FFG Development
871 S. Auto Mall Drive
American Fork, UT 84003

To: Planning & Development Department, City of Mesa, AZ

From: Four Foods Group

Subject: Kneaders Bakery & Café: Design Review Board

Date: November 7, 2014

Narrative:

Four Foods Group, LLC, being the exclusive franchisee for Kneaders Bakery and Café fast-casual restaurant in Utah, Colorado, Arizona and Nevada is currently engaged in expansion efforts throughout Maricopa County. We have been actively seeking locations in the Mesa community and have determined that this pad at 6611 E. McDowell Road, Parcel Number 141-67-617 would work well for our building layout and drive thru as well as provide the citizens of Mesa with a new scratch made bakery & café concept.

We propose a new 4,050 square foot commercial restaurant. The project is designed to be slab on grade, stick built construction with all roof top units being shielded from view via parapet walls. The proposed construction is consistent with the current zoning ordinance, streetscape guidelines, and scenic corridor guidelines.

The building project will be located at 6611 E. McDowell Road, and include a drive thru, ample parking, and robust landscaping with the main storefront radial wall facing northeast towards McDowell Road.

The site layout has been designed in order to promote safety and convenience relative to ingress, egress, and internal circulation for pedestrians and vehicles, parking areas, and loading areas. The drive thru entrance will be located on the southwestern side of the building with the exit at the northeastern end.

The architectural characteristics of the proposed development relate well to surrounding structures as the exterior material pallet consists of desert scape colors, i.e. brown, bronze, tan, etc. much like the surrounding context. Exterior materials include stone and EIFS with steel canopies over each window, with a structural canopy over the drive thru window. Interior materials include tile flooring, granite, stainless steel countertops with a stone fireplace feature and oak finish carpentry.

Equipment to the building is typical of a bake house dine-in restaurant and includes ovens, mixers, griddle, hood, sinks, shelving, walk in cooler/freezer, pan washer, etc.

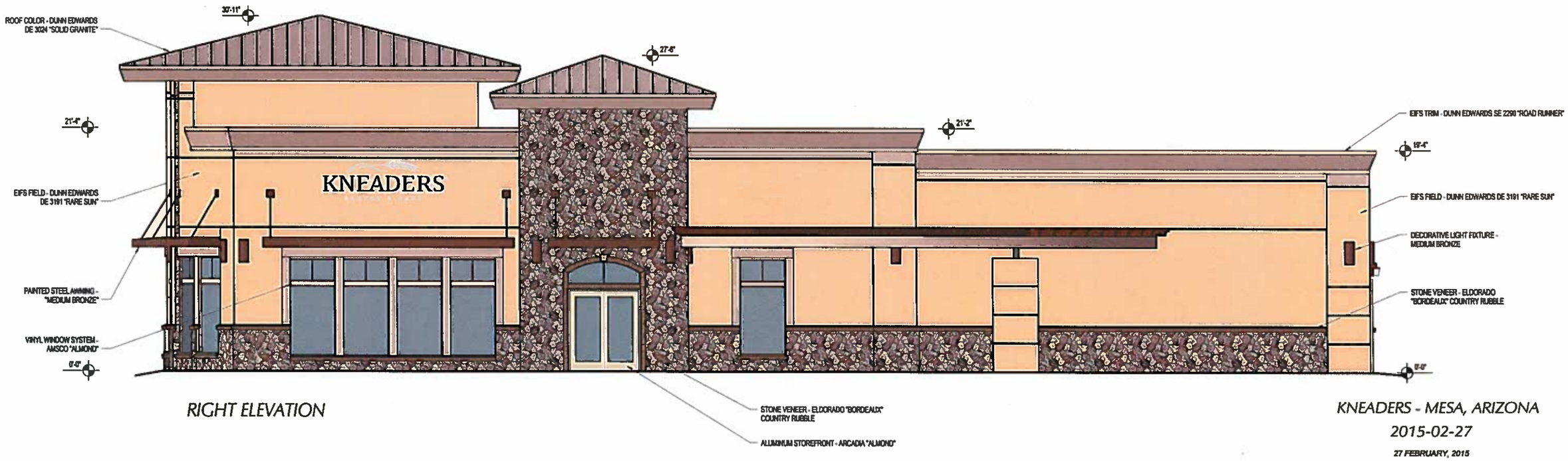
Due to the fact that Kneaders Bakery & Café is a fast casual restaurant focused on scratch baked fresh food, this proposed store will impact the surrounding neighborhood greatly by allowing employees, city officials, residents and others the ability to eat fresh and healthy foods at an affordable price. Kneaders Bakery & Café has a unique menu that includes sandwiches, soups, salads, pastries and other baked goods and confections.

Our team looks forward to joining the community of Mesa!

