRRIGATION SYSTEM AND RELATED WORK INDICATED AND IMPLIED.
3. ALL MATERIALS SHALL BE INSTALLED PER MANUF. PRINTED RECOMMENDATIONS AND SPECIFICATIONS.
4. SUBMIT WRITTEN GUARANTEE, 'AS-BUILT' PLANS, AND COMPLETE MAINTENANCE INSTRUCTIONS ON THE CARE AND USE OF PLANTS AND IRRIGATION SYSTEM.
5. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
6. GUARANTEE IN WRITING ALL PLANT MATERIALS TO BE LIVE HEALTHY CONDITION FOR THE FOLLOWING TIME PERIODS BEYOND PROJECT COMPLETION: (TREES - 1 YR. / SHRUBS - 90 DAYS / GROUNDCOVERS - 90 DAYS).
7. ALL WEEDS AND UNWANTED GRASSES SHALL BE PROPERLY TREATED AND REMOVED BY USE OF 'ROUND-UP' HERBICIDE, APPLIED IN STRICT ACCORDANCE WITH MANUF. SPECIFICATIONS.
8. BACKFILL ALL PLANT PITS WITH A MIXTURE OF 2/3 PARTS NATIVE SOIL AND 1/3 PART NITROGENIZED WOOD MULCH, TYPICAL.
9. FINISHED GRADE OF ALL PLANTING BEDS AND GRANITE AREAS (TOP OF FINISHED MATERIALS) SHALL BE 2" BELOW ADJACENT PAVING ELEVATIONS.
10. STAKE ALL TREES OUTSIDE ROOTBALL, TYPICAL.
11. REMOVE ALL WASTE MATERIALS AND DEBRIS AND LEGALLY DISPOSE OF SAME, OFF-SITE.
12. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.
13. VEGETATIVE GROUNDCOVERS SHALL BE 50% OF ALL LANDSCAPE AT RETENTION AREAS.
14. EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.



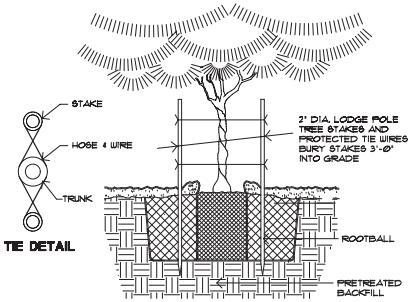
VICINITY MAP

NORTH

LANDSCAPE CERTIFICATIONS:

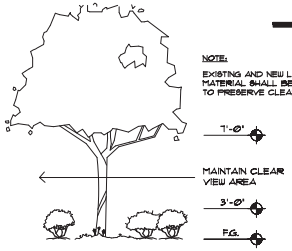
EST. R.O.W. LANDSCAPE COST:	$ 0.00
EST. AREA OF LANDSCAPE ON SITE:	18,650 S.F.
EST. AREA OF LANDSCAPE IN R.O.W.:	3,032 S.F.
TOTAL LANDSCAPE AREA:	21,682 S.F.

MAINTENANCE BY: OWNER



TREE PLANTING

NO SCALE

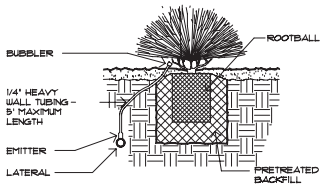


NOTE:

EXISTING AND NEW LANDSCAPE MATERIAL SHALL BE MAINTAINED TO PRESERVE CLEAR VIEW AREAS

CLEAR VIEW DETAIL

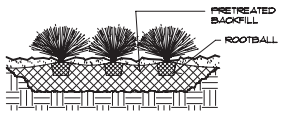
NO SCALE



SHRUB PLANTING

NO SCALE

NOTE:
13 PLANTS PER 36 SQ. FT.



GROUNDCOVER PLANTING

NO SCALE

Wendy's

WENDY'S RESTAURANT NEW BUILD
NEC BASELINE ROAD & RURAL ROAD
1030 EAST BASELLINE ROAD
TEMPE, ARIZONA 85283

REVISIONS:

