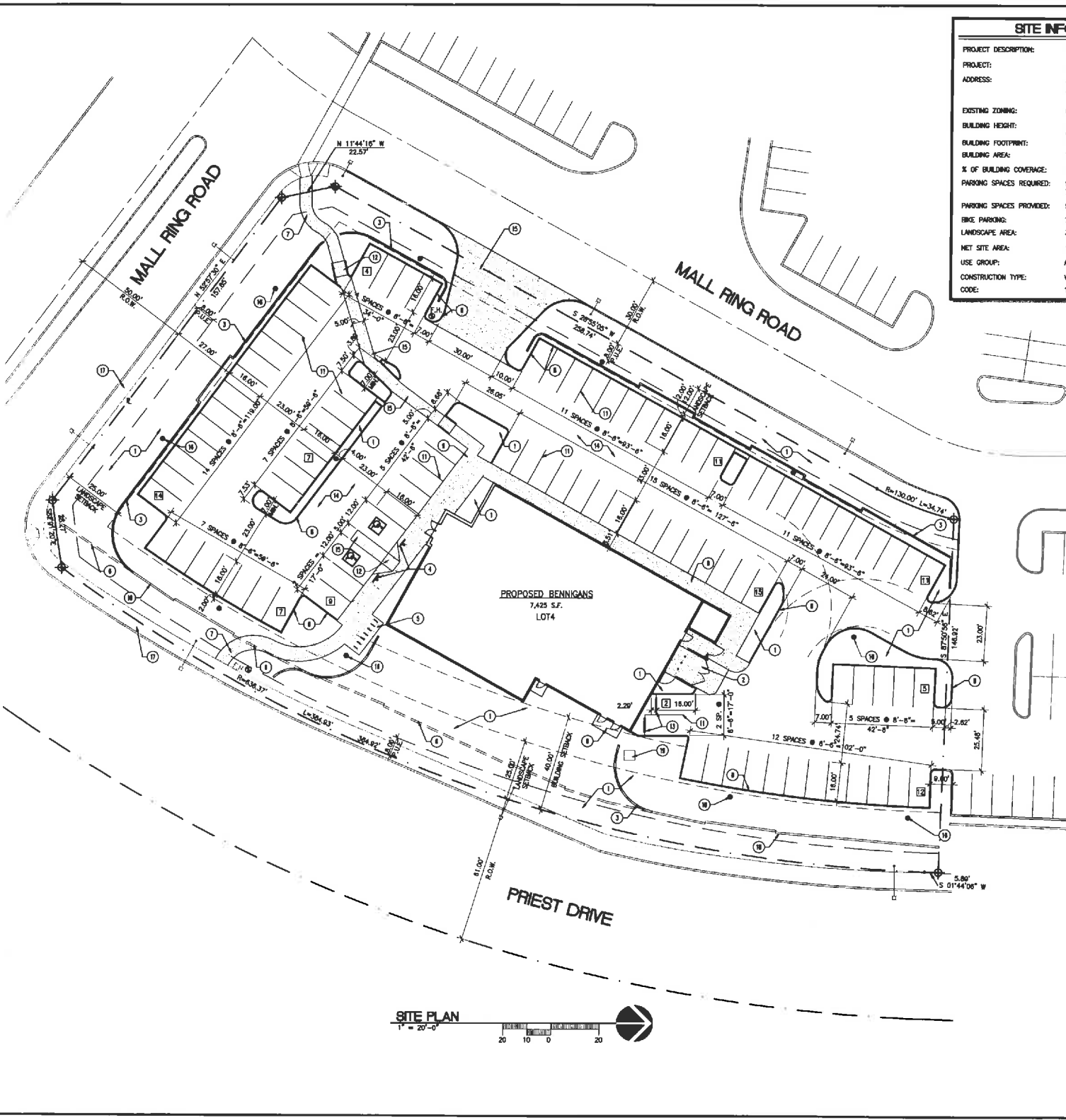




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SITE INFORMATION:	
PROJECT DESCRIPTION:	NEW FREESTANDING, SINGLE STORY
PROJECT:	BENNIGAN'S RESTAURANT
ADDRESS:	ARIZONA MILLS MALL 5050 ARIZONA MILLS CIRCLE TEMPE, ARIZONA, 85283
EXISTING ZONING:	R.C.C.
BUILDING HEIGHT:	18'-0" (23'-8" AT ENTRY)
BUILDING FOOTPRINT:	118'-8" X 78'-2"
BUILDING AREA:	7,425 S.F.
% OF BUILDING COVERAGE:	11%
PARKING SPACES REQUIRED:	97 SP. (LESS EXTERIOR WALLS) 7,278 S.F. DIVIDED BY 75 = 97 SP.
PARKING SPACES PROVIDED:	97 SP.
BIKE PARKING:	7
LANDSCAPE AREA:	35%
NET SITE AREA:	1,5117 AC. 85,852 S.F.
USE GROUP:	A-3
CONSTRUCTION TYPE:	VN (SPRINKLED)
CODE:	1994 U.S.C.