Thank You,

FFG Development, Project Acquisition and Construction Management Team

LEFT ELEVATION



RIGHT ELEVATION

KNEADERS - MESA, ARIZONA

2015-02-27

27 FEBRUARY, 2015

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@mweb.com

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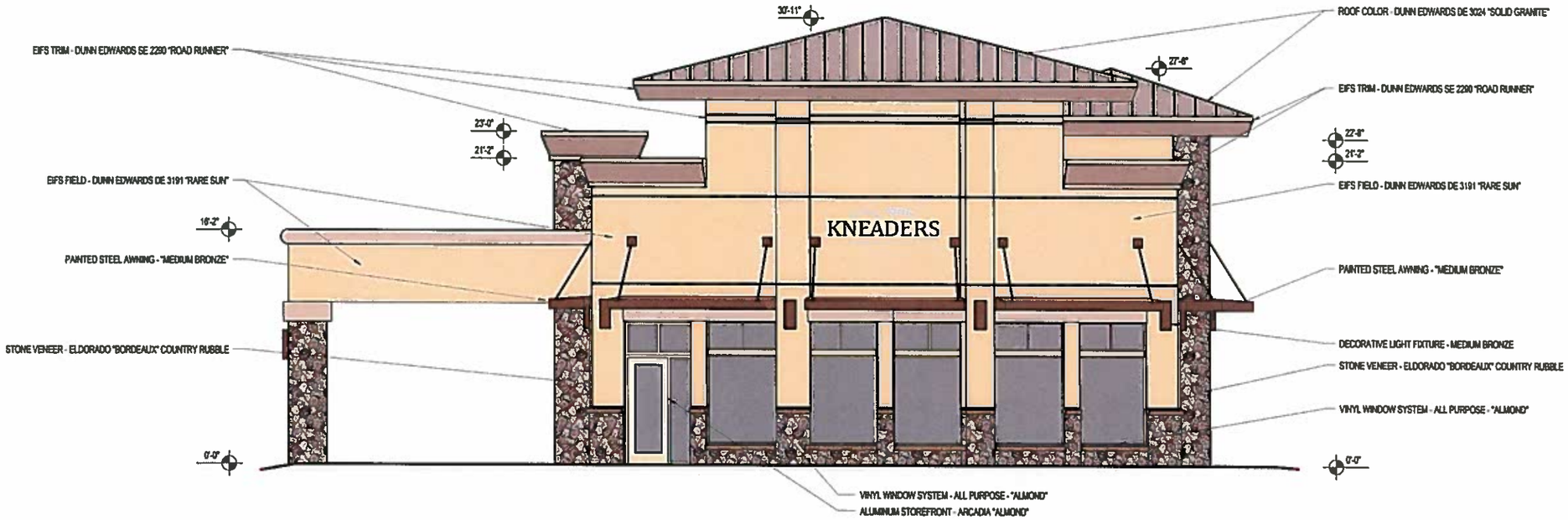
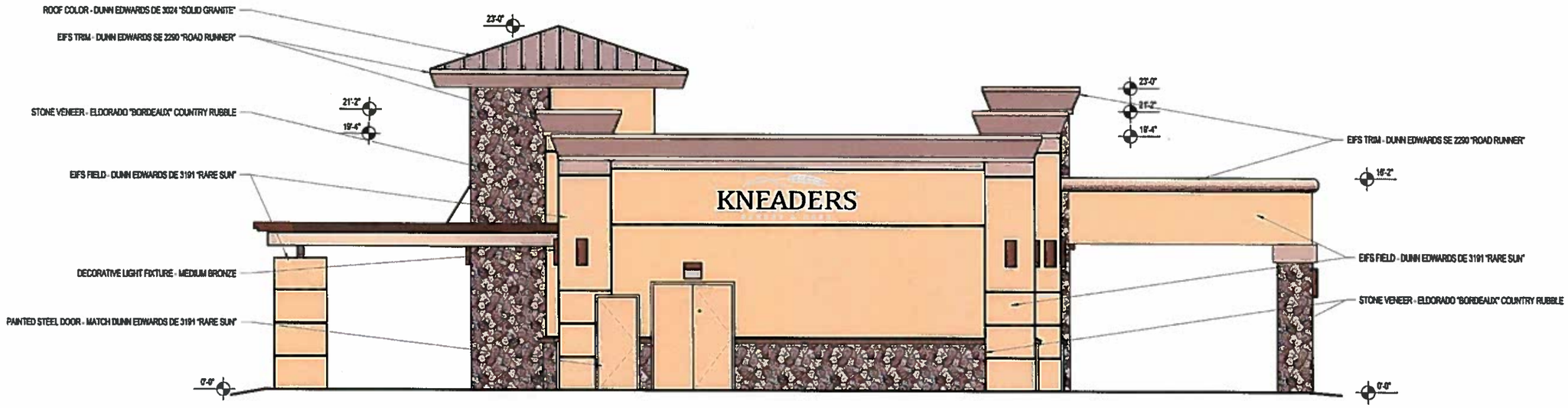


FRONT ELEVATION



BACK ELEVATION

KNEADERS - MESA, ARIZONA

2015-02-27

27 FEBRUARY, 2015

CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #103
PLEASANT GROVE, UTAH 84062
PHONE: (801) 768-3000
FAX: (801) 768-3001
cma@cmautah.com