REGISTERED LANDSCAPE ARCHITECT
STEVEN MARK ABEL
CERTIFICATE NO. 17106
ARIZONA, U.S.A.
EXPIRES 3/31/17

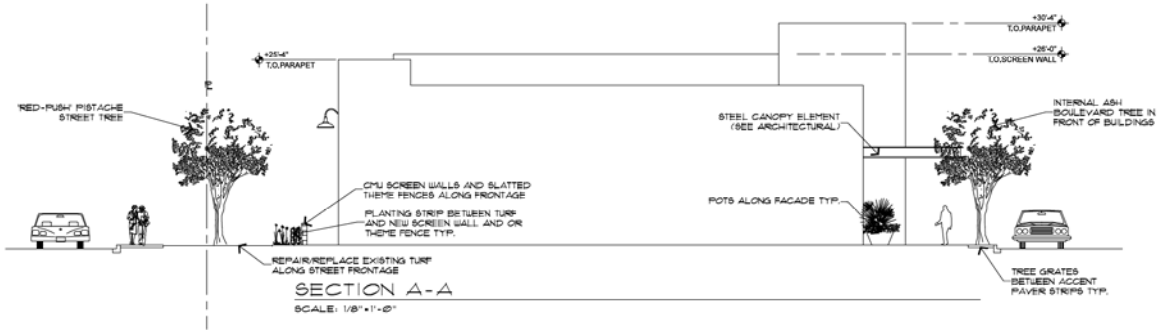
TITLE: LANDSCAPE PLAN

JOB NO. 1601

DATE: 7 / 20 / 16

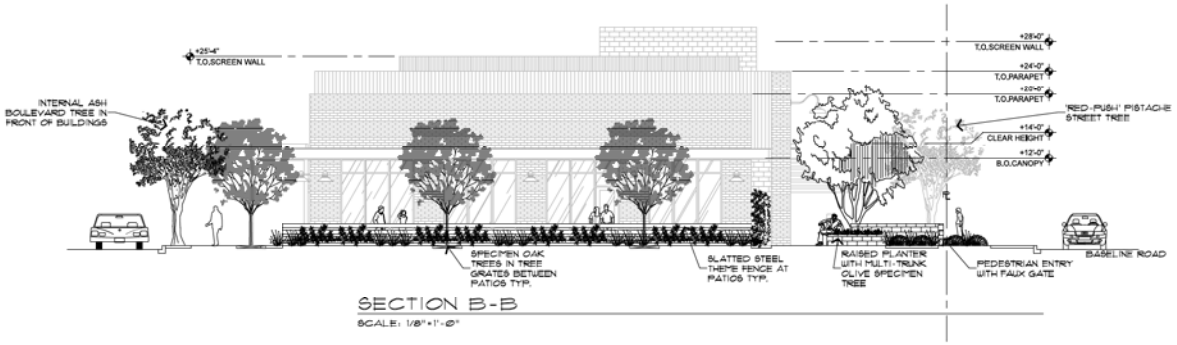
SHEET NO.: L1 (6of7)

MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297



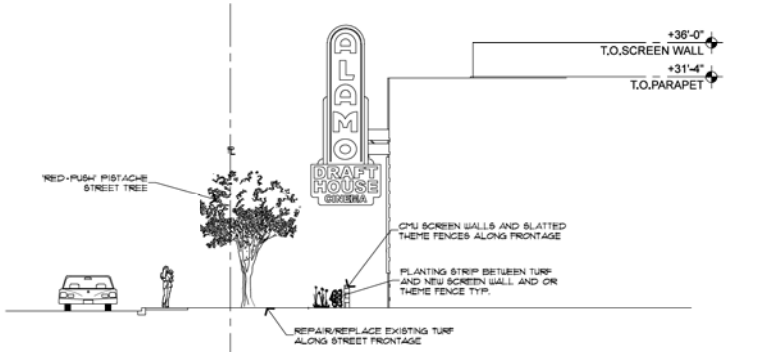
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

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LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
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LGE DESIGN BUILD

