



April 8, 2016

PROJECT NARRATIVE

Burger King – Mesa, Arizona

To Whom It May Concern:

Our client, the Barnett Management Group is proposing to build a new ground-up Burger King located in the Mulberry Shops Marketplace being constructed at Signal Butte and Guadalupe Roads, lot number 4.

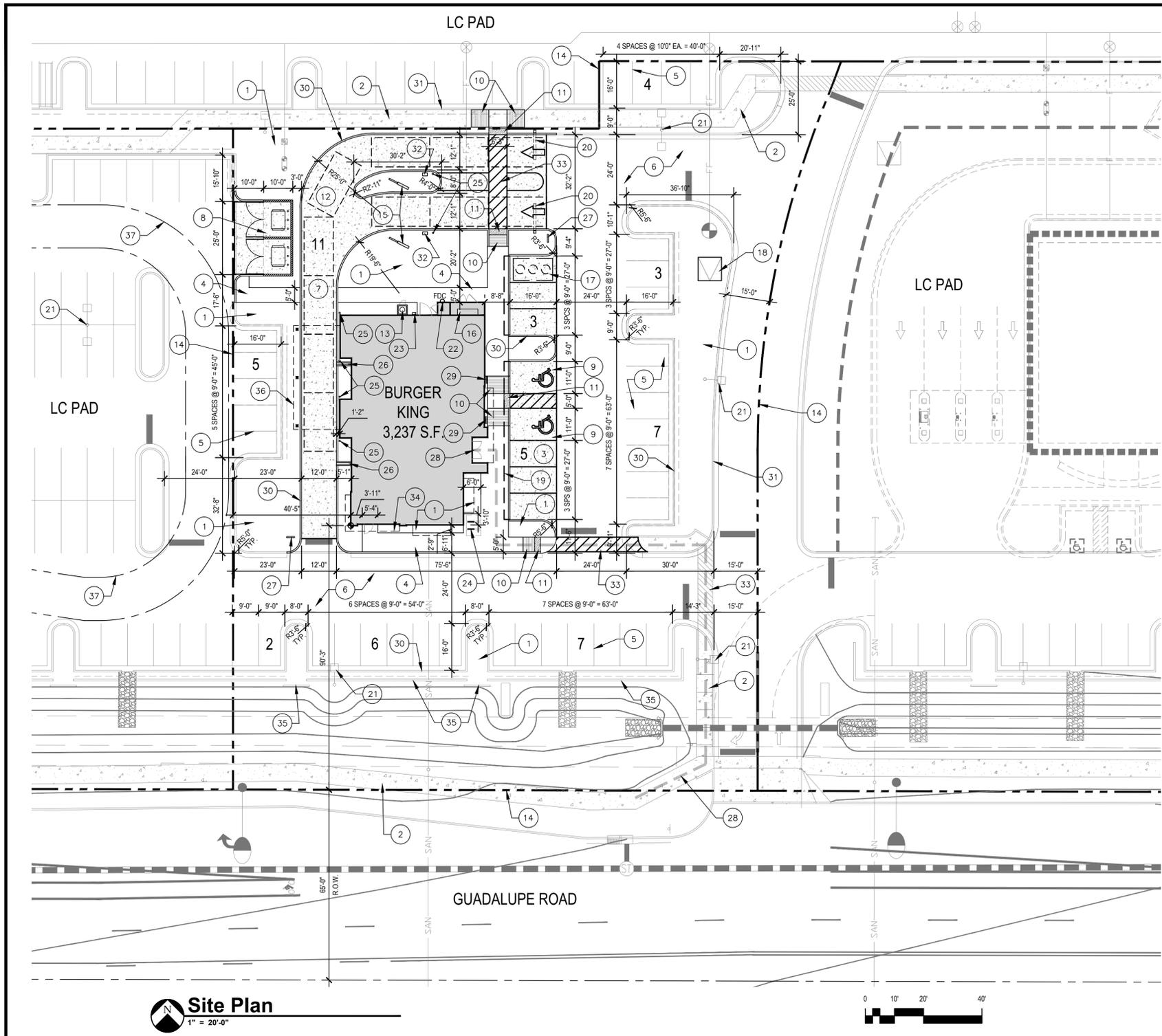
This Burger King will be approximately 3,237 square feet with a double lane drive through. In order to complete this project, we will be required to perform the following work:

