

Memorandum July 8, 2021

TO: Planning and Zoning Commission

Julie Couch, Town Manager

FROM: Israel Roberts, AICP

Planning Manager

SUBJECT: REGULATING PLAN WITH MAJOR WARRANTS FOR A DRIV-THRU

RESTAURANT

BACKGROUND: This is a request for approval of a regulating plan (concept plan) with major warrants for the proposed development of a restaurant with a drive-thru. The 1.3-acre site is generally located on the north side of Stacy Road, west of Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Karis Smith with Jones & Carter, representing Village FV LTD.

The purpose of this application is to request approval of Major Warrants pertaining to use, various site design and architectural standards to accommodate the development of a drive-thru restaurant facility for Salad and Go. The proposal reflects the development of a one-story (Minor Warrant) drive-thru fast-food facility. As proposed, this is a drive-thru facility only with no public entry into an indoor seating area, therefore no public main entry is provided, however, walk-up service is accommodated. The site design includes a main drive-thru lane on the west side with 20 stacking spaces, and a pre-order to-go pick-up lane on the east.

Both Stacy Road and Southwind Drive landscaped with the required number for street trees and parking lot screening shrubs as recommended by the code. The site exceeds the minimum number of parking spaces for this proposed development. The building design features a masonry and stucco façade, while providing for the tri-partite architecture and façade rhythm recommendations of the CPDD.

Due to the functional nature of this use and existing conditions, the applicants are requesting major warrants for various site, frontage, landscape and building design standards. Those warrant requests are summarized in the table below.

STATUS OF ISSUE: Consistent with the requirements of the updated CPDD code, the applicant has submitted a regulating plan (concept) for the proposed structure. With this application, the applicant is entitled to administrative review for components of the application that conform to the pre-approved standards that were adopted with the CPDD.

In instances where the applicant wishes to request to deviate from said pre-approved standards the applicant may do so through the warrant process. The warrant process allows applicants to request Minor Warrants and Major Warrants for deviations from the CPDD standards. Minor Warrants – which are deviations that are deemed to still meet the CPDD vision/intent – are reviewed administratively by the Town Manager. Major Warrants – which are deviations that may be perceived as not meeting the CPDD vision/intent – are considered in a similar manner as a zoning change, and as such, public hearings are required before the Planning & Zoning Commission and Town Council.

Major Warrant Requests and Staff Analysis

The applicant's Major Warrants to site configuration, block, building standard and signage requests include the following:

Item	Requirements	Proposed	Comments
Use:	Major Warrant	Drive-thru	The CPDD requires that any restaurant with a
Restaurant			drive-thru only be permitted upon the approval
with a			of a Major Warrant. In this case, the applicant is
drive-thru			requesting the warrant in order to permit the
			development of a drive-thru soft drink facility.
Main entry	Main entry	No public	The structure has no interior customer space, and
accessibility	adjacent to	entrance	consists on only kitchen and staff areas, thus
	street		there is no public entrance.
Site, Street,	BTZ 18-26'	77'setback	Within the CPDD, typical standards would
Block Face	with 80%	from Stacy	require that 80+% of a building façade be
and	frontage	Road/185'	located within a build-to-zone, have dedicated
Landscape		from	streets with on-street parking and landscape
standards		Southwind;	islands. As with other new developments around
		0% frontage	the mall area, there are a number for existing site
			constraints that were previously constructed with
	Street and		the development of the mall area, that make it
	street-scape	As exists	impossible to meet those criteria. In this case,
	design		Southwind Drive, is not a dedicated ROW. It is
			privately maintained access easement with
			existing utilities and infrastructure with no
			parallel parking. Along Stacy Road, a number
			of existing easements, utilities and design
			features approved with the original development
			of the mall, prevent the building from being able
			to meet the Build-to-Zone and frontage
			requirements, in addition to providing the
			necessary looped drive for the drive-thru use.

