NARRATIVE REQUEST: PLANNING DEPARTMENT
DESIGN REVIEW & SITE PLAN MODIFICATION **April 6, 2015**

PROJECT: BURGER KING RESTAURANT
10025 EAST SOUTHERN AVENUE, MESA, ARIZONA 85209

Project Description:

KRAF Inc., proposes to develop a new Burger King restaurant at the SEC of Southern Avenue and Crismon Road, Mesa, Arizona. Scope of work shall include new building and related site improvements to develop Lot 1 of Crismon Business Park, the corner parcel of an existing approved, but yet to be developed business center. The proposed Burger King building area is approximately 3,367 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 KRAF Inc., a Burger King Franchisee, located in Phoenix, Arizona. The following is submitted for review and consideration:

Site Design:

The subject property is located at the Southeast corner on the proposed retail development. Property Zoning is existing LC, (Light Commercial), which allows Restaurant with drive through use. The site is configured with parking on the West and North sides of the building, providing convenient access to the building entry. The project is proposed with an outdoor dining patio located on the front, North side of the building. The drive through window is located on the East side of the building facing away from the street frontage. The drive through design is configured to maximize vehicle stacking while minimizing traffic conflicts. Vehicular access to the site is proposed by new curb-cuts at Southern Avenue and Crismon 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 providing access to the public way.

Required parking is satisfied with 44 on-site spaces, two of which are accessible. The refuse enclosure is located behind the building with screening provided by six foot masonry walls and opaque metal gates.

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

Building Architecture:

The proposed building design is intended to integrate with the Southwestern Sonoran desert region of Mesa. The proposed architecture seeks to integrate within the context of the surrounding commercial buildings and the adjacent hospital, 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 natural environment and existing constructed developments.

1. Rusticated stone wainscot and accent monument features.
2. Compatible colors and materials.
3. Compatible composition of building massing and material articulations.
4. Compatible landscape palate and planting designs.

Request Justification:

Based on the above description it is proposed that approval of this submittal, for Design Review and Site Plan Modification 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.

Submitted by:

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

MA/ma

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

WEST ELEVATION

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

GENERAL NOTES:

A. VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING. I CONFIRM WITH CITY, PRIOR TO ORDER OF MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT. (VERIFY).
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. SEE CANOPY/VALENCE LAYOUT PLAN, (SHT A9) FOR ADDITIONAL INFORMATION.
G. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
H. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (EXCEPT AS NOTED.)
J. E.I.F.S. SHALL BE AS MANUF. BY 'DRYVIT' I.C.B.O. #1128 WITH VAPOR BARRIER.
K. CULTURED STONE VENEER SHAL BE AS MANUF. BY QUEENS CORNING, SOUTHERN LEDGESTONE, PATTERN: "2671 WALNUT" PROVIDE WITH GROUTED JOINTS, STANDARD TRIM SHAPES AND MATERIAL TRANSITION CAP.
L. STANDING SEAM METAL ROOFING SHALL BE AS MANUF. BY BERRIDGE WITH FACTORY APPLIED FINISH, OVER 30# FELT. (SEE ELEVATIONS AND WALL SECTIONS)

NORTH ELEVATION

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

MATERIAL SCHEDULE

EF-1	E.I.F.S. FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH CAMEL TAN "DRYVIT 41169
EF-4	E.I.F.S. FIELD STUCCO WITH INTEGRAL COLOR / SAND FINISH MONTEREY CLIFFS "DRYVIT 141088
ES-1	CULTURED STONE VENEER QUENS CORNING, SOUTHERN LEDGESTONE (W/ GROUTED JOINTS) PATTERN: "2671 WALNUT"
EP-2	PAINTED MISC. METALS FERROS METALS TO RECEIVE PAINTED FINISH CAMEL TAN "DRYVIT 41169
EP-4	PAINTED MISC. METALS FERROS METALS TO RECEIVE PAINTED FINISH MONTEREY CLIFFS "DRYVIT 141088
MC-1	G.I. BRAKE METAL CAP FLASHING W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR: SILVERSMITH (OR EQUAL)
MC-2	G.I. BRAKE METAL CAP FLASHING W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR: CAMEL TAN "DRYVIT 41169
MC-8	G.I. BRAKE METAL CAP FLASHING W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR: ONYX EBONY 67/1000
MP-1	PREMANUF. PARAPET BAND ACCENT CORRUGATED METAL, PRE-FINISHED LEKTRON (OR APPROVED EQUAL) COLOR: AMAZING 1004YR 11/537
MP-8	CANOPY / VALENCE CUSTOM METAL CONSTRUCTION BY APPROVED SUPPLIER WITH CLEAR ALUMINIZED FINISH

NOTE:

SEE BURGER KING 20/20 PROTOTYPE EXTERIOR MATERIALS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

TITLE: ELEVATIONS

JOB NO. 1503

DATE: 2 / 4 / 15

A6.1

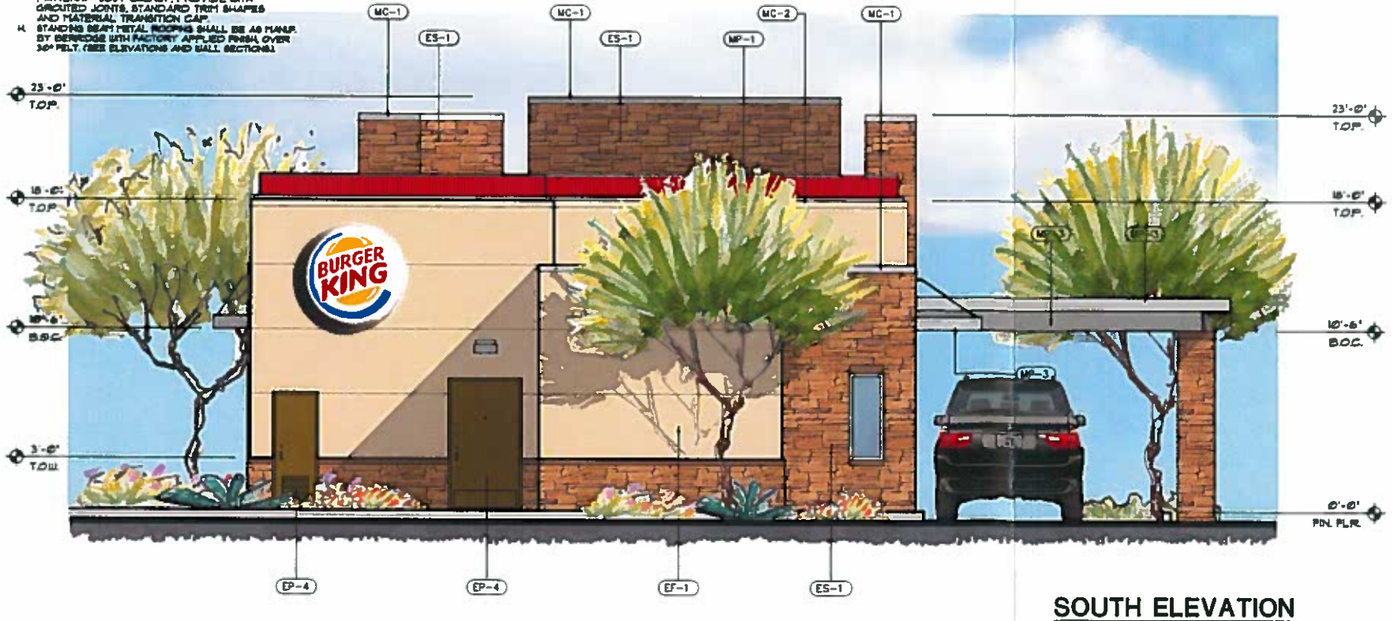
MARK ABEL ARCHITECTS P.C.
1623 EAST WINDJAMMER WAY, TEMPE, ARIZONA 85283 (480) 838-3374 FAX (888) 442-4297

EAST ELEVATION

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

GENERAL NOTES:

A. VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING, & CONFIRM WITH CITY, PRIOR TO ORDER OF MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT. (VERIFY)
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. SEE CANOPY/VALENCE LAYOUT PLAN, (SHT A9) FOR ADDITIONAL INFORMATION.
G. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
H. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (EXCEPT AS NOTED).
J. E.I.F.S. SHALL BE AS MANUF. BY DRYVIT I.C.B.O. #718 WITH VAPOR BARRIER.
K. CULTURED STONE VENEER SHAL BE AS MANUF. BY OWENS CORNING, SOUTHERN LEDGESTONE, PATTERN: #621 WALNUT, PROVIDE WITH GROUTED JOINTS, STANDARD TRIM SHAPES AND MATERIAL TRANSITION CAP.
M. STANDING SEAM METAL ROOFING SHALL BE AS MANUF. BY BERRIDGE WITH FACTORY APPLIED FINISH, OVER 30# FELT. (SEE ELEVATIONS AND WALL SECTIONS)



SOUTH ELEVATION

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

MATERIAL SCHEDULE

EF-1	E.I.F.S. FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH CAMEL TAN #10YY 41/169
EF-4	E.I.F.S. FIELD STUCCO WITH INTEGRAL COLOR / SAND FINISH MONTEREY CLIFFS 10YY 14/080
ES-1	CULTURED STONE VENEER OWENS CORNING, SOUTHERN LEDGESTONE (W/ GROUTED JOINTS) PATTERN: #621 WALNUT
EP-2	PAINTED MISC. METALS FERROUS METALS TO RECEIVE PAINTED FINISH CAMEL TAN #10YY 41/169
EP-4	PAINTED MISC. METALS FERROUS METALS TO RECEIVE PAINTED FINISH MONTEREY CLIFFS 10YY 14/080
MC-1	G.I. BRAKE METAL CAP FLASHING W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W PAINTED FINISH COLOR: SILVERSMITH (OR EQUAL)
MC-2	G.I. BRAKE METAL CAP FLASHING W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W PAINTED FINISH COLOR: CAMEL TAN #10YY 41/169
MC-3	G.I. BRAKE METAL CAP FLASHING W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W PAINTED FINISH COLOR: ONYX BEAN #7/0000
MP-1	PREMANUF. PARAPET BAND ACCENT CORRUGATED METAL, PRE-FINISHED LEKTRON (OR APPROVED EQUAL) COLOR: AMAZING #04YR 11/531
MP-3	CANOPY / VALENCE CUSTOM METAL CONSTRUCTION BY APPROVED SUPPLIER WITH CLEAR ALUMINIZED FINISH

NOTE:

SEE BURGER KING 20/20 PROTOTYPE EXTERIOR MATERIALS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

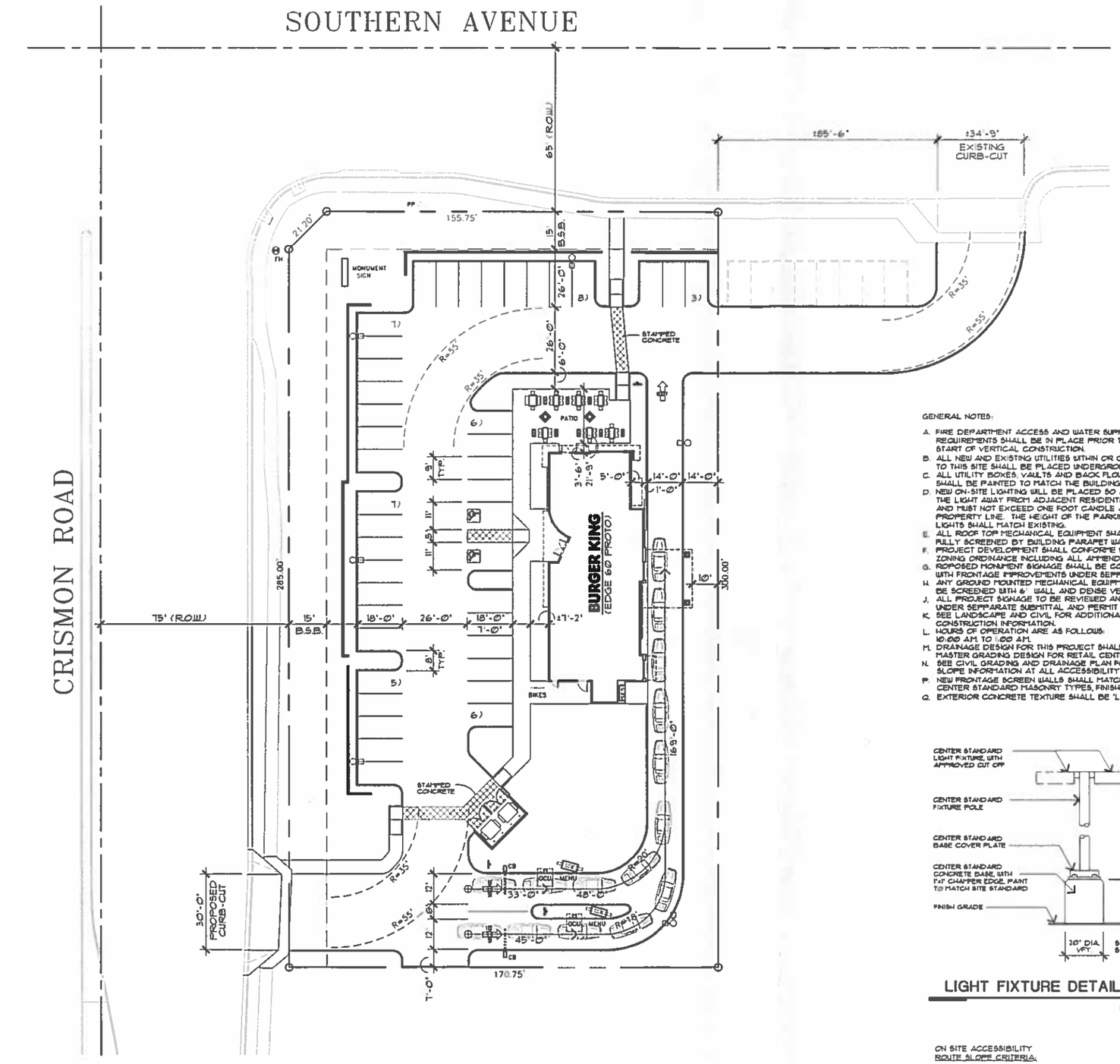
TITLE: ELEVATIONS (REMODELED)

JOB NO. 1503

DATE: 2 / 4 / 15

A6.2

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



SITE PLAN

NORTH

1" = 20'-0"

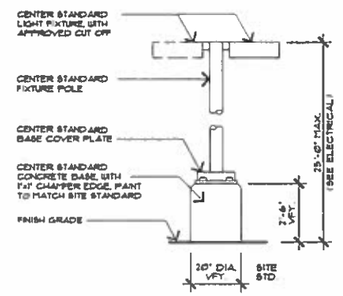
BURGER KING RESTAURANT
SEC SOUTHERN & CRISMON
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

PROJECT DATA:

PROJECT:	BURGER KING REMODEL (W/ DRIVE-THRU USE)	
LOCATION:	S.E.C. SOUTHERN AVE. & CRISMON RD 10021 EAST SOUTHERN AVENUE MESA, ARIZONA 85209	
ZONING:	LC (LIGHT COMMERCIAL)	
CODE:	2012 I.B.C. / 2012 I.M.C. / 2012 I.F.C. 2012 I.F.C. / 2011 N.E.C. / 2012 I.E.C.C. / 2010 A.D.A. / I.C.C. / ANSI A117.1	
CONST. TYPE:	V - B (SPRINKLED)	
OCCUPANCY:	A - 2 (RESTAURANT)	
OCCUPANCY LOAD:	DINING 1170 S.F. / 15	= 78
	KITCHEN & MISC. 1560 S.F. / 200	= 8
	TOTAL	= 86
AREA:	SITE (GROSS): ± 87,242 G.S.F. (2.0 ACRES)	
	SITE (NET): ± 51,112 N.S.F. (1.17 ACRES)	
	BUILDING: 3,367 G.S.F.	
	LANDSCAPE: ± 18,650 N.S.F.	
BUILDING COVERAGE:	6.6 % (3,367 G.S.F. / 51,112 N.S.F.)	
LANDSCAPE COVERAGE:	36.48 % (18,650 G.S.F. / 51,112 N.S.F.)	
QUEING LANE:	± 298' (± 15 CARS STACKING)	
BUILDING HT:	TOTAL PROPOSED:	(+-) 23'-0"
PARKING REQUIRED:	BUILDING AREA (3,367 S.F. / 100) =	34 SPACES
	PATIO AREA: (1,180 S.F. / 200) =	6 SPACES
	TOTAL:	40 SPACES
PARKING EXISTING:	STANDARD (ON SITE)	44 SPACES
	ACCESSIBLE (ON SITE)	2 SPACES
	STANDARD (OFF SITE)	00 SPACES
	TOTAL:	42 SPACES
	BICYCLE PARKING:	4 SPACES

GENERAL NOTES:

A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
B. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
C. ALL UTILITY BOXES, VAULTS AND BACK FLOW DEVICES SHALL BE PAINTED TO MATCH THE BUILDING FIELD COLOR.
D. NEW ON-SITE LIGHTING WILL BE PLACED SO AS 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 MATCH EXISTING.
E. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY BUILDING PARAPET WALLS.
F. PROJECT DEVELOPMENT SHALL CONFORM TO WITH MUNICIPAL ZONING ORDINANCE INCLUDING ALL AMENDMENTS.
G. PROPOSED MONUMENT SIGNAGE SHALL BE CONSTRUCTED WITH FRONTAGE IMPROVEMENTS UNDER SEPPARATE REVIEW.
H. ANY GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH 6' WALL AND DENSE VEGETATION.
J. ALL PROJECT SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPPARATE SUBMITTAL AND PERMIT BY OWNER.
K. SEE LANDSCAPE AND CIVIL FOR ADDITIONAL CONSTRUCTION INFORMATION.
L. HOURS OF OPERATION ARE AS FOLLOWS: 10:00 AM. TO 1:00 AM.
M. DRAINAGE DESIGN FOR THIS PROJECT SHALL CONFORM WITH MASTER GRADING DESIGN FOR RETAIL CENTER.
N. SEE CIVIL GRADING AND DRAINAGE PLAN FOR CRITICAL SLOPE INFORMATION AT ALL ACCESSIBILITY ROUTES.
P. NEW FRONTAGE SCREEN WALLS SHALL MATCH SHOPPING CENTER STANDARD MASONRY TYPES, FINISHES, AND COLORS.
Q. EXTERIOR CONCRETE TEXTURE SHALL BE 'LIGHT BROOM', TYP.



LIGHT FIXTURE DETAIL

NO SCALE

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.

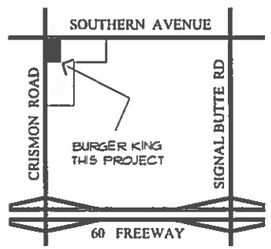
ACCESSIBLE PARKING SPACE PADS:	1:50
DOOR LANDINGS (5' DEPTH x DOOR WIDTH)	1:50
RAMP LANDINGS (5' DEPTH x DOOR WIDTH)	1:50
SIDEWALKS, (BETWEEN RAMPS & LANDINGS)	1:20
CURB RAMPS, (MAXIMUM LENGTH 6'-0")	1:12
CROSS SLOPE, (ANY ROUTE LOCATION)	1:50

SCOPE OF PROJECT:

NEW BUILDING AND RELATED SITE IMPROVEMENTS INCLUDING CROSS ACCESS TO ADJACENT EAST AND SOUTH PARCELS.

PARCEL NUMBER:

220-81-143A



VICINITY MAP

NORTH

NO SCALE

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

TITLE: SITE PLAN

JOB NO. 1503

DATE: 2 / 4 / 15

SHEET NO.: A1.1

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

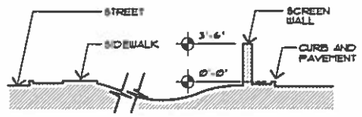
LANDSCAPE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE AND QUANTITY	REMARKS
PLANTING TYPES SHALL MATCH EXISTING STANDARD, TYPICA (CONFIRM PRIOR TO ORDER)				
TREES				
	ULMUS PARVIFLORA	EVERGREEN ELM	4" CALIPER 24" BOX (12)	TALL UPRIGHT WITH CANOPY
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE PLUMB	4" CALIPER 24" BOX (4)	TALL UPRIGHT WITH CANOPY
	PARKINSONIA (HYBRID)	DESERT MUSEUM	4" CALIPER 24" BOX (18)	TALL UPRIGHT WITH CANOPY
SHRUBS				
	LEUCOPHYLLUM LANGMANIAE	LANGMAN'S SAGE	5 GAL (XX)	MINIMUM 4' FROM CURB
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL (XX)	MINIMUM 4' FROM CURB
	ENCELIA FARINOSA	BRITTLE BUSH	5 GAL (XX)	MINIMUM 4' FROM CURB
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL (XX)	MINIMUM 4' FROM CURB
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL (XX)	MINIMUM 4' FROM CURB
GROUNDCVRS				
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL (XX)	SEE DETAIL
	LANTANA CAMARA	NEW GOLD LANTANA	1 GAL (XX)	SEE DETAIL

GRADE FINISH + SPECIALTIES:

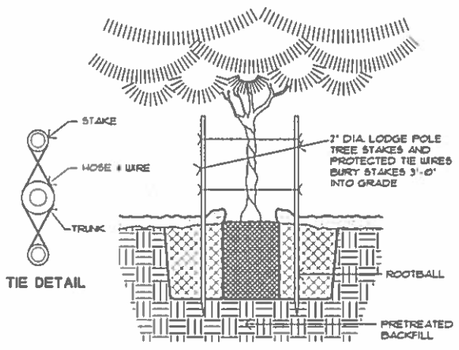
1/2" SCREENED APACHE BROWN 2" DEPTH, MATCH ADJACENT SITES, FIELD VERIFY PRIOR TO ORDER, (KALAMAZOO MATERIALS)

- 36"X36" CAST IRON TREE GRATE (WITH CAST IN PLACE ANGLE FRAME) (D1)
- PLANTER BOX BY FURNITURE INSTALLER (VERIFY EXACT PLACEMENT) (D8)