SITE WORK:

- New parking lot and striping – Standard and ADA compliant
- New site lighting
- New landscaping
- New trash enclosure
- New sidewalks and curbs – ADA compliant
- Bring electric, sewer and water services to the building

BUILDING:

- This is a one story building
- Exterior finishes are a mix of cultured stone veneer and EIFS material. Proposed materials shall work in conjunction with the Mulberry Shops Marketplace finishes.
- A red prefabricated parapet band lines the top of the exterior walls.
- Suspended aluminum canopies are installed over all windows
- Exterior wall sconces are installed as accent lighting



Site Plan Keynotes

1. PROVIDE LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS.
2. EXISTING SIDEWALK TO REMAIN.
3. PROVIDE BLACK CONCRETE PAVING (HATCHED AREA), SEE CIVIL DRAWINGS.
4. PROVIDE CONCRETE SIDEWALK, SEE CIVIL DRAWINGS.
5. PROVIDE PARKING STRIPING PER CITY STANDARDS, TYPICAL.
6. PROVIDE ASPHALT PAVING, SEE CIVIL DRAWINGS.
7. DRIVE-THRU QUEUING LANE.
8. DOUBLE CMU TRASH ENCLOSURE PER CITY STANDARDS (MESA MAG STANDARDS M-62.02).
9. ACCESSIBLE PARKING PER A.D.A.
10. PROVIDE CONCRETE SIDEWALK RAMP TO MEET ADAAG ACCESSIBLE GUIDELINES.
11. PROVIDE DETECTABLE WARNING STRIPS PER ADAAG 4.29.5. PROVIDE TEK-WAY DOME BRICK RED.
12. PROVIDE BLACK CONCRETE DRIVE-THRU PAVING (HATCHED AREA), SEE CIVIL DRAWINGS.
13. O2 TANK ON 4' SQUARE X 4' THICK CONCRETE PAD. PROVIDE 20 GA. METAL STUD ENCLOSURE WITH ACCESS DOOR AND FILL BOX. ROUTE LINES TO BAG-IN-BOX CARBONATORS. PROVIDE WARNING STICKERS AS REQUIRED.
14. PROPERTY LINE.
15. PROVIDE MENU/ORDER BOARD WITH MONUMENT BASE OF MASONRY CONSTRUCTION. SIGNAGE UNDER SEPARATE PERMIT.
16. EXTERIOR SERVICE ENTRANCE SECTION (SES) AND FIRE RISER ROOM.
17. PROVIDE UNDERGROUND GREASE INTERCEPTOR. SEE CIVIL AND PLUMBING DRAWINGS.
18. PROPOSED TRANSFORMER LOCATION. G.C. TO COORDINATE WITH DEVELOPER AND POWER COMPANY. PROVIDE CONCRETE PAD.
19. 2'-0" PARKING OVERHANG.
20. MAXIMUM HEIGHT CLEARANCE BAR, UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE ELECTRICAL.
21. EXISTING POLE MOUNTED SITE LIGHT FIXTURE.
22. PROVIDE FIRE DEPARTMENT CONNECTION (FDC) LOCATED WITHIN 150' OF FIRE HYDRANT WITH I.D. SIGNAGE. FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE CAN BE READILY ATTACHED. LANDSCAPING WILL BE MAINTAINED TO PROVIDE VIABILITY AND HAVE AN UNOBSTRUCTED ACCESS. SEE CIVIL DRAWINGS.
23. PROPOSED GAS METER LOCATION. G.C. TO COORDINATE INSTALLATION WITH GAS COMPANY.
24. BIKE RACK, PER CITY STANDARDS.
25. PROVIDE 6"Ø CONCRETE FILLED PIPE BOLLARD.
26. PROVIDE ROOF DRAIN CONCRETE DRAINAGE SWALE.
27. DIRECTIONAL SIGNAGE, SHOWN FOR REFERENCE ONLY. ALL SIGNAGE UNDER SEPARATE PERMIT. CONCRETE TO PROVIDE ELECTRICAL.
28. ACCESSIBLE ROUTE TO PUBLIC WAY PER CITY AND ADAAG STANDARDS.
29. PROVIDE ACCESSIBLE PARKING SIGN.
30. PROVIDE 6" CONCRETE CURB, TYPICAL. SEE CIVIL DRAWINGS.
31. EXISTING CURB TO REMAIN. IF DAMAGED DURING CONSTRUCTION REPLACE / REPAIR / PAINT AS REQUIRED.
32. DRIVE-THRU SPEAKER POST.
33. ACCESSIBLE ROUTE WITH DECORATIVE FINISH TO MATCH THE CENTER STANDARD.
34. LINE OF CANOPY OVERHANG, TYPICAL.
35. 3'-0" HIGH CMU PARKING SCREEN WALL PER CENTER STANDARD.
36. COVERED CANOPY AT DRIVE THRU PER THE APPROVED DESIGN GUIDELINES FOR CRESCENT RIDGE COMMERCIAL CENTER ORDINANCE 5248.
37. SOLID WASTE COLLECTION VEHICLE TURNING RADIUS.