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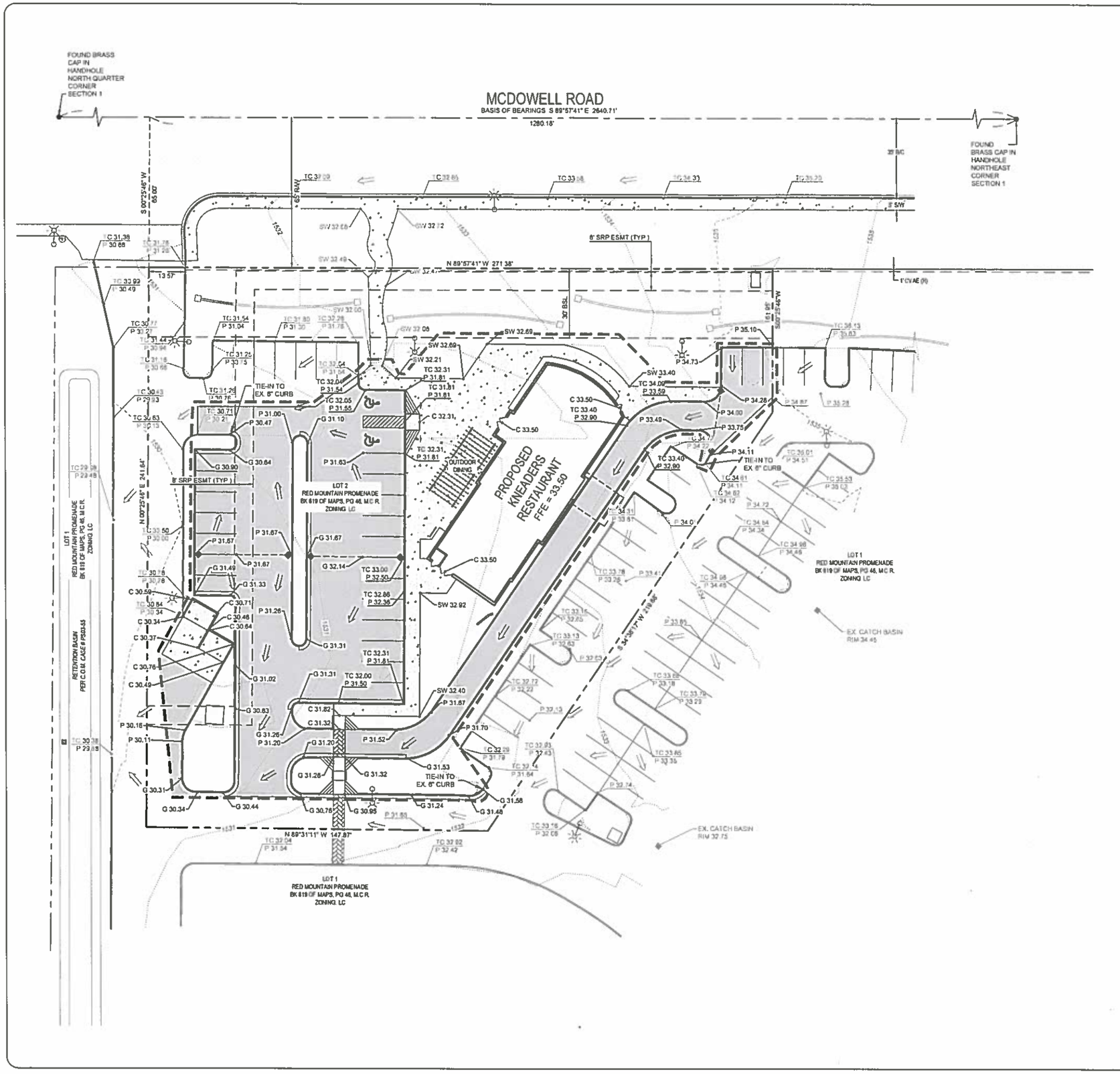

LEGEND & ABBREVIATIONS

TC	TOP OF CURB
P	PAVEMENT
C	CONCRETE
G	GUTTER
FFE	FINISHED FLOOR ELEVATION
SW	SIDEWALK
BSL	BUILDING SETBACK LINE
NEW ASPHALT	
	GRADE BREAK
	DRAINAGE FLOW ARROW

DRAINAGE STATEMENT

STORM WATER RETENTION AND BLEED OFF WAS PROVIDED WITH THE INITIAL DEVELOPMENT OF THE RED MOUNTAIN PROMENADE (CITY OF MESA CASE NUMBER PS14-080 (PLN2014-00618). EXISTING DRAINAGE PATTERNS ON THE SITE SHALL BE MAINTAINED AND THEREFORE NO ADDITIONAL STORM WATER RETENTION WILL BE REQUIRED FOR THIS PROJECT.