Window	60% - 80%	East - 1%	The current requirement dictates windows
Percentage		West - 4%	should account for 60-80% of the façade on each
		North - 0%	side of the building. However, a warrant is
		South - 9%	being requested due to the type of development
			being proposed and the building use. As the
			business type is a drive-thru, the windows would
			not create an additional draw to the business or
			provide a more inviting atmosphere as the
			customer would merely see the inside of a food
			preparation area. The additional windows would
			also create difficulty for placement of the
			equipment required for operations.
Canopy	Min. 75%	East - 67%	A warrant is being requested due to the type of
		West - 32%	development being proposed and the building
		North - 36%	use. Any of the sidewalk areas adjacent to the
			building that employees or customers would use
			are covered by proposed canopies.

Public Input

Staff notified 19 adjacent property owners within 500' of the subject properties in accordance with town and state requirements and, thus far, have not received any written feedback.

RECOMMENDATION: Staff recommends **APPROVAL** of the subject major warrants subject to the following conditions:

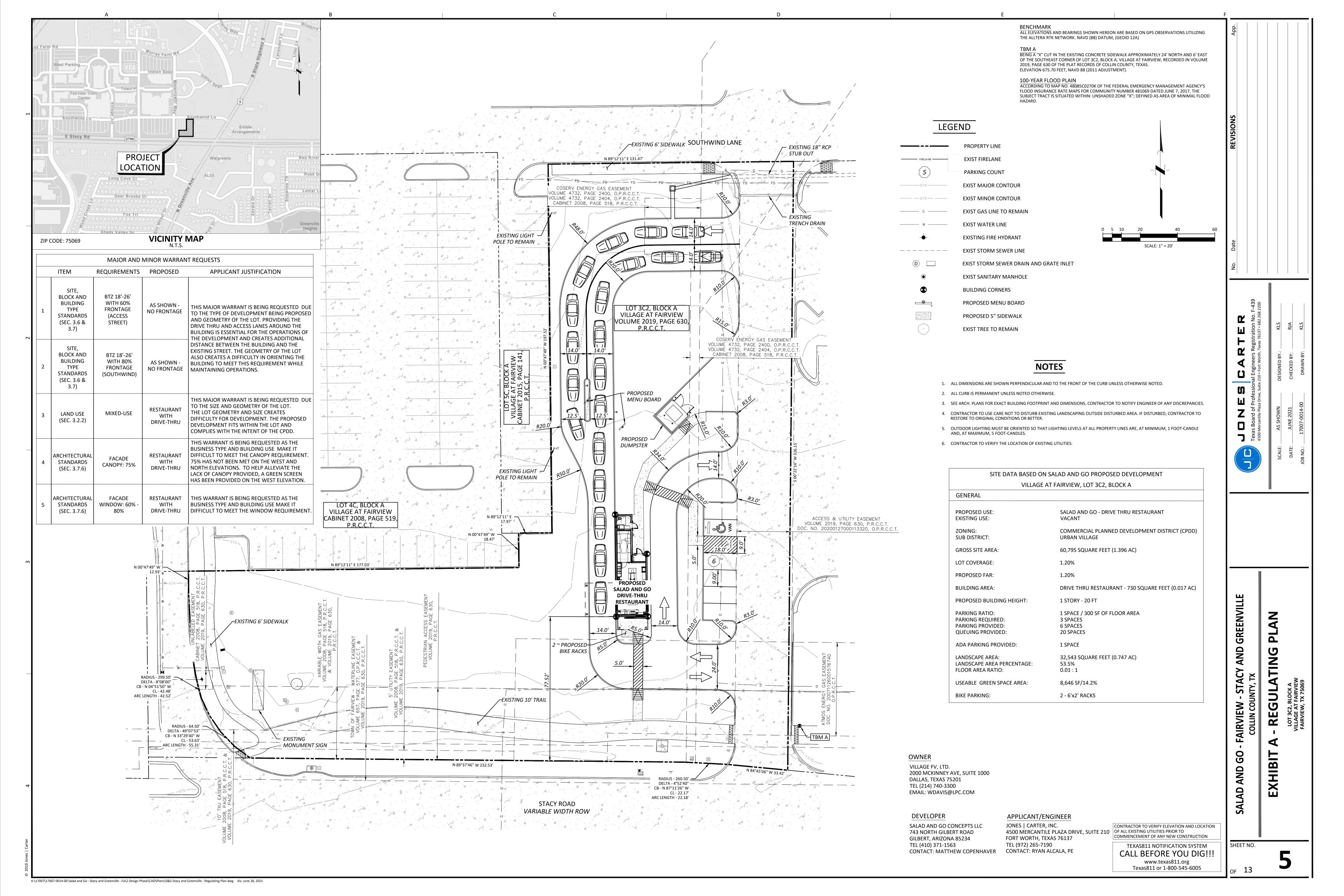
1. Site shall be development generally in accordance with the attached regulating plan exhibits