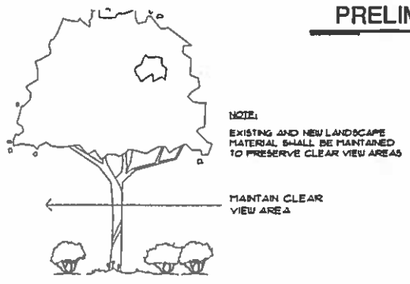
FRONTAGE SWALE SECTION

NO SCALE



TIE DETAIL

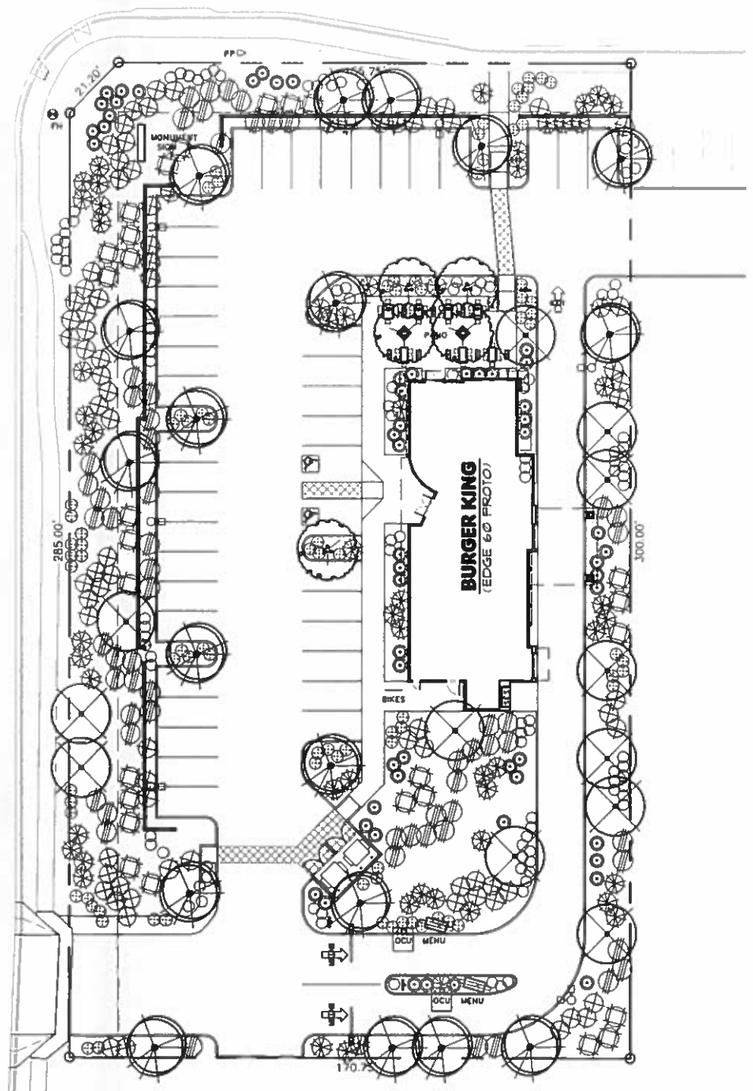
TREE PLANTING



CLEAR VIEW DETAIL

SOUTHERN AVENUE

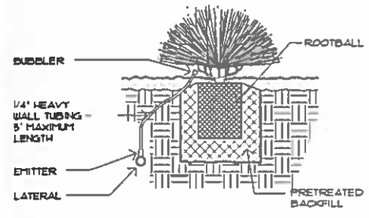
CRISMON ROAD



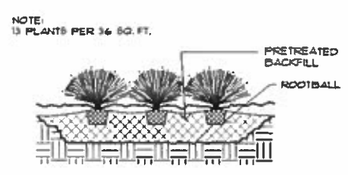
PRELIMINARY LANDSCAPE PLAN

NORTH

1" = 20'-0"



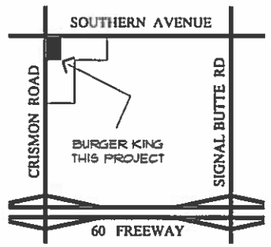
SHRUB PLANTING



GROUNDCOVER PLANTING

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

NO SCALE

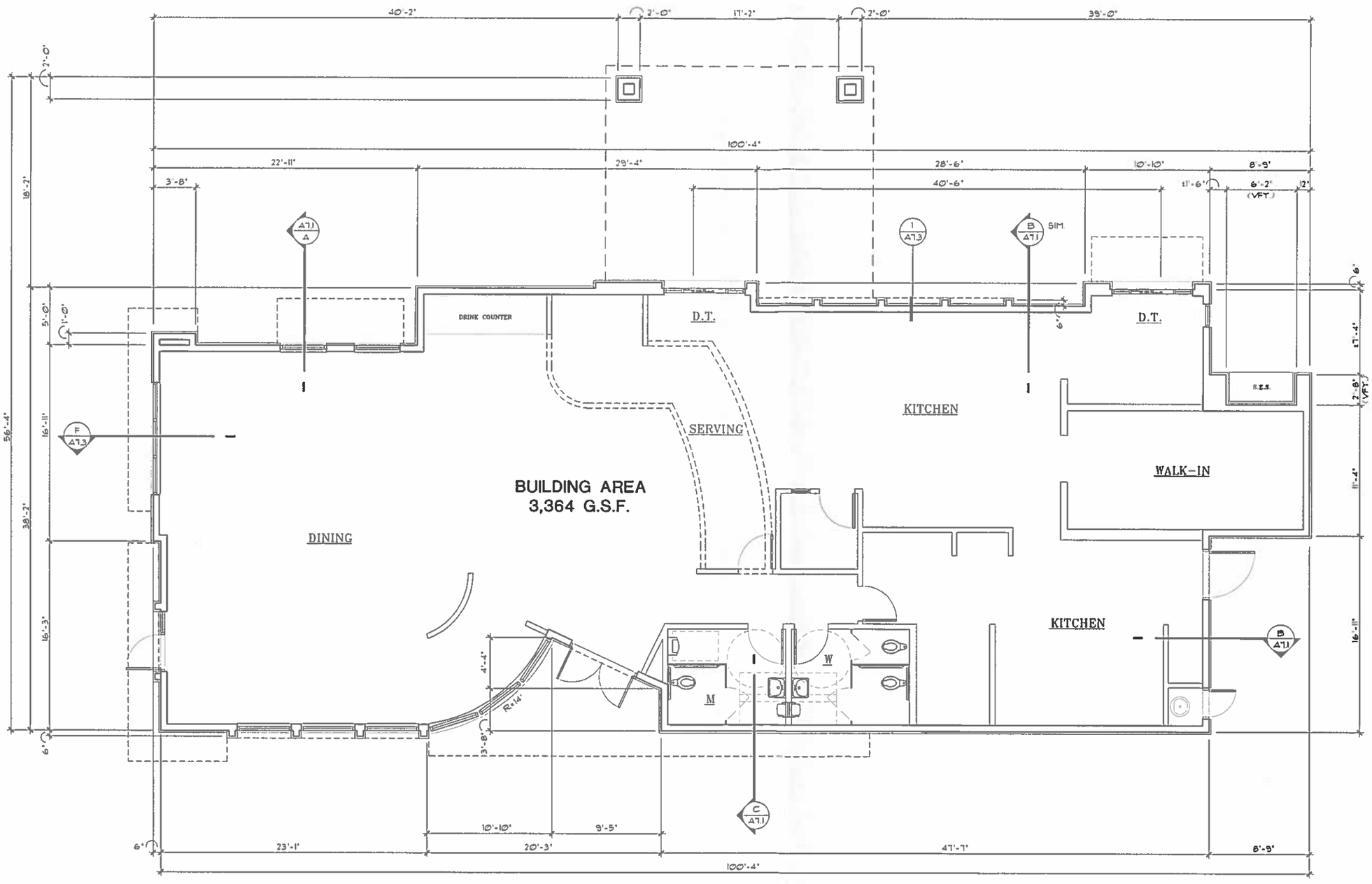
BURGER KING

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

TITLE:	LANDSCAPE PLAN
JOB NO:	1412
DATE:	4 / 1 / 15
SHEET NO.:	L1

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



ACCESSIBILE SEATING NOTES:

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

SYMBOL LEGEND:

- DOOR NUMBER. (SEE DOOR SCHEDULE, SHEET A4.1)
- KEYNOTE, (SEE TITLE BLOCK, ANY SHEET)
- 200 ROOM NUMBER. (SEE FINISH SCHEDULE, SHEET A2.2)
- INTERIOR ELEVATION, (SEE ELEVATIONS, SHEET A5)

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 2' OF A DOOR, AT IMPACT AREAS, AND WHERE REQUIRED BY CODE SHALL BE TEMPERED.
C. ALL HARDWARE TYPES AND INSTALLATIONS TO COMPLY WITH ADA DESIGN GUIDELINES.
D. SUBMIT SAMPLES AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ALL INTERIOR AND EXTERIOR COLORS, FINISHES, STAINS, MATERIALS, AND PATTERNS, ETC.
E. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF WOOD SHEATHING, AND OPENINGS. (SEE BUILDING SECTIONS AND STRUCTURAL)
F. INTERIOR DIMENSIONS ARE FROM FACE OF PARTITION FRAMING MEMBERS, ('NOMINAL' DEPTH OF STUD), TYPICAL AS INDICATED.
G. SEE ENLARGED RESTROOM PLAN, (SHEET A5) FOR ADDITIONAL ACCESSIBILITY INFORMATION.
H. SEE DECOR PLANS FOR DIMENSIONED LAYOUT OF INTERIOR DECORE & PARTITION ELEMENTS. SEE DECORE PLANS FOR ADDITIONAL INTERIOR FINISH AND SELECTION INFORMATION.

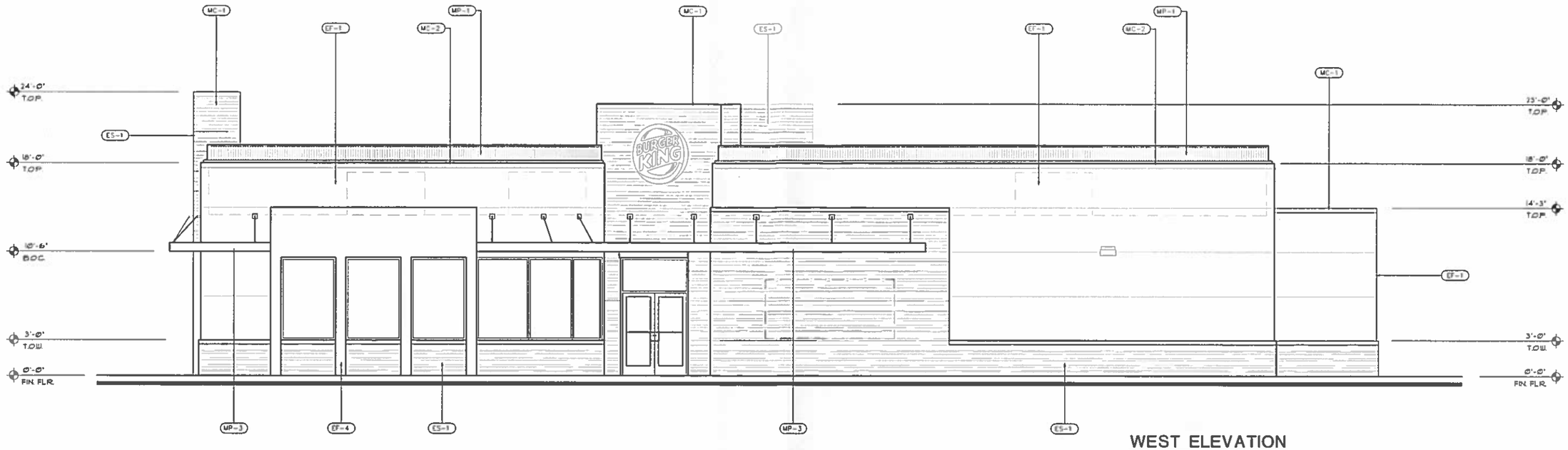
BURGER KING ROC-2502 REVERSE
VILLAGE at THE BOULDERS LOT F
1240 GAIL GARDNER WAY
PRESCOTT, ARIZONA 86305