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PRELIMINARY GRADING PLAN
KNEADERS BAKERY AND CAFE
FOUR FOODS GROUP
6611 E. MCDOWELL RD, MESA, AZ

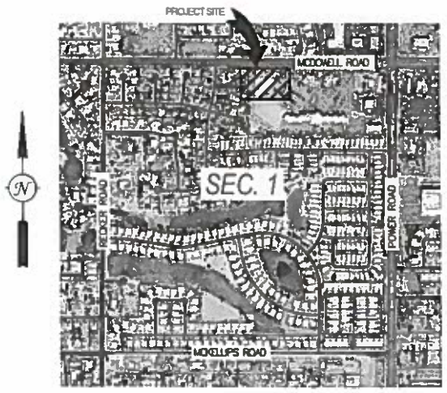
Registered Professional Engineer (Civil) CERTIFICATE NO. 54742 BENJAMIN M. NJUGUNA Date Signed 02/27/15 ARIZONA, U.S.A.
EXPIRES 6-30-16

PROJECT NO:	4150942000
DATE:	02-27-2015
DESIGNED BY:	TTT
DRAWN BY:	TTT
CHECKED BY:	BMN

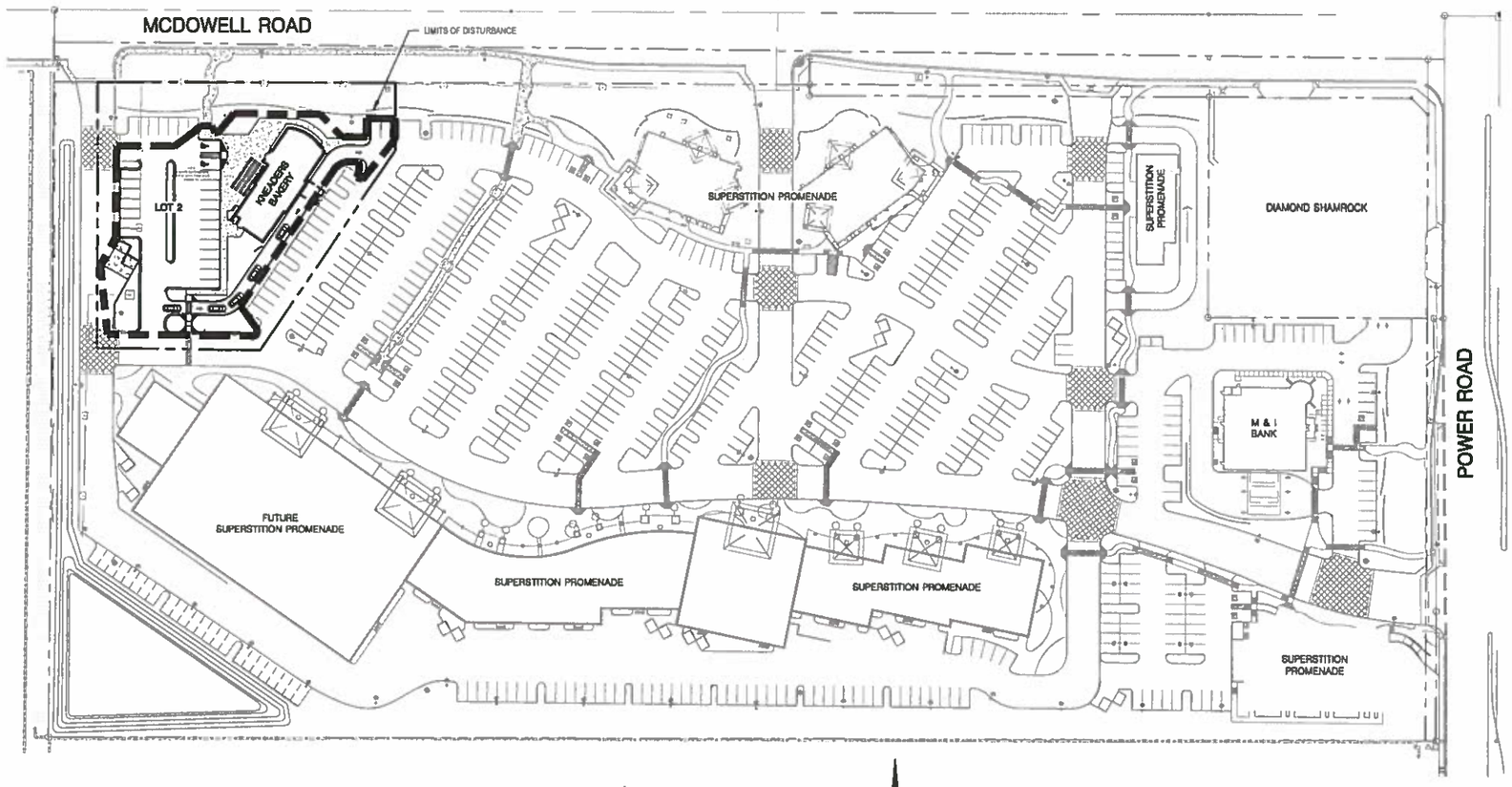
SHEET
1 OF 1

PRELIMINARY SITE PLAN
FOR
KNEADERS BAKERY AND CAFE

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 1,
TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS



PROJECT SITE

SCALE: 1"=60'
60 30 0 60

OWNER/DEVELOPER
FOUR FOODS GROUP
871 S. AUTOMALL DRIVE
AMERICAN FORK, UT 84003
PHONE: (801) 824-1235
FAX: (801) 877-2433
CONTACT: JOSHUA MERRELL

ENGINEER
CARDNO, INC.
9977 NORTH 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8000
FAX: (602) 977-8099
PROJECT MANAGER: BENJAMIN NJUGUNA, P.E.