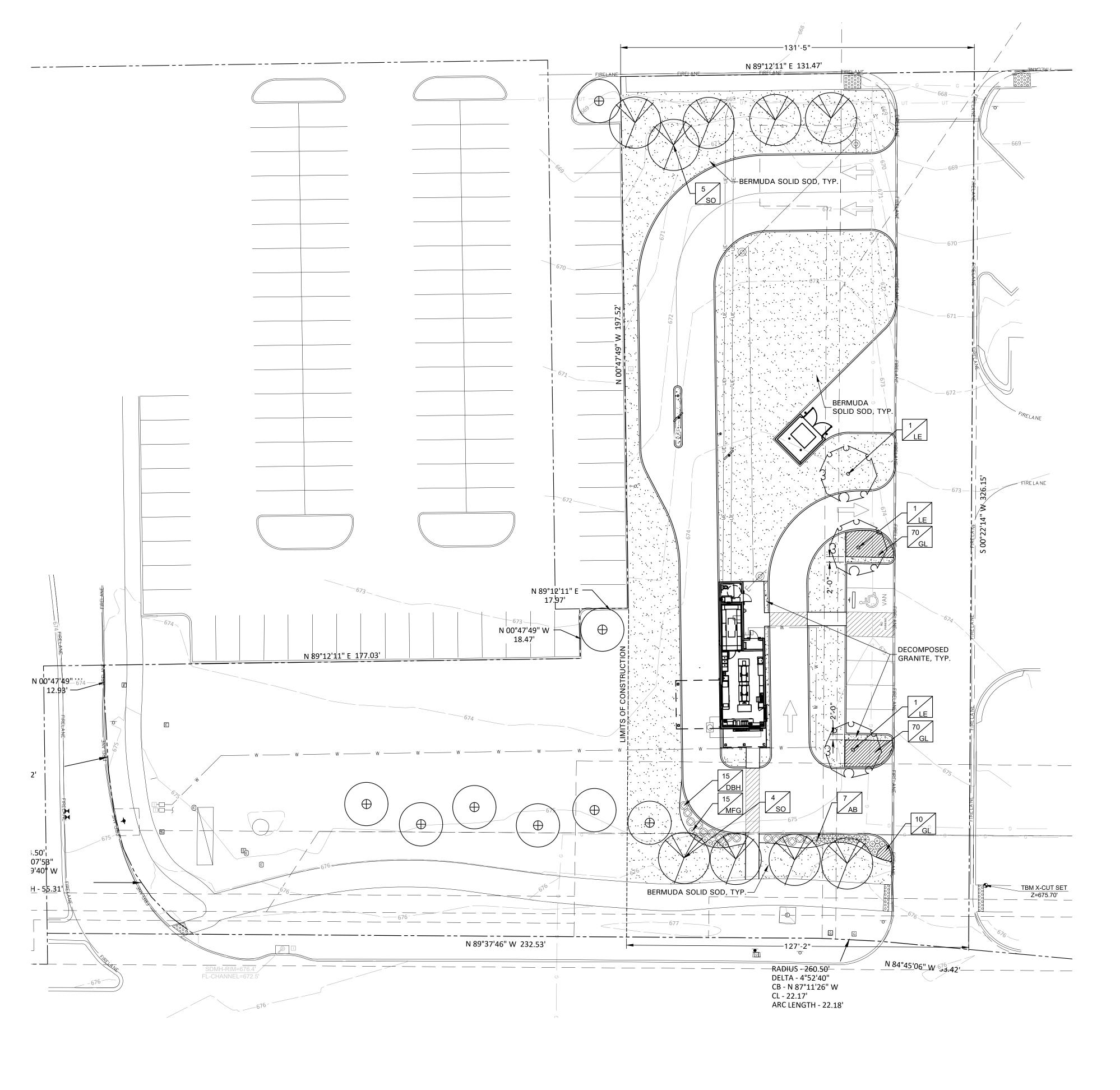
ATTACHMENTS:

- Locator
- Exhibits
 - o Concept Site Plan
 - o Concept Landscape Plan
 - Concept Elevations



Salad and Go





GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER 2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR
- TO TOPSOIL INSTALLATION. 3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN
- GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR. 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS

3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY,

EXCLUDING TOP GROWTH AND THATCH.

- COMPLETELY AS INDICATED BY PLAN. 2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"),
- ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF
- 5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

- 1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW
- 3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY
- "CONWEB' OR EQUAL 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL
- 5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
- 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS
- NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. 8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND
- SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT. 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER
- APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION. 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100%

COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for Fairview, Texas (CPDD)

Surface Parking Lots Adjacent to Street 1. Street trees will be planted an average of 25' o.c.

2. Evergreen plant materials shall be used in planting beds a minimum of 5' in width to screen parking and drives. PROVIDED REQUIRED

evergreen screen

Stacy Road - 127 (of developed area) 4 proposed street trees; 1

5 street trees (in developed area) existing tree

evergreen screen

Southwind Road - 131

5 street trees 5 trees Interior Parking Lot 1. Islands shall be placed with a minimum of one large tree every 8

2. Islands shall be covered with a minimum of 2" deep layer of mulch

and plantings of drought tolerant groun cover or grasses. REQUIRED PROVIDED

3 trees, 3" cal. 3 trees mulch and groundcover mulch and groundcover

LANDSCAPE NOTES

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND
- 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- GRADE IN LAWN AREAS.
- 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO
- STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS
- WALKS AND/OR CURBS. 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS
- AND CURBING. 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- HYDRANTS. 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS
- 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL
- TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION

- 1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:

 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF
- DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE. 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS: 1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE

STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS. 2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND

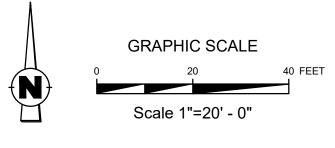
COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG

SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

- PRUNING AND TRIMMING NOTES 1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY. 2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE
- PLANTS ARE RETAINED. DO NOT 'TOP' OR 'HEAD' TREES.
- 4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO
- NATURAL SHAPE. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- 6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES WHEN POSSIBLE THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR
- PRUNE CENTRAL LEADERS. 7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE
- NATURAL CROWN OF THE TREE. 8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION
- OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION 9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	3" cal.	12' ht., 4' spread
9	so	Shumard Oak	Quercus shumardii	3" cal.	12' ht., 5' spread
		SHRUBS			
7	AB	Abelia 'Twist of Lime'	Abelia x grandiflora 'Hopley's'	5 gal.	full, 24" spread, 36" o.c
15	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	5 gal.	full, 20" spread, 36" o.c
15	MFG	Mexican Feather Grass	Nassella tenuissima	1 gal.	full, 24" o.c.
		GROUNDCOVER/VINES/			
150	GL	Giant Lirope	Liriope gigantea	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	Cynodon dactylon		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.





CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO OMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM CALL BEFORE YOU DIG!!! www.texas811.org Texas811 or 1-800-545-6005

SHEET NO.