NUMBER	REVISION	DATE

EXPIRES 09/30/16

SHEET TITLE: PRELIMINARY LANDSCAPE SECTIONS

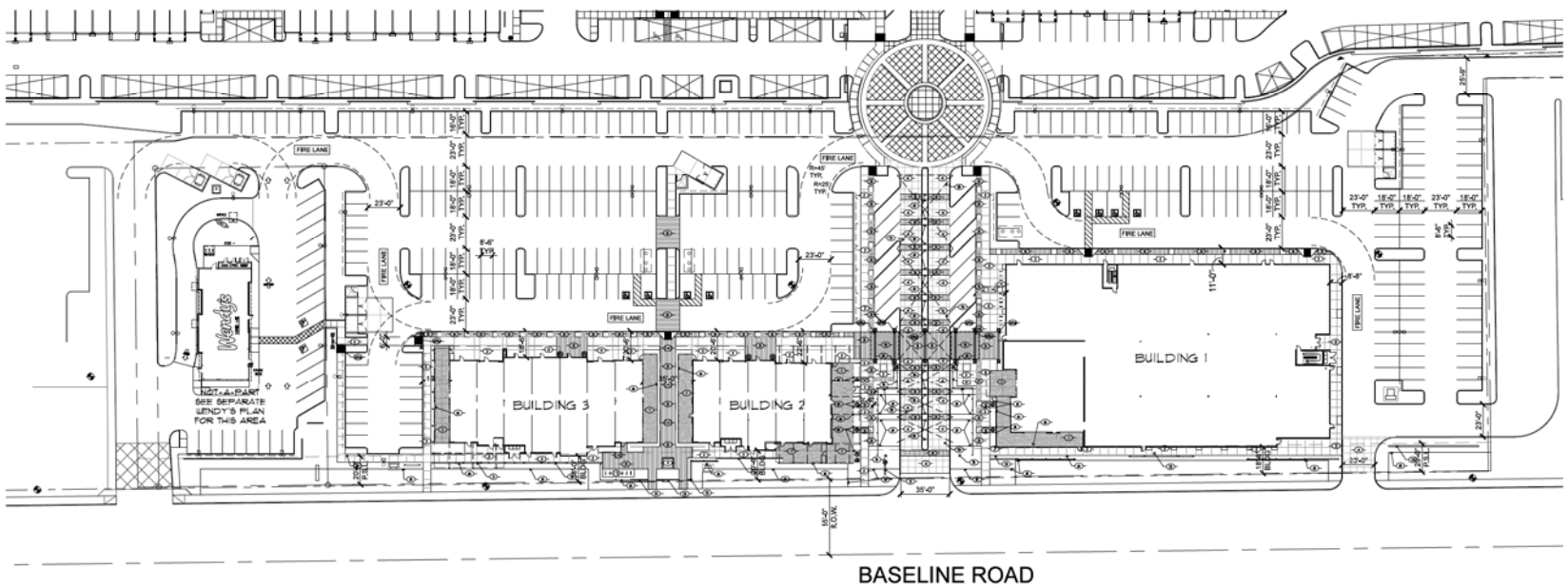
ISSUE DATE: 07-14-16

DRAWN BY: AH

CHECKED BY: PV

PROJECT No.: -

SHEET: L2.0



HARDSCAPE KEY PLAN

SCALE: 1"=40'-0"

0 10' 20' 40' 80'

NORTH

KEY NOTES / SITE AMENITIES

1. INTEGRAL COLOR CONCRETE
   ACID FINISH - DAVIS COLOR: RUSTIC BROWN
2. INTEGRAL COLOR CONCRETE
   ACID FINISH - DAVIS COLOR: SILVERSMOKE
3. LINEAR VEHICULAR PAVER - BELGARD OR EQUAL
   MODULINE PAVER - 3"x12" - COLOR: CUSTOM DARK GRAY BLEND
   FINISH: SHOTBLAST- PATTERN: RUNNING BOND, DIRECTION AS SHOWN
   ON PLANS - INSTALL PER MANUF. SPEC. FOR VEHICULAR APPLICATION
4. 3/8" EXPOSED AGGREGATE CONCRETE - DAVIS COLOR: DARK GRAY
5. 3' WELDED WIRE MESH GREEN SCREEN
6. 3' SLATTED STEEL THEME FENCE
7. LANDSCAPE FORMS FGP BIKE RACKS
8. STEEL HEADER
9. STEEL FRAME TRELLIS OVER STEEL FRAME PORTALS TO MATCH ARCHITECTURAL STEEL OVERHANGS
10. GREEN SCREEN TRELLIS IN STEEL FRAME PORTAL TO MATCH ARCHITECTURAL STEEL OVERHANGS
11. STEEL FRAME PORTAL TO MATCH ARCHITECTURAL STEEL OVERHANGS
12. 18" RAISED PLANTER - CMU TO MATCH ADJACENT ARCHITECTURE
13. MONUMENT SIGNAGE
14. CMU SCREEN WALL
15. IRONSMITH METRO TREE GRATE WITH ALUMINUM FINISH
16. STRING LIGHTS

PLANTER POT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
A	36" PLANTER - KORNEGAY OR EQUAL - MODEL: TBD - COLOR: TBD FINISH: TBD - REFER TO DETAIL	1
B	48" PLANTER - KORNEGAY OR EQUAL - MODEL: TBD - COLOR: TBD FINISH: TBD - REFER TO DETAIL	4

NOTE: ALL PLANTER POTS TO BE WATERPROOFED, RECEIVE IRRIGATION AND DRAIN LINES. REF. LANDSCAPE AND PLUMBING PLANS.