SITE SUMMARY

DESCRIPTION: A PORTION OF LOT 2 IN THE FINAL PLAT (BK. 819, PAGE 46, M.C.R.) TITLED "RED MOUNTAIN PROMENADE"

SITE AREA: GROSS AREA (LOT 2) = APPROX. 1.25 ACRES (54,633 SF)
DISTURBED AREA (KNEADER'S BAKERY AND CAFE) = APPROX. 0.75 ACRES (32,814 SF)

A.P.N. NUMBER: 141-67-517

ZONING: LC (LIMITED COMMERCIAL)

RELATED CASE NUMBER(S): PS14-080 (PLN2014-00618)

Call at least two full working days before you begin excavation.
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In Maricopa County, (602) 263-1100

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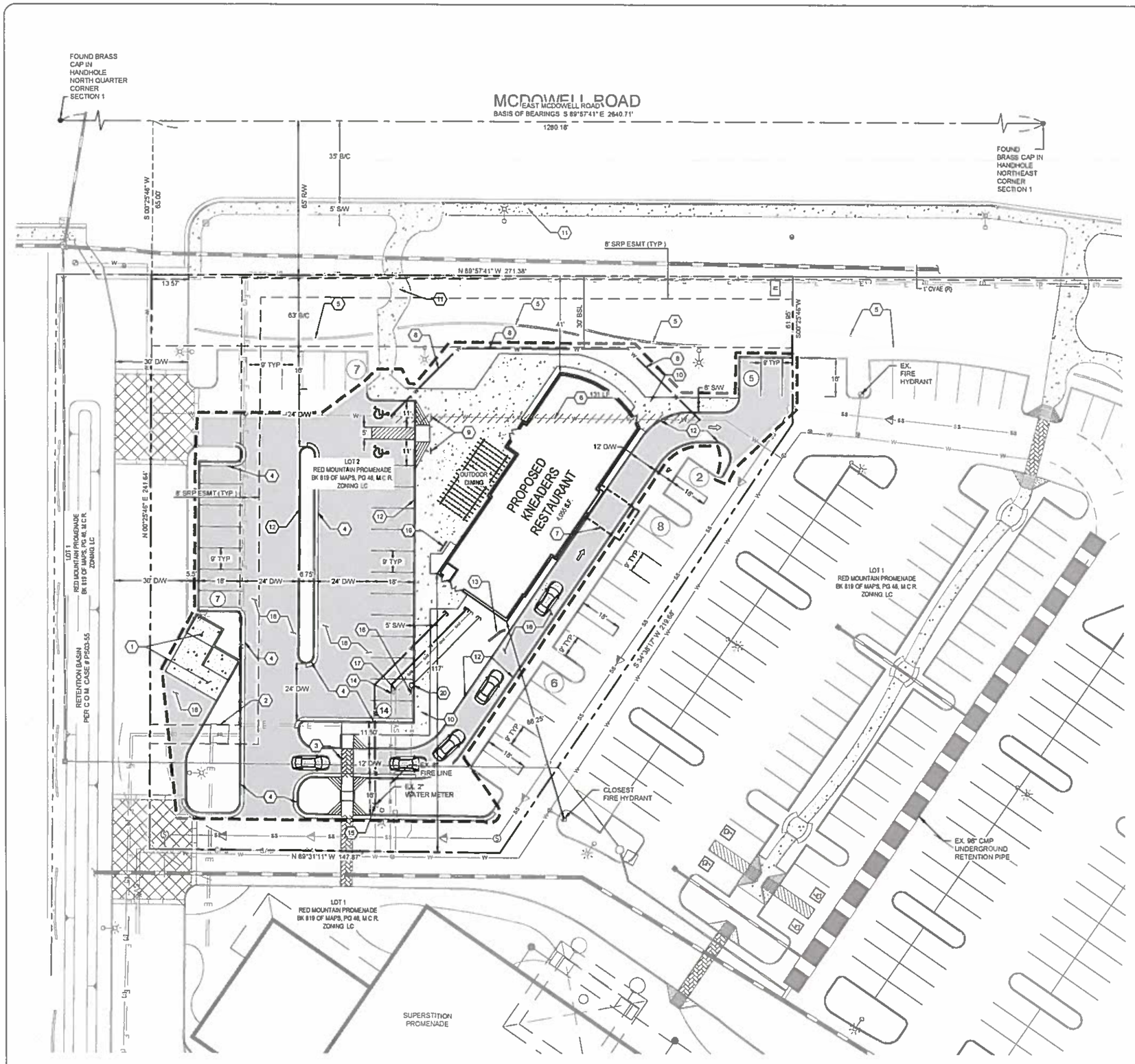
COVER SHEET
KNEADERS BAKERY AND CAFE
FOUR FOODS GROUP
6611 E. MCDOWELL RD, MESA, AZ