REVISIONS:

TITLE: FLOOR PLAN

JOB NO. 1412
DATE: 4 / 1 / 15
SHEET NO.: A2.1

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

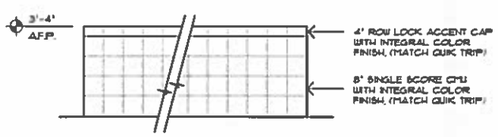


WEST ELEVATION

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

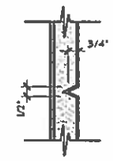
GENERAL NOTES:

A. VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING. & CONFIRM WITH CITY, PRIOR TO ORDER OF MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT. (VERIFY).
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. SEE CANOPY/VALENCE LAYOUT PLAN, (SHT A5) FOR ADDITIONAL INFORMATION.
G. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
H. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (EXCEPT AS NOTED.)
J. E.I.F.S. SHALL BE AS MANUF. BY DRYVIT' I.C.B.O. #2128 WITH VAPOR BARRIER.
K. CULTURED STONE VENEER SHAL BE AS MANUF. BY QUEENS CORNING, SOUTHERN LEDGESTONE, PATTERN: "2027 WALNUT", PROVIDE WITH GROUTED JOINTS, STANDARD TRIM SHAPES AND MATERIAL TRANSITION CAP.
H. STANDING SEAM METAL ROOFING SHALL BE AS MANUF BY BERRIDGE WITH FACTORY APPLIED FINISH, OVER 30# FELT, (SEE ELEVATIONS AND WALL SECTIONS.)



SCREEN WALL ELEVATION

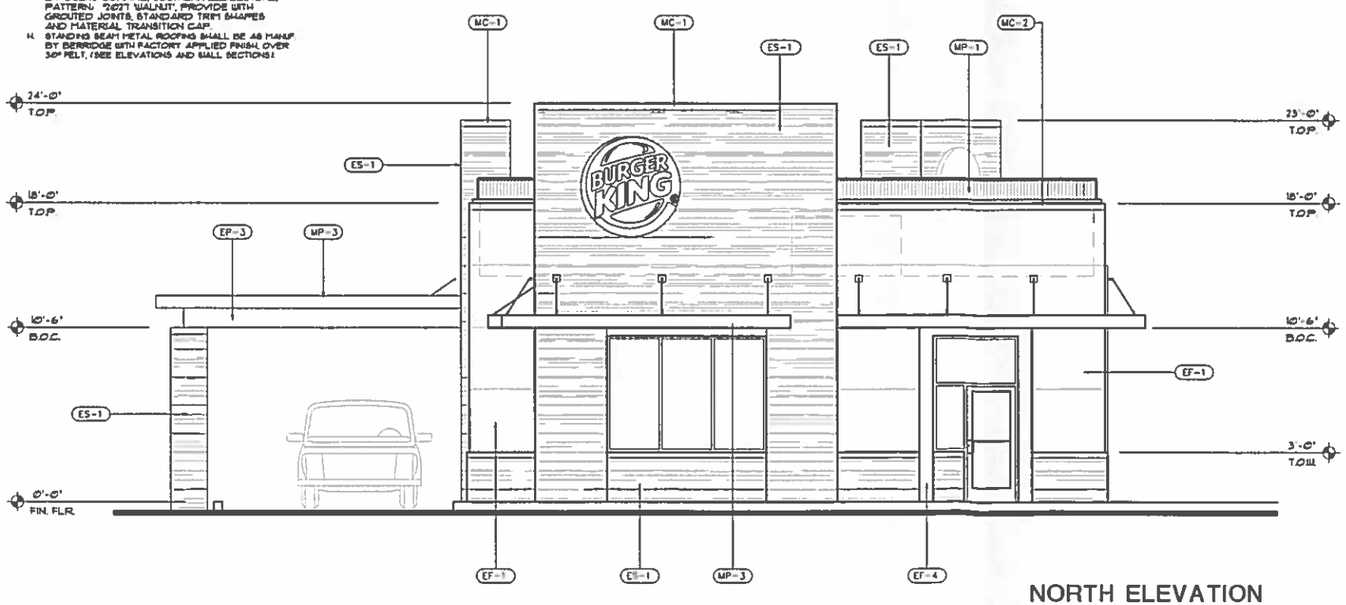
NO SCALE



STANDARD 'V' JOINT

NO SCALE

E.I.F.S. REVEAL JOINTS



NORTH ELEVATION

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

MATERIAL SCHEDULE

EF-1	E.I.F.S. FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH CAMEL TAN "DRYVIT 41/165
EF-4	E.I.F.S. FIELD STUCCO WITH INTEGRAL COLOR / SAND FINISH MONTEREY CLIFFS DRYVIT 141/080
ES-1	CULTURED STONE VENEER QUEENS CORNING, SOUTHERN LEDGESTONE (W/ GROUTED JOINTS) PATTERN: "2027 WALNUT"
EP-2	PAINTED MISC. METALS FERROS METALS TO RECEIVE PAINTED FINISH CAMEL TAN "DRYVIT 41/165
EP-4	PAINTED MISC. METALS FERROOS METALS TO RECEIVE PAINTED FINISH MONTEREY CLIFFS DRYVIT 141/080
MC-1	G.I. BRAKE METAL CAP FLASHING W/P. WICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR: SILVERSMITH (OR EQUAL)
MC-2	G.I. BRAKE METAL CAP FLASHING W/P. WICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR: CAMEL TAN "DRYVIT 41/165
MC-3	G.I. BRAKE METAL CAP FLASHING W/P. WICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR: ONYX DORN DT/000
MP-1	PREMANF. PARAPET BAND ACCENT CORRUGATED METAL, PRE-FINISHED LEKTRON (OR APPROVED EQUAL) COLOR: AMAZING "DRYTR 8/531
MP-3	CANOPY / VALENCE CUSTOM METAL CONSTRUCTION BY APPROVED SUPPLIER WITH CLEAR ALUMINIZED FINISH

NOTE:

SEE BURGER KING 20/20 PROTOTYPE EXTERIOR MATERIALS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

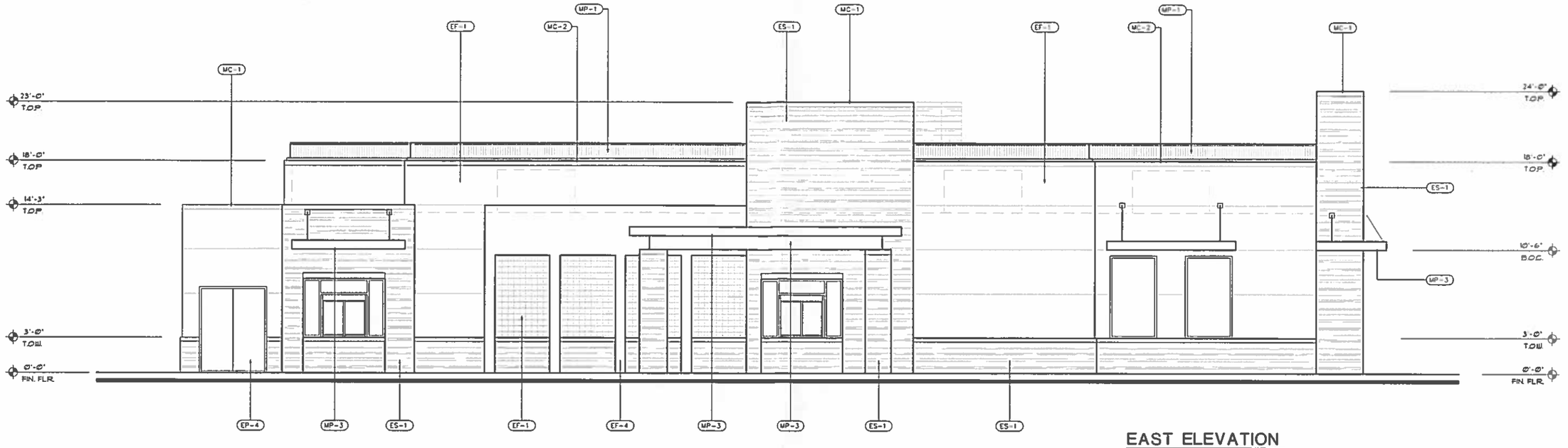
TITLE: ELEVATIONS

JOB NO. 1503

DATE: 2 / 4 / 15

SHEET NO.: A6.1

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

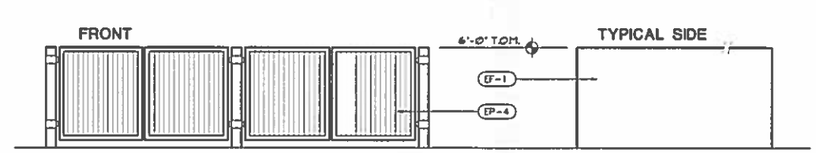


EAST ELEVATION

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

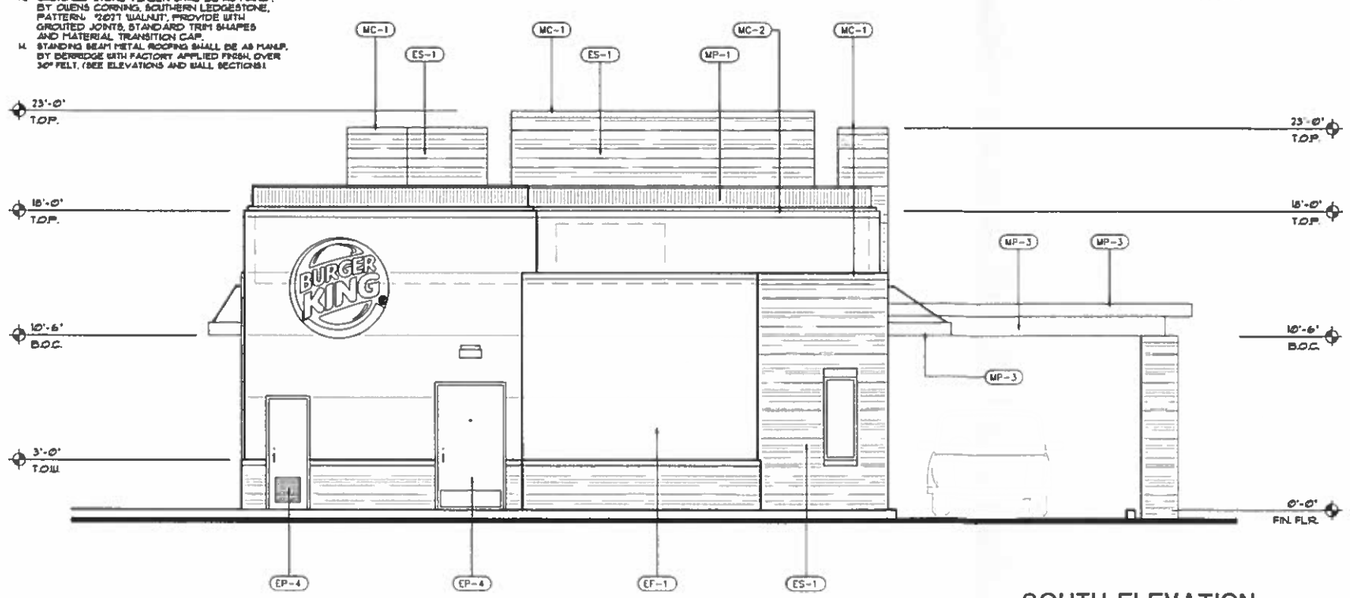
GENERAL NOTES:

A. VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING, & CONFIRM WITH CITY, PRIOR TO ORDER OF MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT. (VERIFY.)
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. SEE CANOPY/VALENCE LAYOUT PLAN, (SHT A3), FOR ADDITIONAL INFORMATION.
G. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
H. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (EXCEPT AS NOTED.)
J. E.I.F.S. SHALL BE AS MANUF. BY "DRYVIT" I.C.B.O. #718 WITH VAPOR BARRIER.
K. CULTURED STONE VENEER SHAL BE AS MANUF. BY OWENS CORNING, SOUTHERN LEDGESTONE, PATTERN: #2071 WALNUT, PROVIDE WITH GROUTED JOINTS, STANDARD TRIM SHAPES AND MATERIAL TRANSITION CAP.
M. STANDING SEAM METAL ROOFING SHALL BE AS MANUF. BY BERRIDGE WITH FACTORY APPLIED FINISH, OVER 30# FELT, (SEE ELEVATIONS AND WALL SECTIONS)



TRASH ENCLOSURE ELEVATIONS

1/4"=1'-0"



SOUTH ELEVATION

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

MATERIAL SCHEDULE

EF-1	E.I.F.S. FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTEGRAL COLOR / SAND FINISH CAMEL TAN #20YY 41/165
EF-4	E.I.F.S. FIELD STUCCO WITH INTEGRAL COLOR / SAND FINISH MONTEREY CLIFFS 10YY 14/080
ES-1	CULTURED STONE VENEER OWENS CORNING, SOUTHERN LEDGESTONE (W GROUTED JOINTS) PATTERN: "2071 WALNUT"
EP-2	PAINTED MISC. METALS FERROS METALS TO RECEIVE PAINTED FINISH CAMEL TAN #20YY 41/165
EP-4	PAINTED MISC. METALS FERROUS METALS TO RECEIVE PAINTED FINISH MONTEREY CLIFFS 10YY 14/080
MC-1	G.I. BRAKE METAL CAP FLASHING W/P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W PAINTED FINISH COLOR: SILVERSMITH (OR EQUAL)
MC-2	G.I. BRAKE METAL CAP FLASHING W/P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W PAINTED FINISH COLOR: CAMEL TAN #20YY 41/165
MC-3	G.I. BRAKE METAL CAP FLASHING W/P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W PAINTED FINISH COLOR: ONYX 00NN 07/000
MP-1	PREMANUF. PARAPET BAND ACCENT CORRUGATED METAL, PRE-FINISHED LEKTRON (OR APPROVED EQUAL) COLOR: AMAZING #24YR 11/531
MP-3	CANOPY / VALENCE CUSTOM METAL CONSTRUCTION BY APPROVED SUPPLIER WITH CLEAR ALUMINIZED FINISH

NOTE:

SEE BURGER KING 20/20 PROTOTYPE EXTERIOR MATERIALS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

TITLE: ELEVATIONS (REMODELED)

JOB NO. 1503

DATE: 2 / 4 / 15

SHEET NO.: A6.2

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

IECC (CHAPTER 8) BUILDING ENVELOPE COMPLIANCE REQUIREMENTS

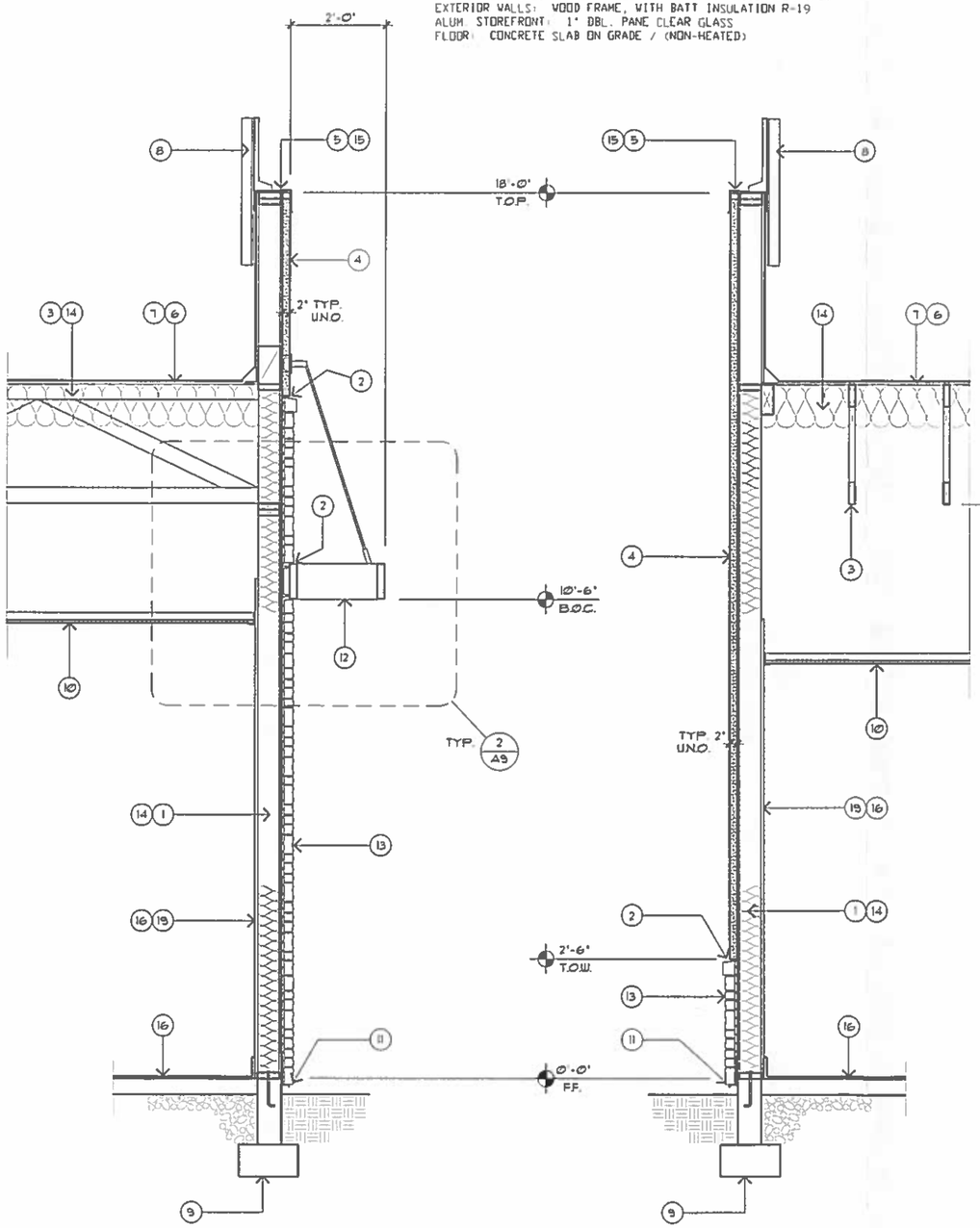
THE BUILDING ENVELOPE AS DESCRIBED IN THESES COCUMENTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

BUILDING ENVELOPE CONSTRUCTION MATERIAL DESCRIPTION:

ROOF: ALL WOOD, TRUSS / WOOD DECK / BATT INSULATION R-30
EXTERIOR WALLS: WOOD FRAME, WITH BATT INSULATION R-19
ALUM. STOREFRONT: 1" DBL. PANE CLEAR GLASS
FLOOR: CONCRETE SLAB ON GRADE / (NON-HEATED)

SPECIAL INSPECTION REQUIREMENTS

THIS PROJECT REQUIRES SPECIAL INSPECTIONS TO BE PROVIDED IN ACCORDANCE WITH I.B.C. INTERNATIONAL BUILDING CODE, SEE PHOENIX SPECIAL INSPECTIONS FORM, FOR THIS PROJECT.



C WALL SECTION
3/4" = 1'-0"

A WALL SECTION
3/4" = 1'-0"

B WALL SECTION
3/4" = 1'-0"

KEYNOTES:

1. WALL CONSTRUCTION, EXTERIOR SHEATHING OVER 2x6 WOOD STUDS, (SEE STRUCTURAL).
2. CONTINUOUS CAULKING BEAD AT TRANSITIONS.
3. WOOD FRAMING, (SEE STRUCTURAL PLANS).
4. BUILT-UP E.I.F.S. OVER EXTERIOR SHEATHING, SEE ELEVATIONS FOR COLORS.
5. 22 GAUGE G.I. BRAKE METAL CAP FLASHING WITH PAINTED FINISH, (SEE ELEVATIONS).
6. BUILT-UP ROOFING OVER EXTERIOR ROOF SHEATHING, (SEE ROOF PLAN).
7. EXTENDED ROOFING UP PARAPET, OVER ROOF SHEATHING, UP AND UNDER CAP FLASHING. PROVIDE WITH 3" FIBER CANT STRIP, TYPICAL.
8. PRE-MANUF. L.E.D. ACCENT BAND, (SEE ELEV. STRUCTURAL AND ELECTRICAL).
9. CONCRETE FOUNDATION, (SEE SOILS REPORT AND STRUCTURAL DRAWINGS).
10. SUSPENDED GRID CEILING, (SEE CEILING PLAN AND DECOR DRAWINGS).
11. PROVIDE 24 GAUGE G.I. DRIP FLASHING AT TRANSITIONS, UP AND UNDER BACKING, TYP.
12. PRE-MANUF. SUSPENDED METAL CANOPY. PROVIDE WITH SOLID SUPPORT BLOCKING. (SEE STRUCTURAL & CANOPY LAYOUT PLAN).
13. CULTURED STONE VENEER W/ GROUTED JOINTS OVER EXPANDED METAL LATH. PROVIDE WITH STD. TRIM SHAPES AND MATERIAL TRANS. CAP.
14. BATT INSULATION, (SEE ENVELOPE COMPLIANCE).
15. WRAP PARAPET TOP, OVER AND DOWN WITH 30# FELT UNDER CAP FLASHING, TYPICAL.
16. INTERIOR FINISHES, (SEE INTERIOR ELEVATIONS AND DECOR DRAWINGS).
17. 5/8" TYPE GYPSUM BOARD, (SEE FINISH SCHEDULE FOR TYPES AND LOCATIONS).
18. ALUMINUM STOREFRONT CONSTRUCTION, (SEE WINDOW TYPES AND ELEVATIONS).
19. 5/8" TYPE GYPSUM BOARD, (SEE FINISH SCHEDULE FOR TYPES AND LOCATIONS).