DAVIS COLOR- 'RUSTIC BROWN'

DAVIS COLOR- 'SILVERSMOKE'

DAVIS COLOR- 'DARK GRAY'

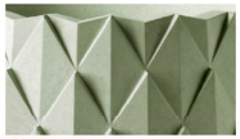
STRING LIGHTS

BELGARD MODULINE PLANK PAVER

IRONSMITH METRO TREE GRATE WITH POLISHED ALUMINUM FINISH

LANDSCAPEFORMS FGP SERIES SITE AMENITIES

SLATTED STEEL THEME FENCE CONCEPT IMAGES



KORNEGAY DESIGN PLANTER POTS

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVENUE,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

LGE DESIGN
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE

N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

EXPIRES 06/30/16

SHEET TITLE: PRELIMINARY HARDSCAPE KEY PLAN
ISSUE DATE: 07-14-16
DRAWN BY: AH
CHECKED BY: PV
PROJECT No.: -
SHEET: L3.0

LAKE COUNTRY VILLAGE PHASE IV

A REPLAT OF LOT 1B, "LAKE COUNTRY VILLAGE PHASE III", BOOK 1258, PAGE 43, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

LCV PROPERTY INC, AS OWNER, HAS PLATTED UNDER THE NAME OF "LAKE COUNTRY VILLAGE PHASE IV", BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED HEREON, AND HEREBY PUBLISHES THIS PLAT OF "LAKE COUNTRY VILLAGE PHASE IV" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS (EXCEPT EXISTING EASEMENTS) AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PAUL BERKOWITZ AS VICE-PRESIDENT OF LCV PROPERTY INC., WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

LCV PROPERTY INC.

BY: _____ _____
PAUL BERKOWITZ DATE:

ITS: VICE PRESIDENT

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS

_____ DAY OF _____, 2016.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

BY: _____
CITY ENGINEER DATE

BY: _____
COMMUNITY DEVELOPMENT DATE

OWNER & DEVELOPER

LCV PROPERTY INC
2555 E. CAMELBACK RD., STE 300
PHOENIX, ARIZONA 85016
PHONE 602.229.5954

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1180.08 (CITY OF TEMPE DATUM)(NGVD-29)

BASIS OF BEARING

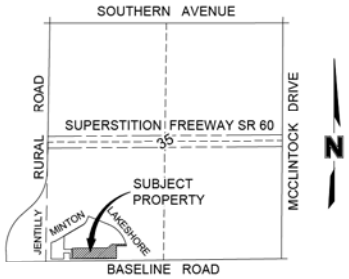
THE BASIS OF BEARING USED FOR THIS PROJECT IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
SAID LINE BEARS N89°16'31"E AS SHOWN ON GDACS RECORDED IN BOOK 673, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA. (SAID LINE BEARS N89°16'48"E PER CITY OF TEMPE DATUM).

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 G, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS FOR LOT 1, LOT 2 & LOT 3 TO BE SET WITH 1/2" REBAR W/CAP, RLS #49097 UPON APPROVAL OF PLAT.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.



SECTION 35, T1N, R4E, G&SRM

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 1B, LAKE COUNTRY VILLAGE PHASE III, PER BOOK 1258, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
R. REECE HENRY DATE
R.L.S. 49097

LAKE COUNTRY VILLAGE
PHASE IV

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.oaconsulting.com

DATE: 07/22/2016
DRN BY: GPT
CHKD BY: RRH
JOB NO. 014-0141
SHEET 1 OF 2

DS160480 PL160203 REC16128

REC16128
PL160203
DS160480

DWG: F:\Projects\014-0141_Survey\Final Plat\014-0141 LCV Phase IV Final Plat.dwg USER: rhenry
DATE: Jul 22, 2016 2:12pm XREFS: DWG\BD_WHITE.LIS AZ Boundary.ezdat 03-04-14