Burger King

2748 S. SIGNAL BUTTE ROAD, MESA, ARIZONA 85209

Owner
BARNETT MANAGEMENT COMPANY
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About this project...

THIS PROJECT IS FOR A NEW 3,237 S.F. BURGER KING RESTAURANT. THE NEW BUILDING WILL INCLUDE A DRIVE THRU WITH A DOUBLE ORDER LANE AT THE BEGINNING.

Town of Mesa Building Codes

- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL EXISTING BUILDING CODE
- 2005 NATIONAL ELECTRICAL CODE
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2006 INTERNATIONAL FIRE CODE

Project Information

ADDRESS:	2748 S. SIGNAL BUTTE ROAD, MESA, ARIZONA 85209		
PARCEL:	304-019-76H		
EXISTING ZONING:	C-2 - MAJOR STREET COMMERCIAL		
SITE AREA GROSS:	54,879 S.F. (1.26 ACRES)		
SITE AREA NET:	43,179 S.F. (0.95 ACRES)		
LOT COVERAGE (%):	7.50%		
OCCUPANCY TYPE:	A-2 RESTAURANT, NON-SEPARATED		
CONSTRUCTION TYPE:	V-B		
FIRE SPRINKLERS:	YES		
FIRE ALARMS:	YES		
ALLOWABLE AREA:	PER IBC TABLE 503 = 6,000 SF/FLOOR		
AREA INCREASES:	NONE REQUIRED		
TOTAL BUILDING AREA:	3,237 S.F.		
ALLOWABLE HEIGHT:	60 FEET		
PROPOSED HEIGHT:	25 FEET		
OCCUPANT LOAD:			
DINING:	1106 / 15	=	73.73 USE 74
KITCHEN/PREP:	1397 / 200	=	6.99 USE 7
RESTROOMS/OFFICE/CREW:	384 / 100	=	3.84 USE 4
TOTAL:	84.56 USE 85		
EXITS REQUIRED: 2			
EXITS PROVIDED: 3			

Legal Description

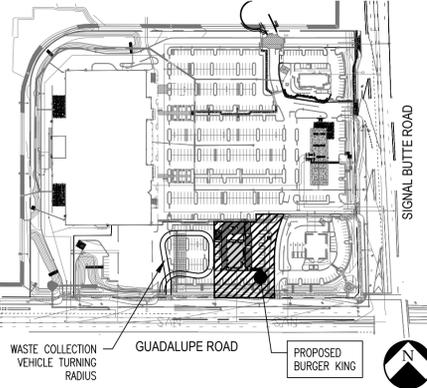
LOT 4 OF THE FINAL PLAT OF "MULBERRY MARKETPLACE" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1235 OF PLATS, PAGE 39.