GENERAL NOTES:

A. VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING, & CONFIRM WITH CITY, PRIOR TO ORDER OF MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT, (VERIFY).
C. ALL BUILDING MOUNTED SIGNS SHALL BE REVIEWED AND PERMITTED UNDER SEPERATE SUBMITTAL BY OWNER.
D. ROOF TOP EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPET WALLS.
E. ALL ROOF DRAINS SHALL BE INTERNALIZED.
F. SEE CANOPY LAYOUT PLAN, (SHEET A5), FOR ADDITIONAL INFORMATION.
G. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. SEE ROOF PLAN FOR TOP OF DECK ELEVATIONS.
H. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (EXCEPT AS NOTED).
J. E.I.F.S. SHALL BE AS MANUF. BY 'DRYVIT' E.S.R. 7128 WITH VAPOR BARRIER.
K. CULTURED STONE VENEER SHALL BE AS MANUF. BY OWENS CORNING, SOUTHERN LEDGESTONE, PATTERN: 'GOLD WALNUT'. PROVIDE WITH GROUTED JOINTS, STANDARD TRIM SHAPES AND MATERIAL TRANSITION CAP.

BURGER KING

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

TITLE: BUILDING SECTIONS

JOB NO. 1503
DATE: 2 / 4 / 15
SHEET NO.: A7.1

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

IECC (CHAPTER 8) BLD'G. ENVELOPE COMPLIANCE REQUIREMENTS

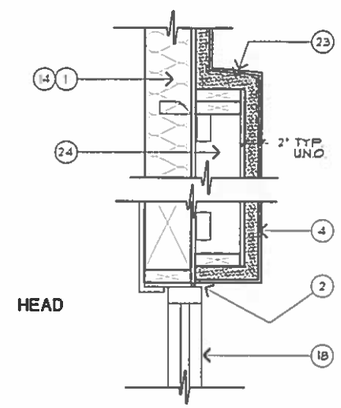
THE BUILDING ENVELOPE AS DESCRIBED IN THESES COCUMENTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

BUILDING ENVELOPE CONSTRUCTION MATERIAL DESCRIPTION:

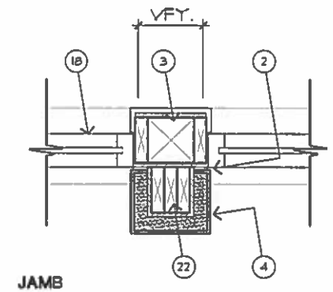
ROOF: ALL WOOD, TRUSS / WOOD DECK / BATT INSULATION R-30
EXTERIOR WALLS: WOOD FRAME, WITH BATT INSULATION R-19
ALUM. STOREFRONT: 1" DBL. PANE CLEAR GLASS
FLOOR: CONCRETE SLAB ON GRADE / (NON-HEATED)

SPECIAL INSPECTION REQUIREMENTS

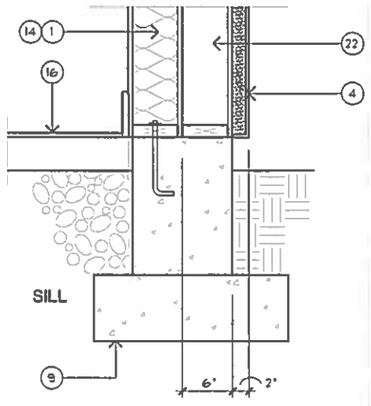
THIS PROJECT REQUIRES SPECIAL INSPECTIONS TO BE PROVIDED IN ACCORDANCE WITH I.B.C. INTERNATIONAL BUILDING CODE. SEE PHOENIX SPECIAL INSPECTIONS FORM, FOR THIS PROJECT.



HEAD



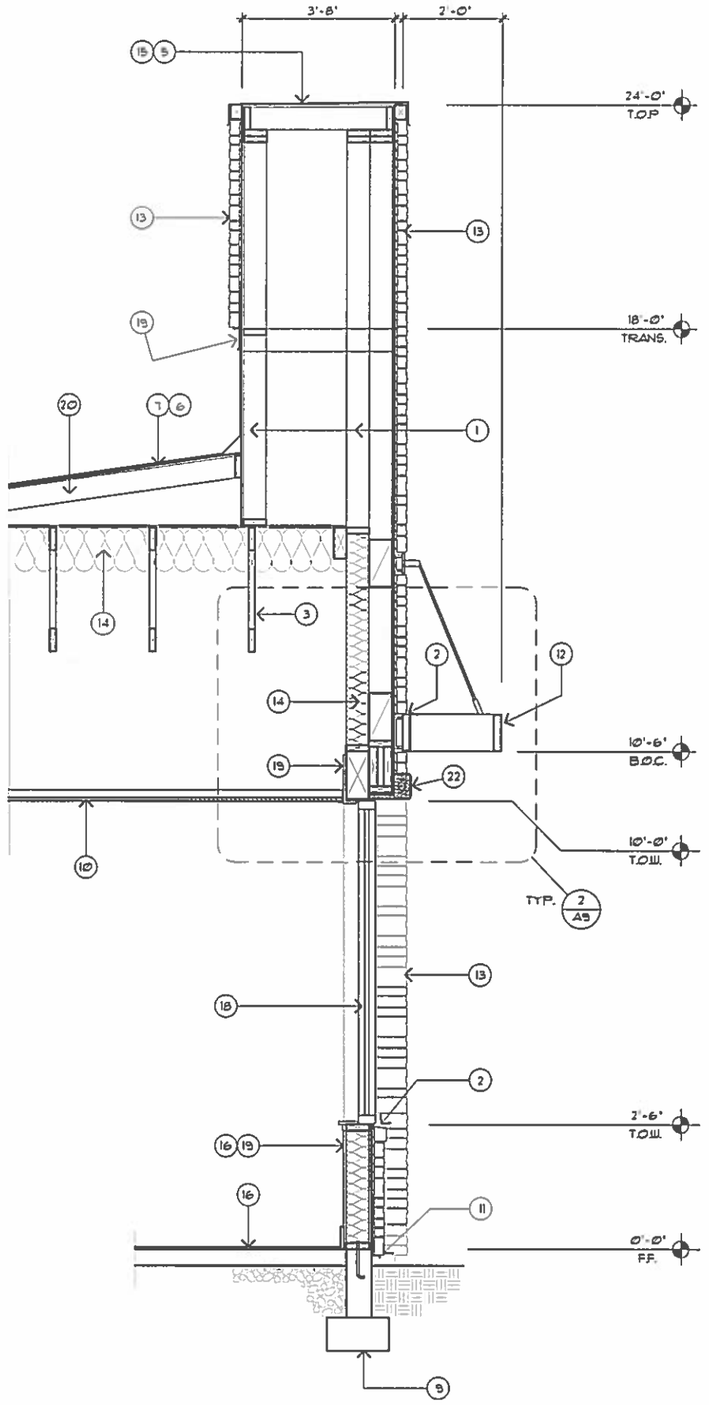
JAMB



SILL

1 WINDOW SURROUND POP-OUT

3/4" = 1'-0"



F WALL SECTION

3/4" = 1'-0"

KEYNOTES:

1. WALL CONSTRUCTION, EXTERIOR SHEATHING OVER 2x6 WOOD STUDS, (SEE STRUCTURAL).
2. CONTINUOUS CAULKING BEAD AT TRANSITIONS.
3. WOOD FRAMING, (SEE STRUCTURAL PLANS).
4. BUILT-UP E.I.F.S. OVER EXTERIOR SHEATHING. SEE ELEVATIONS FOR COLORS.
5. 22 GAGE G.I. BRAKE METAL CAP FLASHING WITH PAINTED FINISH, (SEE ELEVATIONS).
6. BUILT-UP ROOFING OVER EXTERIOR ROOF SHEATHING, (SEE ROOF PLAN).
7. EXTENDED ROOFING UP PARAPET OVER ROOF SHEATHING, UP AND UNDER CAP FLASHING. PROVIDE WITH 3" TAPER CANT STRIP TYPICAL.
8. PRE-MANUF. L.E.D. ACCENT BAND, (SEE ELEV. STRUCTURAL AND ELECTRICAL).
9. CONCRETE FOUNDATION, (SEE SOILS REPORT AND STRUCTURAL DRAWINGS).
10. SUSPENDED GRID CEILING, (SEE CEILING PLAN AND DECOR DRAWINGS).
11. PROVIDE 24 GAUGE G.I. DRIP FLASHING AT TRANSITIONS, UP AND UNDER BACKING, TYP.
12. PRE-MANUF. SUSPENDED METAL CANOPY. PROVIDE WITH SOLID SUPPORT BLOCKING, (SEE STRUCTURAL & CANOPY LAYOUT PLAN).
13. CULTURED STONE VENEER W/ GROUTED JOINTS OVER EXPANDED METAL LATH. PROVIDE WITH STD. TRIM SHAPES AND MATERIAL TRANS. CAP.
14. BATT INSULATION, (SEE ENVELOPE COMPLIANCE).
15. WRAP PARAPET TOP, OVER AND DOWN, WITH 30# FELT UNDER CAP FLASHING, TYPICAL.
16. INTERIOR FINISHES, (SEE INTERIOR ELEVATIONS AND DECOR DRAWINGS).
17. 5/8" TYPE GYPSUM BOARD, (SEE FINISH SCHEDULE FOR TYPES AND LOCATIONS).
18. ALUMINUM STOREFRONT CONSTRUCTION, (SEE WINDOW TYPES AND ELEVATIONS).
19. 5/8" TYPE GYPSUM BOARD, (SEE FINISH SCHEDULE FOR TYPES AND LOCATIONS).
20. 22 GAGE DRIP FLASHING, EXTEND 4" MIN. UP AND UNDER EIFS WALL FINISH.
21. ROOF CRICKET, BUILT-UP ROOFING OVER ROOF SHEATHING, OVER 2x FRAMING AT 24" ON CENTER.
22. BUILT-UP EIFS EYEBROW, TYPICAL AT STONE HEADER OPENING, (SEE BUILDING ELEVATIONS).
23. BUILT-UP WOOD POST, (SEE STRUCTURAL).
24. HORIZONTAL EIFS, WRAP WITH IMPACT MESH AND SLOPE TO DRAIN AS INDICATED.
25. 2x6 STUDS AT 24" O.C. WITH SIMPSON A35/H2.5 TOP AND BOTTOM, EACH STUD TYPICAL.

GENERAL NOTES:

A. VERIFY ALL FINISH AND COLOR SELECTIONS IN WRITING FROM BURGER KING, & CONFIRM WITH CITY, PRIOR TO ORDER OF MATERIALS.
B. COLORS SHALL MATCH CITY APPROVED SAMPLES FOR THIS PROJECT, (VERIFY).
C. ALL BUILDING MOUNTED SIGNS SHALL BE REVIEWED AND PERMITTED UNDER SEPERATE SUBMITTAL BY OWNER.
D. ROOF TOP EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPET WALLS.
E. ALL ROOF DRAINS SHALL BE INTERNALIZED
F. SEE CANOPY LAYOUT PLAN, (SHEET A9) FOR ADDITIONAL INFORMATION.
G. SEE ROOF PLAN FOR ADDITIONAL INFORMATION. SEE ROOF PLAN FOR TOP OF DECK ELEVATIONS.
H. E.I.F.S. SHALL BE INTEGRAL COLOR WITH SAND BLAST FINISH, (EXCEPT AS NOTED).
J. E.I.F.S. SHALL BE AS MANUF. BY 'DRYVIT' C.B.O. 9778 WITH VAPOR BARRIER.
K. CULTURED STONE VENEER SHAL BE AS MANUF. BY OWENS CORNING, SOUTHERN LEDGESTONE, PATTERN: 15007 'WALNUT', PROVIDE WITH GROUTED JOINTS, STANDARD TRIM SHAPES AND MATERIAL TRANSITION CAP.