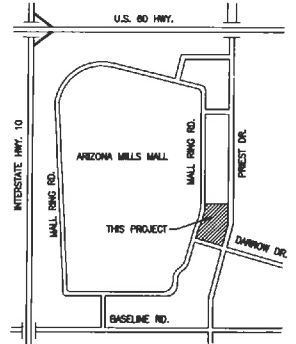
- CONDITIONS OF APPROVAL:**
- NO RIVER ROCK IN THE AREAS OF LANDSCAPING NEAR PARKING OR BUILDING AREAS
  - PARKING LOT ADJACENT LANDSCAPE AREA, RELATED TO THE BUILDING COMPLEX SHALL BE ILLUMINATED WITH A MINIMUM OF THREE (3) FOOT-CANDELES OF LIGHT FROM FINISH GRADE TO (6) FEET ABOVE GRADE BETWEEN SUNSET TO SUNRISE. PROVIDE DETAILS AND PHOTOMETRICS (POINT/POINT) ON THE LANDSCAPE PLANS.
  - ALL BUILDING ENTRANCES SHALL BE ILLUMINATED WITH A MINIMUM OF FIVE (5) FOOT-CANDELES (BETWEEN THE HOURS OF SUNSET AND SUNRISE) AT GROUND LEVEL AND SIX (6) FOOT ABOVE GRADE WITH A HOURS OF NOT LESS THAN 15' FROM CORNER POINT OF ENTRANCE. PROVIDE DETAILS. CONSIDER TRANSITIONAL LIGHTING FROM THESE AREAS.
  - ALL EXTERIOR LIGHTING SHALL BE OF A FULL CUTOFF DESIGN AND HAVE VANDAL RESISTANT AND WEATHER PROOF CONVERSE. CONFORMS TO THE DARK SKY GUIDANCE. PROVIDE CUT SHEETS. ALL EXTERIOR FIXTURES MUST BE APPROVED.
  - LANDSCAPE PLANTINGS/MATERIALS SHALL NOT CONFLICT WITH THE LIGHTING STANDARDS CONSIDERING THE PLANTS AT MATURITY. PROVIDE LOW (THORNY, PRICKLY TYPE) LANDSCAPE IN PARKING AREAS.
  - PASSAGEWAYS AND ALL PEDESTRIAN WALKWAYS SHALL BE ILLUMINATED WITH A UNIFORMITY MAINTAINED OF .50 FOOT-CANDELES OF LIGHT FROM THE SURFACE - SIX (6) FEET VERTICAL BETWEEN SUNSET AND SUNRISE.
  - ALL EMPLOYEE SERVICE DOORS SHALL HAVE A MINIMUM OF 6" X 6" LAMINATED/LEMAN SECURITY WINDOWS CENTERED AND MOUNTED AT NO MORE THAN 63" FROM BOTTOM OF DOOR TO CENTER OF THE GLAZING (NO WIRE GLASS)
  - GROUND COVER AND SHRUBS USED IN PARKING ISLANDS, INSIDE PERIMETER/SCREENING WALLS OR WITHIN 20 FEET OF ACCESS DOORS SHALL BE OF THE SPECIES OF THAT WILL NOT GROW MORE THAN (2) FEET TALL AT MATURITY.
  - ADDRESS NUMBERS SHALL BE MINIMUM OF 18" OF CONTRASTING COLORS, WITH DEDICATED ILLUMINATION FROM FRONT AND REAR BUILDING ELEVATIONS.
  - LIGHT SWITCHES IN PUBLIC RESTROOM SHALL BE KEY OR REMOTELY CONTROLLED.
  - ONLY ADA APPROVED LOCKS SHALL BE USED IN RESTROOM AREAS WITH A KEY BYPASS.
  - OWNER/MANAGEMENT SHALL CONTACT THE CRIME PREVENTION UNIT TO BE INCLUDED IN THE "OPERATION NOTIFICATION" CRIME PREVENTION PROGRAM PRIOR TO OPENING.

- KEYNOTES**
- LANDSCAPE
  - TRASH & GREASE ENCLOSURE
  - 3'-0" HIGH MASONRY SCREEN WALL W/STUCCO FINISH TO MATCH EXISTING
  - H.C. SIGNAGE
  - BIKE RACK
  - EXISTING SCREEN WALL TO BE REMOVED
  - CONCRETE WALKWAY AT ACCESSIBLE ROUTE
  - 6" CONCRETE CURBING
  - CONCRETE WALKWAY W/SALT FINISH
  - NOT USED
  - 4" PAINTED STRIPES -TYP. AT PARKING STALLS
  - CONCRETE ACCESSIBLE RAMP
  - CONCRETE PARKING CURB
  - ASPHALT PAVING
  - TEXTURED PAVING AT ENTRY DRIVE AND ACCESSIBLE WALKWAYS
  - PARKING LOT LIGHT FIXTURE
  - EXISTING SIDEWALK
  - EXISTING SCREEN WALLS TO REMAIN, TE INTO NEW WALLS
  - ELECTRICAL TRANSFORMER LOCATION

**PROJECT PARTICIPANTS:**

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REV	DATE	REVISION

**BENNIGAN'S**  
BRILL & TAVERN

**BENNIGAN'S AT  
ARIZONA MILLS  
LOT #4  
TEMPE, ARIZONA**

**ANDREWS DESIGN GROUP  
ARCHITECTS AND PLANNERS**  
1425 W. SOUTHERN AVE. STE. 10-A  
TEMPE, ARIZONA, 85282  
(602)884-3344

**PRELIMINARY  
SITE PLAN**

This drawing is an indication of the proposed project and the information shown on this drawing is preliminary. The use of this drawing for any other purpose without the written consent of the architect is prohibited. The prepared and published herein is preliminary and subject to change without notice.



Job No: **A6998**

Date: 6-10-99 Sheet No: **2 of 2**

Drawn: **MBP**

Checked: **DAA**