Site Plan
1" = 20'-0"

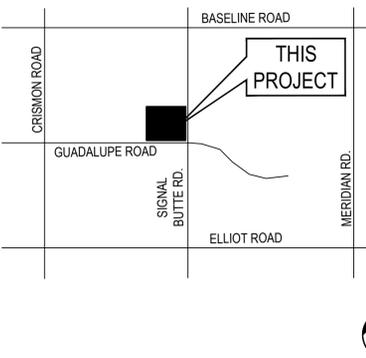
Parking Calculations

FOR THIS PROJECT:	
PARKING REQUIRED:	
EATING ESTABLISHMENTS (WITH DRIVE-THRU)	
INDOOR AREA:	3237 / 100 = 32.37 USE 33
TOTAL:	32.37 USE 33
PARKING PROVIDED: 42 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	
ACCESSIBLE PARKING REQUIRED: 2 SPACES	
ACCESSIBLE PARKING PROVIDED: 2 SPACES	

Key Plan



Vicinity Map



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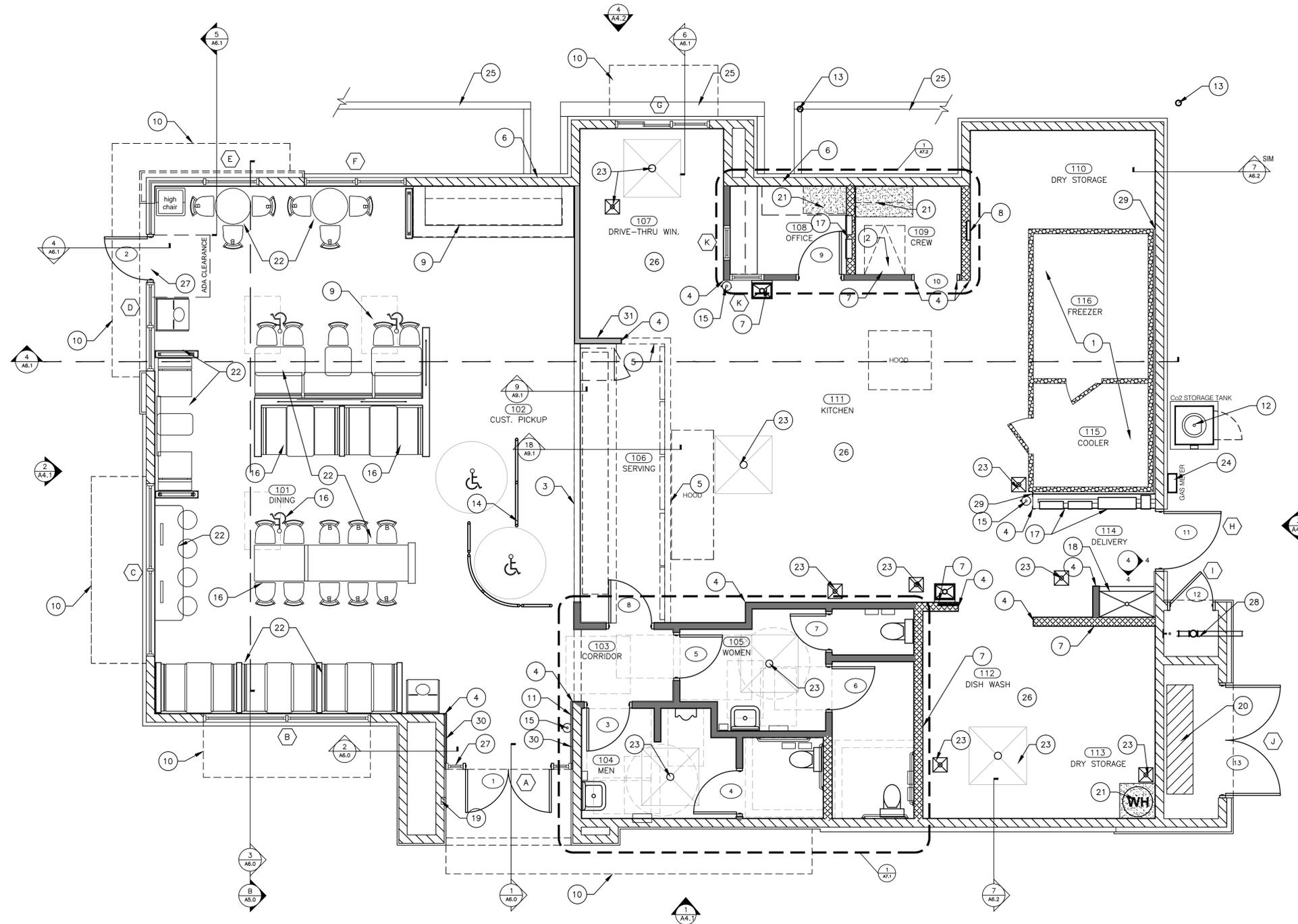
Principal:
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager:
Nathan Bisch
nathan.bisch@onearchitecture.us