BURGER KING

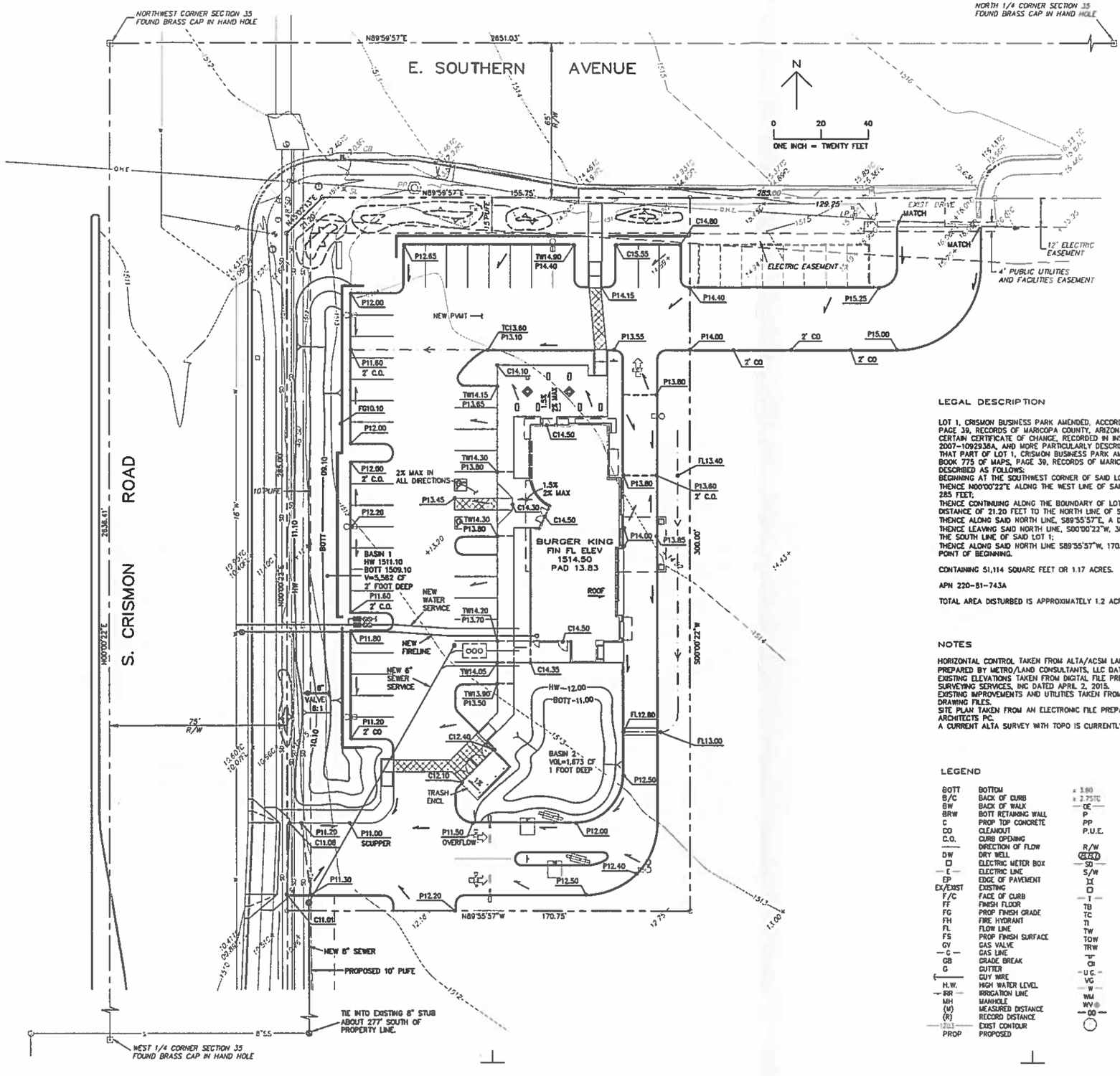
BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

TITLE: BUILDING SECTIONS AND DETAILS

JOB NO. 1503
DATE: 2 / 4 / 15
SHEET NO: A7.3

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



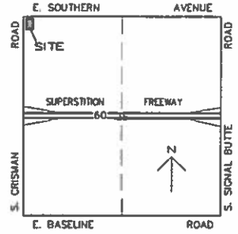
ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

OWNER/BUILDER

KRAF, INC.
410 N. 44TH STREET, SUITE 290
PHOENIX, AZ 85008
602 273.7997 T
CONTACT: RON BROACH

UTILITIES

SANITARY SEWER - CITY OF MESA
480-644-2011
WATER - CITY OF MESA
480-644-2011
GAS - SOUTHWEST GAS
602-484-5270
ELECTRIC - ARIZONA PUBLIC SERVICE
602 236-5900
TELEPHONE - CENTURYLINK
480-831-4771
CABLE T.V. - COX COMMUNICATIONS
623-322-7220



VICINITY MAP
SEC 35, TIN, R7E, G & S.R.B. & M.
MESA, MARICOPA COUNTY, ARIZONA
SCALE 3" = 1 MILE

LEGAL DESCRIPTION

LOT 1, CRISMON BUSINESS PARK AMENDED, ACCORDING TO BOOK 775 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, AS AMENDED BY THAT CERTAIN CERTIFICATE OF CHANGE, RECORDED IN INSTRUMENT NO. 2007-1092936A, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF LOT 1, CRISMON BUSINESS PARK AMENDED, ACCORDING TO BOOK 775 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N00°00'22"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 285 FEET;
THENCE CONTINUING ALONG THE BOUNDARY OF LOT 1, N45°02'13"E, A DISTANCE OF 21.20 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE ALONG SAID NORTH LINE, S89°55'57"E, A DISTANCE OF 155.75 FEET;
THENCE LEAVING SAID NORTH LINE, S00°00'22"W, 300 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;
THENCE ALONG SAID NORTH LINE S89°55'57"W, 170.75 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 51,114 SQUARE FEET OR 1.17 ACRES.

APN 220-81-743A

TOTAL AREA DISTURBED IS APPROXIMATELY 1.2 ACRES.

NOTES

HORIZONTAL CONTROL TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY METRO/LAND CONSULTANTS, LLC DATED 10-9-07.
EXISTING ELEVATIONS TAKEN FROM DIGITAL FILE PREPARED BY SUPERIOR SURVEYING SERVICES, INC DATED APRIL 2, 2015.
EXISTING IMPROVEMENTS AND UTILITIES TAKEN FROM CITY RECORD DRAWING FILES.
SITE PLAN TAKEN FROM AN ELECTRONIC FILE PREPARED BY MARK ABEL ARCHITECTS PC.
A CURRENT ALTA SURVEY WITH TOPO IS CURRENTLY UNDER WAY.

LEGEND

BOTT	BOTTOM	x 3.80	EXISTING GRADE
B/C	BACK OF CURB	x 2.75TC	EXISTING TOP OF CURB
BW	BACK OF WALK	OE	OVERHEAD SERVICE
BRW	BOTT RETAINING WALL	P	PROP TOP PVMT/ASPHALT
C	PROP TOP CONCRETE	PP	POWER POLE
CO	CLEANOUT	P.U.E.	PUBLIC UTILITY EASEMENT
C.O.	CURB OPENING	R/W	RIGHT-OF-WAY
DW	DIRECTION OF FLOW	(R&R)	R&R=RAP
E	DRY WELL	SD	STORM DRAIN LINE
EP	ELECTRIC METER BOX	S/W	SIDEWALK
EX/EXIST	ELECTRIC LINE		STREET LIGHT
F/C	EDGE OF PAVEMENT		TELEPHONE RISER
FF	EXISTING	T	TELEPHONE LINE
FG	FACE OF CURB	TB	TOP OF BERM
FH	FINISH FLOOR	TC	PROP TOP OF CURB
FL	PROP FINISH GRADE	TI	TOP OF ISLAND
FS	FIRE HYDRANT	TW	PROP TOP OF WALK
GV	FLOW LINE	TOW	TOP OF WALL
G	PROP FINISH SURFACE	TRW	TOP RETAINING WALL
GB	GAS VALVE		TRAFFIC SIGN
	GAS LINE		TRAFFIC SIGNAL
	GRADE BREAK	UG	UNDERGROUND SERVICE
	GUTTER	VG	VALLEY GUTTER
H.W.	GUY WIRE	W	WATER LINE
IRR	HIGH WATER LEVEL	WM	WATER METER
MH	IRRIGATION LINE	WV	WATER VALVE
(M)	MANHOLE	00	PROP CONTOUR
(R)	MEASURED DISTANCE		TREE
1515	RECORD DISTANCE		
PROP	EXIST CONTOUR		
	PROPOSED		

DRAINAGE STATEMENT

THE 100 YEAR - 2 HOUR REQUIRED RETENTION (VOLUME = 7,235 CF) FOR THIS PROJECT WILL BE PROVIDED FOR IN THE LANDSCAPED AREAS - BASINS 1 AND 2.
OUTFALL IS TO EXISTING 48" STORM DRAIN IN CRISMON ROAD VIA A 8" BLEED OFF PIPE WITH VALVE, OR OTHER APPROVED METHOD, CONTROL.

PROPERTY IS IN FLOOD ZONE X ACCORDING TO FIRM 04013C2315 L DATED OCTOBER 15, 2013.

PRELIM RETENTION REQUIRED

100 YR - 2 HR

O(VOLUME) = C x D x A
A = 51,114 S.F.
D = 2.2/12 = 0.18
C = WEIGHTED 'C'
PAVEMENT AND BUILDING
Ap = 32,463 S.F.
Cp = 0.85
DIRT, GRAVEL AND LANDSCAPE
Ad = 18,651 S.F.
Cd = 0.50
'C' = (32,463)(0.85)+(18,651)(0.50)/51,114
= 0.72
VOL = (0.72)(0.18)(51,114)
= 6,624 C.F.

TOTAL VOLUME REQUIRED = 6,624 C.F.

RETENTION PROVIDED

BASIN 1	5,562 C.F.
BASIN 2	1,673 C.F.

TOTAL VOLUME PROVIDED = 7,235 C.F.