L1.02

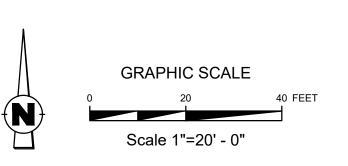
GREENVILLI

AND

STACY NTY, TX

9

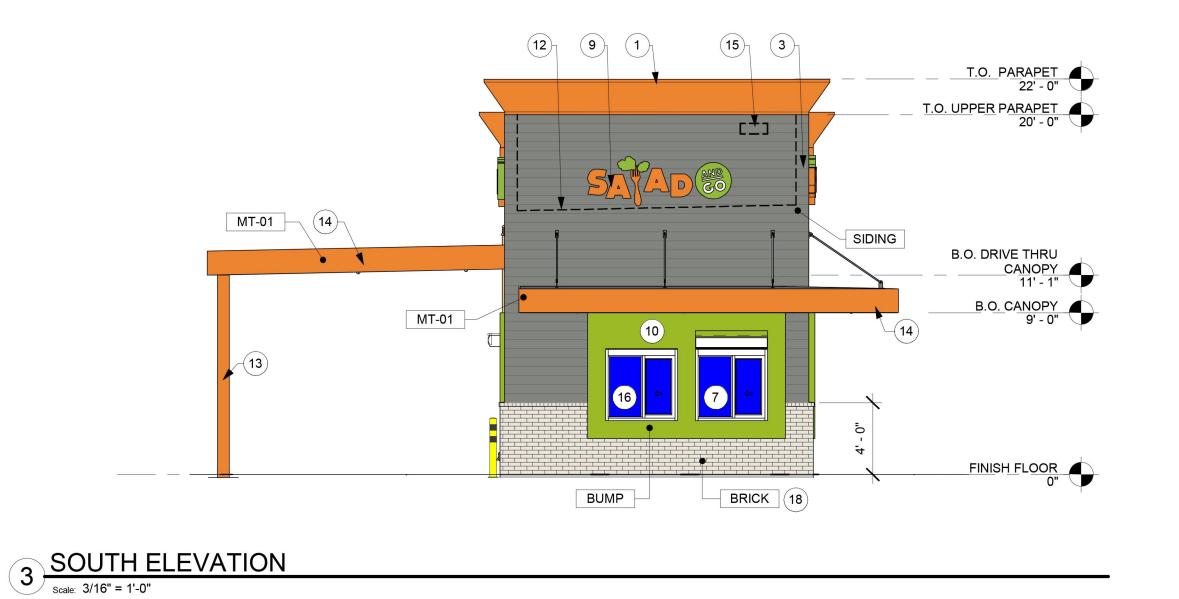
AND



WEST ELEVATION

2 EAST ELEVATION

Scale: 3/16" = 1'-0"



MT-02 T.O. UPPER PARAPET 22 - 0" T.O. UPPER PARAPET 10 - 0" T.O. LOWER PARAPET 18 - 2" B.O. DRIVE THRU CANOPY 11'-1" B.O. CANOPY 9' - 0" BUMP BUMP BUMP TO PROPER THRU CANOPY 9' - 0" BUMP BUMP

MATERIALS CALCULATION TABLE

	EAST		SOUTH		WEST		NORTH		GRAND TOTAL	
DESCRIPTION	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%	(S.F.)	%
TOTAL ELEVATION AREA	1081	100	343	100	1034	100	309	100	2767	100
NON-GLAZED DOORS AND WINDOWS	23	2.1	0	0	0	0	23	7.4	46	1.7
GLAZED DOORS AND WINDOWS	16	1.5	32	9.3	41	4	0	0	89	3.2
SIDING - GRAY SLATE	285	26.4	217	63.3	204	19.7	0	0	706	25.5
STUCCO - SNOWBOUND PAINTED	470	44.5	0	0	491	47.5	200	64.7	1161	42
STUCCO - ELECTRIC LIME PAINTED	42	3.9	46	13.4	59	5.7	18	5.8	165	6
STUCCO - NAVAL PAINTED	44	4.1	0	0	44	4.3	18	5.8	106	3.8
BRICK - ACME - MARBLE GREY	201	18.6	48	14	195	18.9	50	16.2	494	17.9
TOTAL PRIMARY MATERIAL	556	51.4	46	13	594	57	236	76.3	1432	51.7
TOTAL (NON-GLAZED DOORS AND WINDOWS)	39	3.8	32	9.3	41	4	23	7.4	135	4.9