ATTACHMENT 45

LAKE COUNTRY VILLAGE PHASE IV

A REPLAT OF LOT 1B, "LAKE COUNTRY VILLAGE PHASE III", BOOK 1258, PAGE 43, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L0	N89°16'31"E	403.66'
L1	N89°16'31"E	430.35'
L2	N89°16'31"E	121.00'
L3	N89°16'31"E	15.00'
L4	N00°41'44"W	247.71'
L5	S89°18'04"W	214.22'
L6	N00°00'00"E	263.24'
L7	N59°14'55"E	520.41'
L8	N21°54'14"E	119.51'
L9	S68°05'46"E	490.32'
L10	S89°16'31"W	221.27'
L11	S00°43'29"E	281.14'
L12	N00°41'44"W	228.00'
L13	N89°16'31"E	121.00'
L14	S00°41'44"E	228.00'
L15	N89°18'04"E	29.94'
L16	N77°44'21"E	13.06'
L17	N89°57'02"E	741.17'
L18	N47°43'09"E	23.52'
L19	N88°26'50"E	279.35'
L20	S89°16'31"W	31.72'
L21	N00°51'35"W	139.81'
L22	S89°18'18"W	196.50'
L23	S00°41'42"E	139.91'
L24	S89°16'31"W	272.91'
L25	N00°43'29"W	370.79'
L26	N59°14'55"E	170.72'

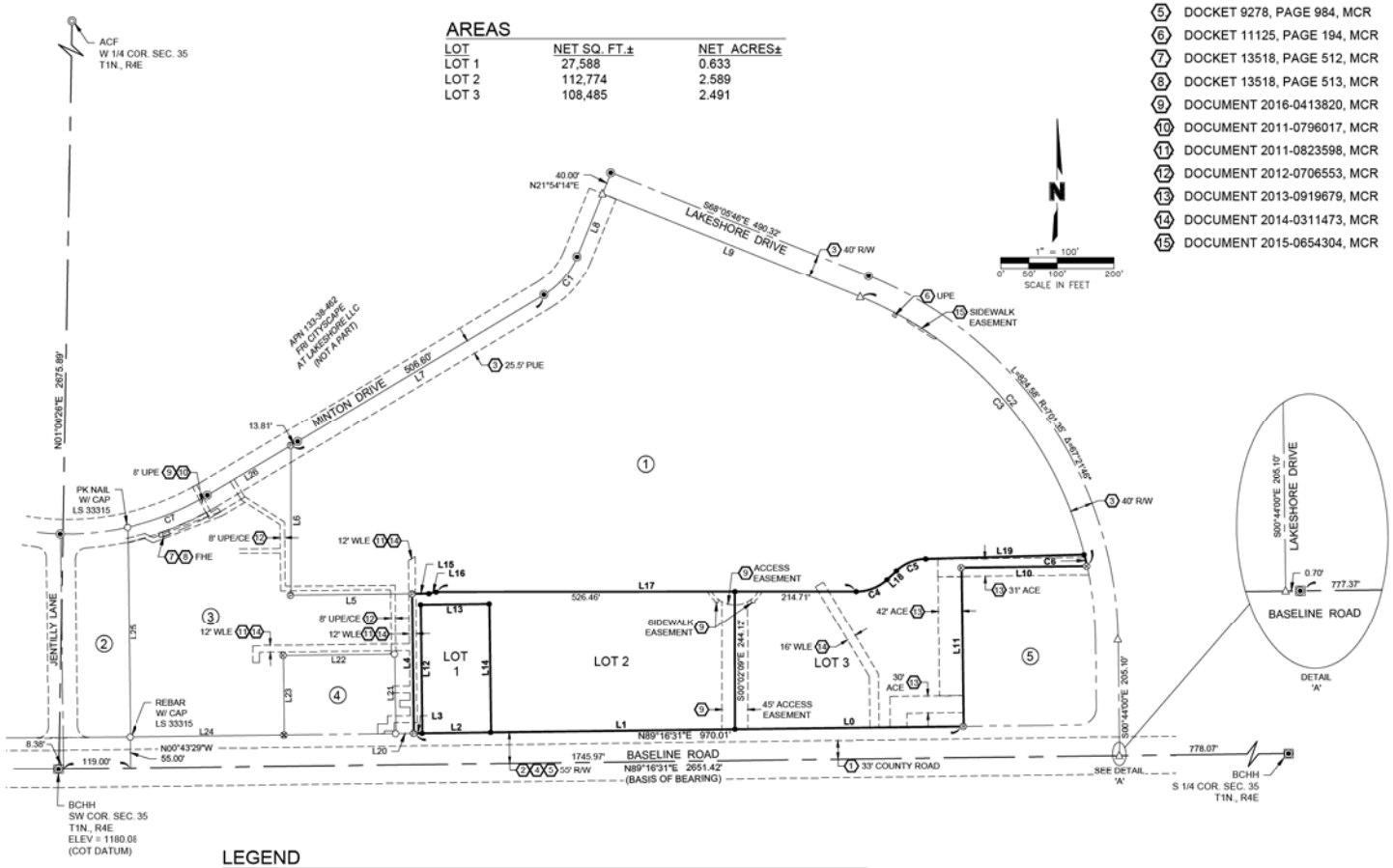
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	140.00'	91.25'	37°20'40"
C2	661.35'	645.63'	55°56'02"
C3	661.35'	624.82'	54°07'53"
C4	80.00'	58.97'	42°14'03"
C5	80.00'	56.87'	40°43'48"
C6	661.35'	20.81'	1°48'09"
C7	486.50'	153.74'	18°06'21"