EXPIRES 6-30-16

PROJECT NO:	415084000
DATE:	02-27-2015
DESIGNED BY:	TTT
DRAWN BY:	TTT
CHECKED BY:	BMN



KEYNOTES:

1. PROPOSED TRASH PICKUP LOCATION
2. EXISTING ELECTRIC TRANSFORMER TO REMAIN IN PLACE.
3. PROPOSED PEDESTRIAN ACCESS
4. PROPOSED 6" CURB AND GUTTER
5. EXISTING SCREEN WALL TO REMAIN IN PLACE.
6. REMOVE EXISTING WATER LINE AS SHOWN ON PLAN.
7. PROPOSED BUILDING CANOPY.
8. INSTALL NEW WATER MAIN
9. ADA PARKING SIGN.
10. NEW SIDEWALK
11. EXISTING SIDEWALK
12. PROPOSED 6" VERTICAL CURB
13. PROPOSED MENU BOARD LOCATION
14. PROPOSED FIRELINE CONNECTION
15. PROPOSED DOMESTIC WATER SERVICE CONNECTION
16. PROPOSED SEWER SERVICE CONNECTION
17. PROPOSED GAS SERVICE CONNECTION
18. NEW ASPHALT PAVEMENT.
19. INSTALL SIGN
20. SANITARY SEWER CLEANOUT.

LEGEND & ABBREVIATIONS

- SIDEWALK/CONCRETE
- WALKWAY/PATH
- NEW PAVEMENT
- PROPERTY LINE
- CENTERLINE
- EASEMENT/ BUILDING SETBACK LINE
- APPROXIMATE LIMITS OF DEVELOPMENT
- FIRE HYDRANT
- STORM DRAIN PIPE
- STREETLIGHT
- PARKING COUNT (X)
- DRIVE THRU ARROW

PUFE	PUBLIC UTILITY FACILITY EASEMENT
CVAE	CONTROLLED VEHICULAR ACCESS EASEMENT
S/W	SIDEWALK
B/C	BACK OF CURB
D/W	DRIVEWAY
TYP	TYPICAL
S F	SQUARE FOOT
BSL	BUILDING SETBACK LINE

PARKING CALCULATIONS:

PARKING REQUIRED (PER CITY OF MESA ZONING ORDINANCE, CHAPTER 32, SECTION 3)
INDOOR RESTAURANT FACTOR = 1/100 S F
OUTDOOR SEATING FACTOR = 1/200 S F

KNEADERS BAKERY AND CAFE:
TOTAL SQUARE FEET INDOOR = 4,055 SF = 41 SPACES
TOTAL SQUARE FEET OUTDOOR = 600 SF = 3 SPACES
PARKING SPOTS REQUIRED = 41 + 3 = 44
PARKING SPOTS PROVIDED = 46
ADA PARKING SPOTS PROVIDED = 2

HORIZONTAL SCALE: 1"=20'