DESCRIPTION

STUCCO

BRICK

STUCCO

METAL SIDING

METAL FASCIA

METAL COPING

STOREFRONT

STUCCO

BRICK

SIDING

BUMP

MT-01

MT-02

EXTERIOR FINISH SCHEDULE

PAINTED

PAINTED

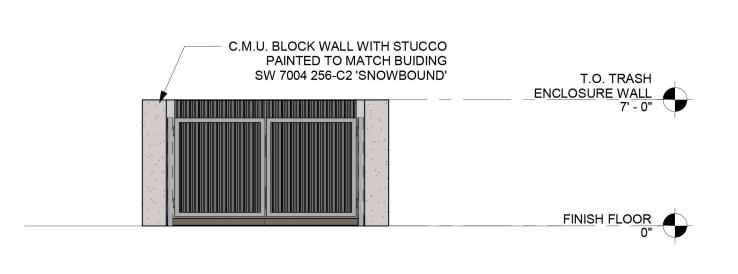
TAYLOR METAL PRODUCTS POWDER COATED "SMOOTHWALL", FLAT PAN

PRODUCT

KAWNEER

EXTERIOR ELEVATION KEYNOTES

- 1. METAL PARAPET CAP SW 6887 116-C5 "NAVAL". AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
- 2. WESTERN ONEKOTE PAITED SAND FINISH SYSTEM
- 3. METAL SIDING. MBCI CF ARCH. PANEL, SLATE GRAY.
- 4. STUCCO CONTROL JOINTS
- 5. FIRE DEPARTMENT KNOX BOX
- FIRE DEPARTMENT KNO
- 7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS
- 8. FIXED WINDOW WITH DOUBLE INSULATED GLASS
- 9. BUILDING SIGNAGE.
- 10. POP-OUT
- 11. ELECTRICAL EQUIPMENT. UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH BUILDING COLOR. REF: ELECTRICAL
- 12. ROOF LINE, BEHIND
- 13. PAINTED STEEL COLUMN
- 14. PAINTED C-CHANNEL CANOPY
- 15. BUILDING ADDRESS
- 16. DISPLAY KIOSK WITH SLIDING GLASS DOORS
- 17. GREEN SCREEN
- 18. BRICK AS SCHEDULED



TRASH ENCLOSURE

NORTH ELEVATION

Scale: 3/16" = 1'-0"



COLOR

SW 7004 256-C2

'SNOWBOUND'

ALASKA WHITE

DART-TEX

SLATE GRAY

SW 6921 146-C3

'ELECTRIC LIME'

SW 6887 116-C5

'NAVEL'

OWNER

SALAD AND GO CONCEPTS, LLC 743 N. GILBERT RD GILBERT, AZ 85234

MATTHEW COPENHAVER (410) 371-1563

ARCHITECT

ROGUE ARCHITECTS 513 MAIN STREET, SUITE 300 FORT WORTH, TEXAS 76102

DONNY RORSCHACH (817) 820-0433 PHONE (682) 244-8917 FAX CONTACT: ASHLEY MORELAND 513 MAIN STREET, SUITE 300 FORT WORTH, TEXAS 76102 (817) 820-0433

ARCHITECT OF RECORD

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 6/25/21

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE						
REV	DATE	BY	DESCRIPTIONS			



PROJECT #:

PROJECT #: 21-0771
ORIGINAL ISSUE DATE: 06/07/2021

PRODUCTION DESIGNER: S. CLARK
CHECKED BY: A. MORELAND

SHEET TITLE:

FACADE PLAN

SHEET NUMBER:

FP-01