AREAS

LOT	NET SQ. FT.±	NET ACRES±
LOT 1	27,588	0.633
LOT 2	112,774	2.589
LOT 3	108,485	2.491

REFERENCE DOCUMENTS (EXISTING EASEMENTS)

1. BOOK 2, PAGE 15 OF ROAD MAPS, MCR
2. BOOK 143, PAGE 38, MCR
3. BOOK 183, PAGE 10, MCR
4. DOCKET 9278, PAGE 982, MCR
5. DOCKET 9278, PAGE 984, MCR
6. DOCKET 11125, PAGE 194, MCR
7. DOCKET 13518, PAGE 512, MCR
8. DOCKET 13518, PAGE 513, MCR
9. DOCUMENT 2016-0413820, MCR
10. DOCUMENT 2011-0796017, MCR
11. DOCUMENT 2011-0823598, MCR
12. DOCUMENT 2012-0706553, MCR
13. DOCUMENT 2013-0919679, MCR
14. DOCUMENT 2014-0311473, MCR
15. DOCUMENT 2015-0654304, MCR



LEGEND

- REBAR W/CAP 49097
- REBAR W/CAP 17548
- PK NAIL W/TAG 54404
- PK NAIL W/TAG 49097
- REBAR W/CAP 54404
- CALCULATED CORNER
- CHISELED "X"
- ALUMINUM CAP FLUSH (ACF)
- BRASS CAP FLUSH (BCF)
- BRASS CAP IN HAND HOLE (BCHH)
- REFERENCE DOCUMENTS
- SUBJECT PROPERTY BOUNDARY
- CALCULATED LINES OR TIES
- SECTION LINE
- MONUMENT LINE
- PUBLIC RIGHT-OF-WAY (R/W)
- EASEMENT LINE

MCR = MARICOPA COUNTY RECORDS
NAP = NOT A PART OF THIS SURVEY
APN = ASSESSORS PARCEL NUMBER
PUE = PUBLIC UTILITIES EASEMENT
UPE = UNDERGROUND POWER EASEMENT
WLE = WATERLINE EASEMENT
CE = COMMUNICATION EASEMENT
FHE = FIRE HYDRANT EASEMENT
ACE = ACCESS EASEMENT
UGR = UNDERGROUND STORM RETENTION

ADJACENT PARCEL INFORMATION

1. LOT 1A LAKE COUNTRY VILLAGE PHASE III, BK 1258, PG 43, MCR (NOT A PART)
2. LOT 2 LAKE COUNTRY VILLAGE PHASE I, BK 1094, PG 41, MCR (NOT A PART)
3. LOT 2 LAKE COUNTRY VILLAGE PHASE II, BK 1235, PG 22, MCR (NOT A PART)
4. LOT 3 LAKE COUNTRY VILLAGE PHASE I, BK 1094, PG 41, MCR (NOT A PART)
5. APN 133-38-001K FIRST INTERSTATE BANK OF ARIZONA NA (NOT A PART)

49097 R. REECE HENRY Date Signed 7-22-16 Arizona U.S.A. Expires 3/31/2018

LAKE COUNTRY VILLAGE PHASE IV

OLSSON ASSOCIATES

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.oaconsulting.com

DATE: 07/22/2016
DRN BY: GPT
CHKD BY: RRH
JOB NO. 014-0141
SHEET 2 OF 2

DS160480 PL160203 REC16128

REC16128 PL160203 DS160480

DWG: F:\Projects\014-0141_Survey\Final_Plat\014-0141 LCV Phase IV Final Plat.dwg USER: rhenry
DATE: Jul 22, 2016 1:54pm 26B3"S ESMARD_VHCD31_LS_A2 Boundary Easiba 03-04-14

ATTACHMENT 46