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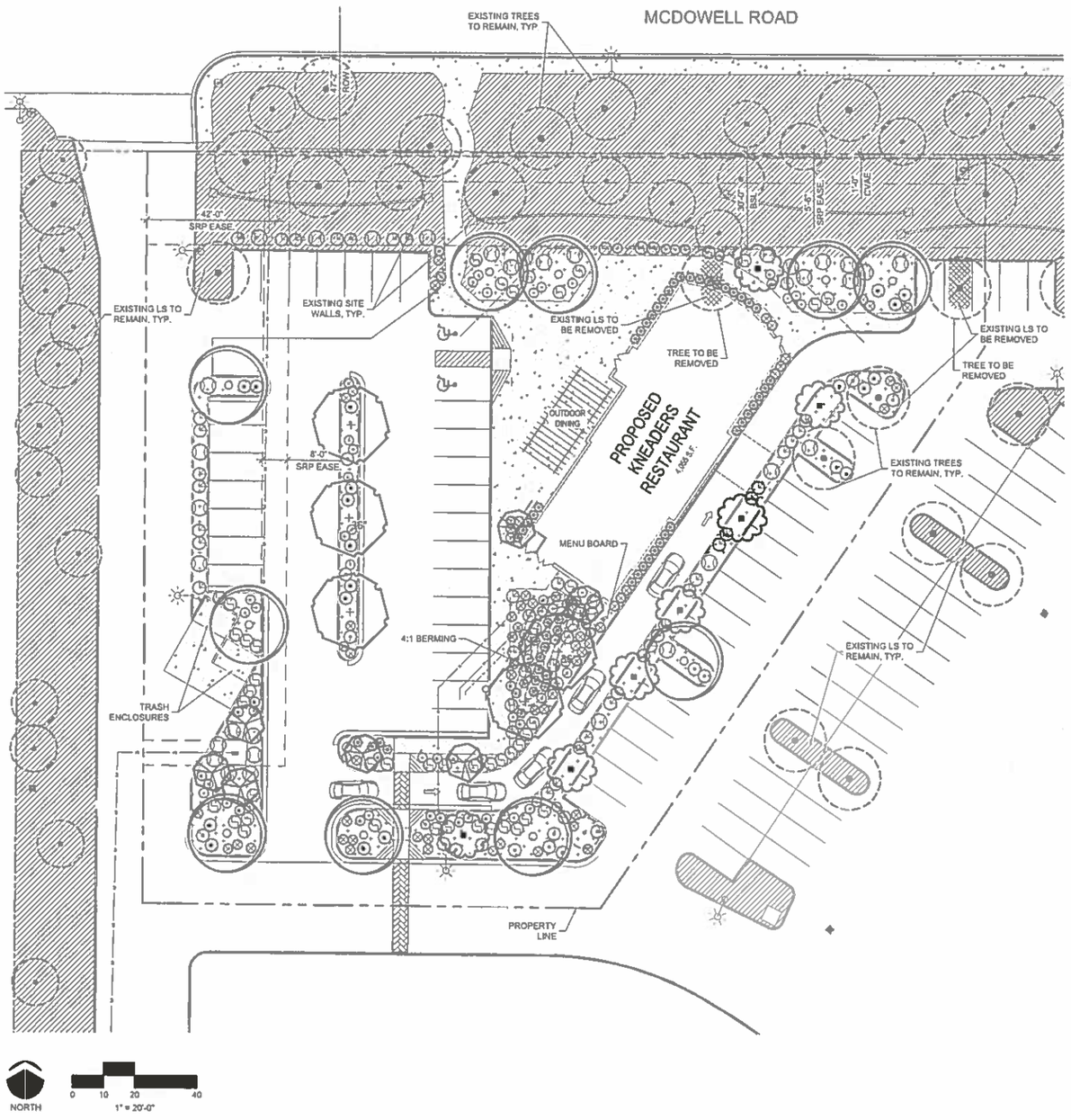
PRELIMINARY SITE PLAN
KNEADERS BAKERY AND CAFE
FOUR FOODS GROUP
6611 E. MCDOWELL RD, MESA, AZ

BENJAMIN M. NJUGUNA
54742
CERTIFICATE NO.
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA, U.S.A.
EXPIRES 6-30-16

PROJECT NO.:	4150842000
DATE:	02-27-2015
DESIGNED BY:	TTT
DRAWN BY:	TTT
CHECKED BY:	BMN

SHEET
2 OF 2



CALCULATIONS

Total length of exterior wall: 277 l.f.

Foundation Base	Required	Provided
Exterior walls w/ public entrance	15'	15' min. (north) 15' min. (west)
Exterior walls w/out public entrance	5'	5' min. (south) N/A (east)*

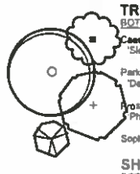
Trees	Required	Provided
1 tree per 50 l.f. of wall length	6 trees	12 trees
10% of required trees 36" box	1 tree	1 tree

Landscape Area	Required	Provided
Exterior walls visible from public parking or ROW w/ public entrances (33% of 142 l.f.)	47 l.f.	79 l.f.
Exterior walls visible from public parking or ROW w/out public entrances (25% of 135 l.f.)	34 l.f.	85 l.f.
10% required trees 36" box (foundation base)	1 tree	1 tree

Interior Parking Lot	Required	Provided
1 tree per 15' island	10 trees	10 trees (3 are existing)
3 shrubs per 15' island	33	38 (new plant material) + additional existing material
10% required trees 36" box (interior parking lot)	1 tree	1 tree

*Drive thru - cannot provide 5' foundation base due to drive thru window max. distance from curb

LANDSCAPE PALETTE



TREES

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Caesalpinia x 'Sierra Sun'	Hybrid Bird-of-Paradise	7	24" box
Parkinsonia x 'Desert Museum'	Hybrid Palo Verde	10	24" box
Prosopis x 'Phoenix'	Thornless Grafted Mesquite	5 2	24" box 36" box
Sophora secundiflora	Texas Mountain Laurel	7	24" box

SHRUBS / ACCENTS

BOTANICAL NAME	COMMON NAME	QTY.	
Calimagrostis x a. 'Karl Foerster'	Feather Reed Grass	56	5 gal.
Eremophila hygrophana	Blue Bells	72	5 gal.
Eremophila maculata 'Valentine'	Valentine Emu Bush	59	5 gal.
Hesperaloe parviflora 'Brake Lights'	Red Yucca	38	5 gal.
Russelia equisetiformis	Coral Fountain	41	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy'	Texas Sage	33	5 gal.

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	
Lantana 'New Gold'	New Gold Lantana	67	1 gal.

MISC.

ITEM	
	Rock Mulch - All planting areas shall receive 2" depth of rock mulch, color and size to match existing site conditions.