SOUTHGATE ASSOCIATES, LTD
10632 N. Scottsdale Rd, Suite B-707, Scottsdale, Arizona 85254
Telephone (605) 418-5939 sgateassoc@cox.net
CIVIL Engineering Consultants

BURGER KING
10025 E. SOUTHERN AVENUE
MESA, ARIZONA

PROJECT NO.	2015.2PG	REVISIONS
DATE	APRIL2015	

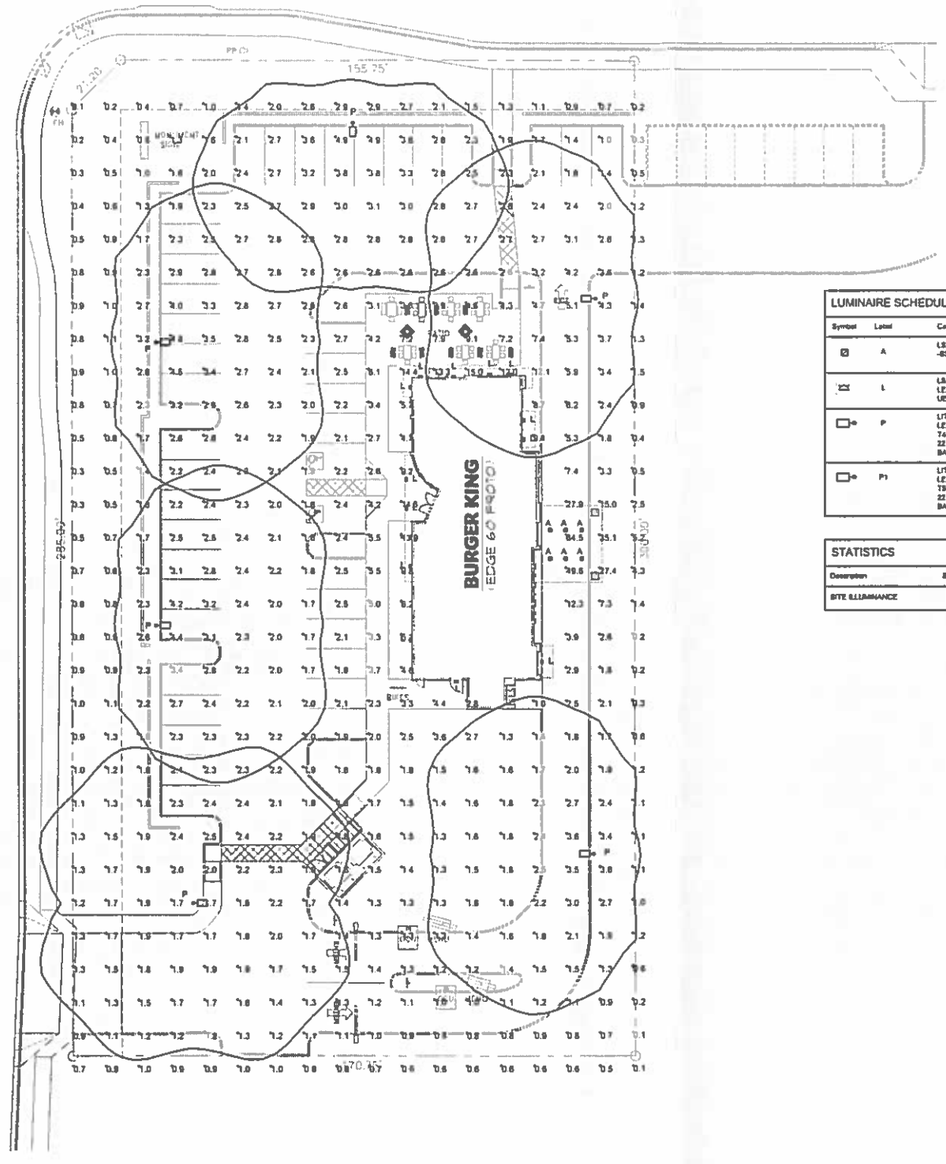
A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TIN, R7E, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

1/1

SOUTHERN AVENUE

CRISMON ROAD



1 LIGHTING PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

NORTH

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊠	A	LSI XSL2-S-LED-80-4S-CW	RECESSED SOFFIT SQUARE	LED - COOL WHITE COLOR TEMP	XSL2-S-LED-80-4S-CW IES	Absolute	0.95	98.9
⊡	L	LSI XPW83-FT-LED-26-450-CW-UE	FULL CUT-OFF LED WALL MOUNT	LED - COOL WHITE COLOR TEMP	XPW83-FT-LED-26-450-CW-UE.ies	Absolute	0.95	41
▭	P	LITHONIA DSX1 LED 80C 1000 40K T4M MVOLT / SS 8.5 22.5" WITH 2.3' BASE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA	LED - COOL WHITE COLOR TEMP	DSX1_LED_80C_1000_40K_T4M_MVOLT.ies	Absolute	0.95	209
▭	P1	LITHONIA DSX1 LED 80C 1000 40K T5M MVOLT / SS 8.5 22.5" WITH 2.3' BASE	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T5M OPTIC, 4000K, @ 1050mA	LED - COOL WHITE COLOR TEMP	DSX1_LED_80C_1000_40K_T5M_MVOLT.ies	Absolute	0.95	209

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE ILLUMINANCE	+	2.8 fc	64.5 fc	0.1 fc	645.0:1	28.0:1

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

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

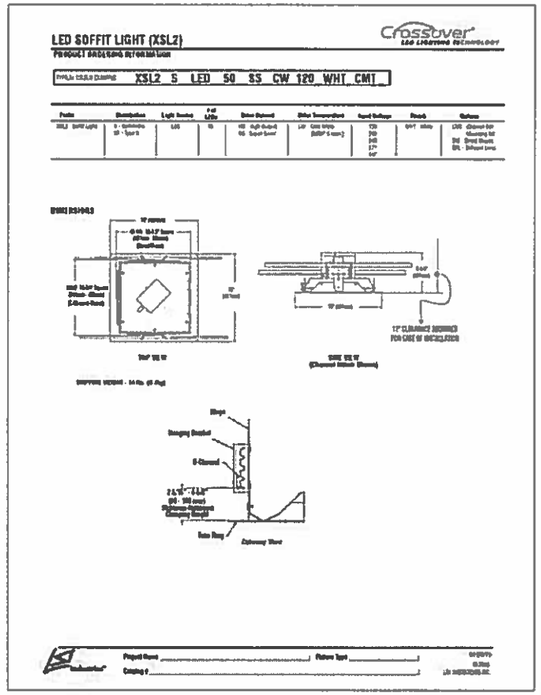
REVISIONS:

TITLE: LIGHTING PHOTOMETRIC PLAN

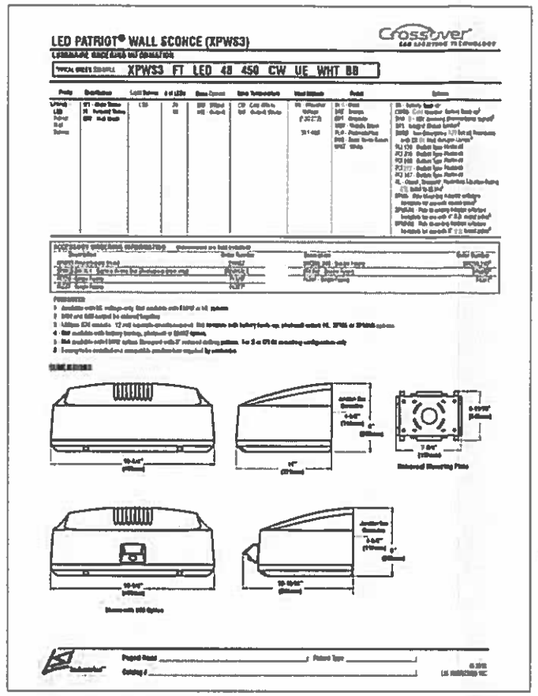
JOB NO. 1503

DATE: 4 / 6 / 15

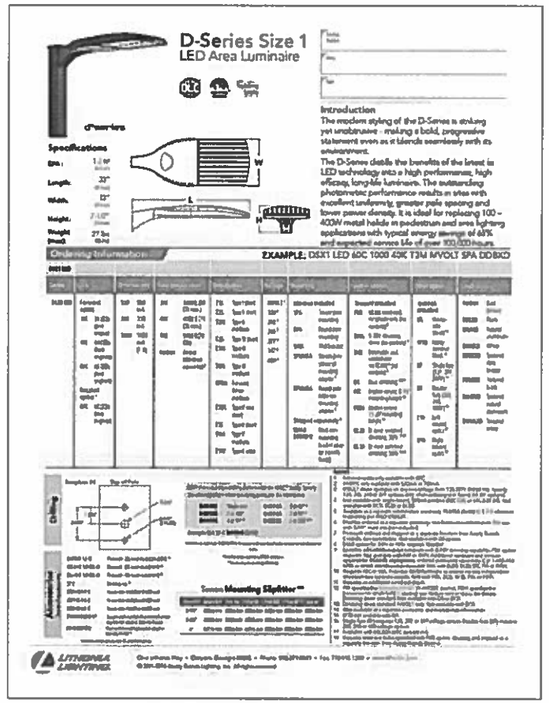
SHEET NO.: E1



1 **NEW EXTERIOR LIGHT FIXTURE 'A'**
SCALE: NONE



2 **NEW EXTERIOR LIGHT FIXTURE 'L'**
SCALE: NONE



3 **NEW EXTERIOR LIGHT FIXTURE 'P', 'P1'**
SCALE: NONE

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

BURGER KING

BURGER KING 2020 ITP NEW BUILD
SEC SOUTHERN AVE. & CRISMON RD.
10025 EAST SOUTHERN AVENUE
MESA, ARIZONA 85209

REVISIONS:

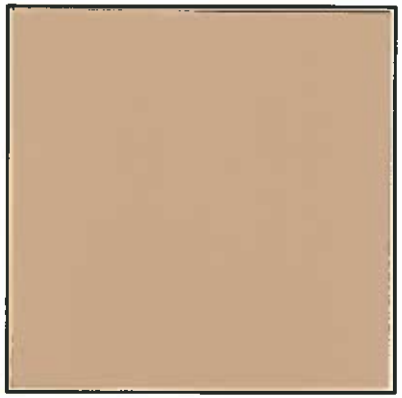
TITLE: LIGHTING SCHEDULE

JOB NO. 1503

DATE: 4 / 6 / 15

SHEET NO.: E2

BURGER KING SOUTHERN & CRISMON MATERIALS AND COLORS:



EF-1

E.I.F.S. FIELD STUCCO WITH
REVEAL JOINTS AS INDICATED
INTEGRAL COLOR SAND FINISH
CAMEL TAN *20YY 41/165

EP-4

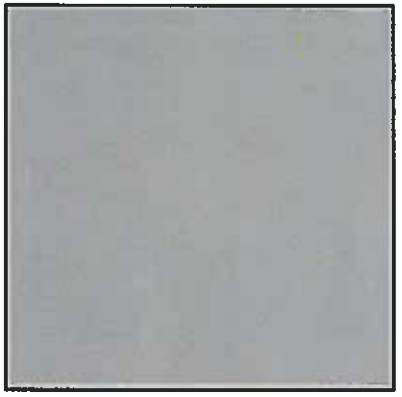
PAINTED MISC. METALS
EXISTING FERROOS METALS
TO RECEIVE PAINTED FINISH
MONTEREY CLIFFS 10YY 14/080

ES-1

STONE VENEER - WAINSCOT
OWENS CORNING, SOUTHERN
LEDGESTONE, GROUTED JOINTS
PATTERN: *2027 'WALNUT'

MC-1

G.I. METAL CAP FLASHING
W.P. HICKMAN SYSTEMS
PERMA SNAP PAINTED FINISH
COLOR: SILVERSMITH



MP-3

SUSPENDED METAL CANOPY
PREMANUF. ALUMINUM CONST.
BY APPROVED SUPPLIER
WITH CLEAR ALUMINUM FINISH

MP-1

PREMANUF. ACCENT BAND
CORRUGATED METAL WITH
PAINTED FINISH, LEKTRON
COLOR: AMAZING *04YR 11/537

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