NOTE:

1. Irrigation system shall provide 100% coverage and shall be installed in accordance with City of Mesa standards.
2. Landscape shall be installed in accordance with City of Mesa standards.
3. All landscape shown on these plans is to be installed and maintained by the developer.

VICINITY MAP

1ST SUBMITTAL (FORMAL SUBMITTAL PACKAGE)

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PRELIMINARY LANDSCAPE PLANS

KNEADERS BAKERY & CAFE

FOUR FOODS GROUP

6511 E. MCDOWELL RD., MESA, ARIZONA

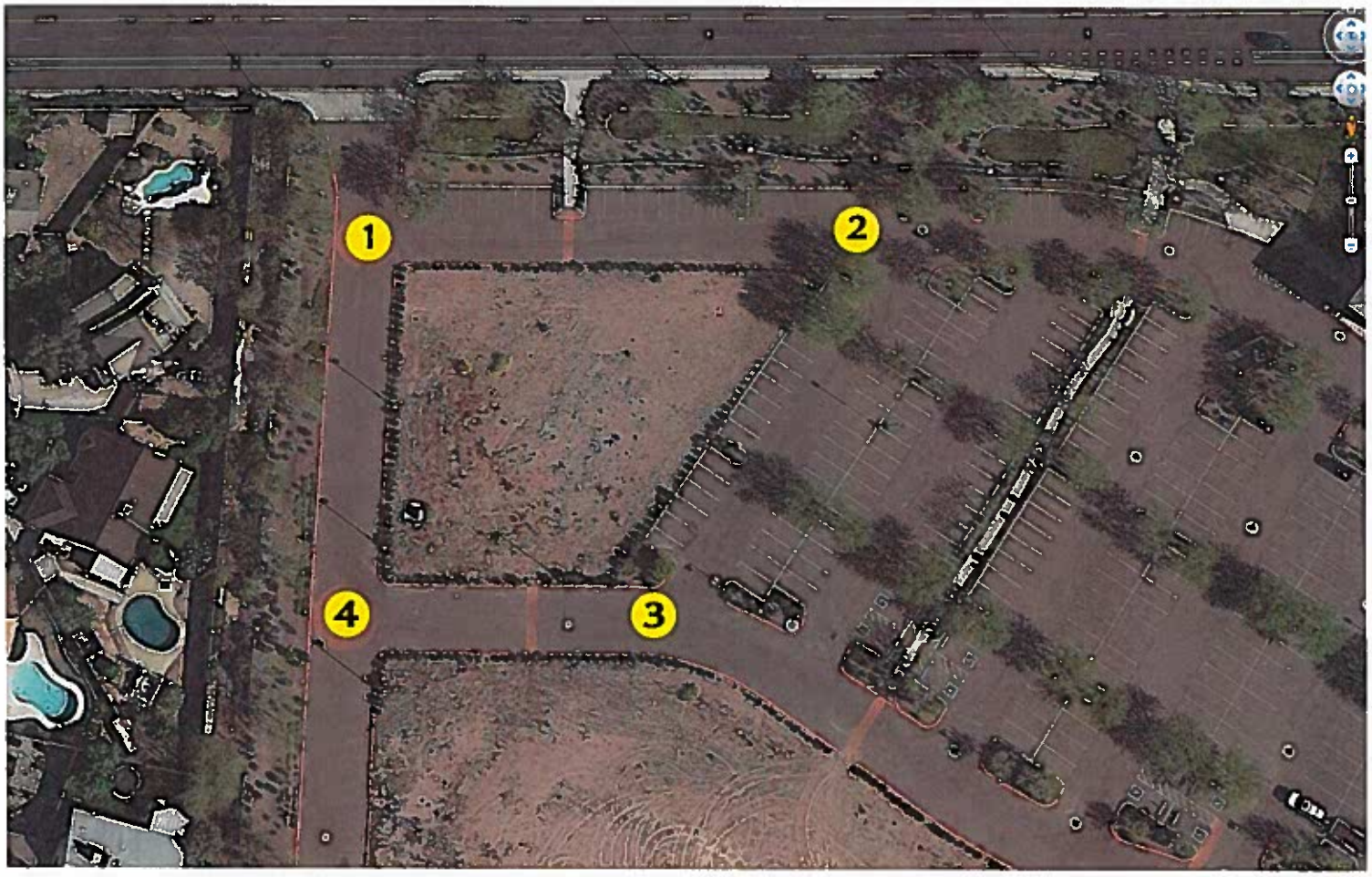
PROJECT NO.:	4150942000
DATE:	03/02/2015
DESIGNED BY:	MBD
DRAWN BY:	MBD
CHECKED BY:	MBD

CONCEPTUAL LS PLAN

L1.0

W:\4150942000\Landscape_DO\0942-OD-PRELAND.dwg 2/27/2015 mike dew (phoenix)

Site Photograph's



The numbers represent the positions from which the pictures were taken

Position 1

North

East

South-East

South

West

Position 2

North

East

South

South-West

West

Position 3

North

East

South-East

South

West

Position 4

North

East

South-East

South

West