Revisions



Burger King
Pad B
2748 S. Signal Butte Rd.
Mesa, AZ
3.15.16
AZ-1647

A1.0
Preliminary Site Plan



Floor Plan
1/4" = 1'-0"

Wall Legend

	2X6 WOOD STUD EXTERIOR WALL WITH BATT INSULATION. SEE DET. 2 & 5 ON A9.1
	2X4 WOOD STUD INTERIOR WALL WITH BATT INSULATION. SEE DET. 6 ON A9.1
	2X6 WOOD STUD INTERIOR WALL WITH BATT INSULATION. SEE DET. 6 ON A9.1
	WALK-IN COOLER/FREEZER

New Walls

Symbol Legend

	ROOM IDENTIFICATION. REFER TO DECOR SHEETS FOR FINISH SCHEDULE
	DOOR IDENTIFICATION. REFER TO SHEET A8.1 FOR TYPE AND HARDWARE SCHEDULE
	OPENING IDENTIFICATION. REFER TO SHEET A8.2 FOR ELEVATION AND TYPE
	INTERIOR ELEVATION IDENTIFICATION. REFER TO SHEET A7.1 FOR ELEVATIONS
	INTERIOR ELEVATION IDENTIFICATION. REFER TO SHEET A4.1 & A4.2 FOR ELEVATIONS

Keynotes

- PROVIDE DEPRESSED SLAB AT FREEZER/COOLER TO ALLOW FOR PRE-FAB FLOOR. SEE KITCHEN DRAWINGS.
- PROVIDE ROOF ACCESS HATCH AND LADDER. REFERENCE DETAIL 7 & 15 ON A9.2
- PROVIDE LOW WALL PARTITION BELOW COUNTER. REFERENCE DETAIL 1 ON 9.1 AND INTERIOR DECOR SHEETS.
- PROVIDE WALL CORNER GUARDS AT ALL CORNERS IN KITCHEN AND SCHLUTER STRIPS ON ALL CORNERS IN DINING AREA. REFER TO DETAIL 11 ON A9.1, 20 ON A9.3
- PROVIDE METAL STUD BULKHEAD COVERED WITH STAINLESS STEEL PANELS ABOVE. REFERENCE CEILING PLAN.
- PROVIDE ROOF DRAIN AND OVERFLOW LEADERS AND DAYLIGHT 9" A.F.F. CAP WITH BRASS DRAIN NOZZLES. TYPICAL. PROVIDE C.I.P. CONCRETE SWALES AT DRIVE-THRU. REFERENCE SITE PLAN AND DET. 11 ON A1.2
- PROVIDE 2X WOOD BLOCKING IN WALLS BEHIND EQUIPMENT, PLUMBING FIXTURES, ACCESSORIES, ETC. (TYP.)
- PROVIDE TELEPHONE MOUNTING BOARD. REFERENCE ELECTRICAL DOCUMENTS.
- DASHED LINE INDICATED SOFFIT ABOVE. SEE CEILING PLAN.
- DASHED LINE INDICATED CANOPY ABOVE. SEE CEILING PLAN.
- PROVIDE OCCUPANT LOAD SIGN NEAR ENTRY. COORDINATE WITH INTERIOR DECOR SHEETS.
- PROVIDE MINIMUM 4" CONCRETE SLAB ON GRADE FOR CO2 STORAGE TANK IN METAL ENCLOSURE. PROVIDE FILL BOX AND LOCKABLE DOOR WITH HASP WITH REQUIRED SIGNAGE MOUNTED TO ENCLOSURE. ROUT LINES TO BAG-IN-BOX SYSTEM INSIDE BUILDING.
- PROVIDE 6" BOLLARD (TYPICAL). SEE SITE PLAN AND DETAIL 12 ON A1.2.
- QUEUE RAILS. SEE DETAIL 12 ON A9.1.
- FIRE EXTINGUISHER. REFER TO EGRESS PLAN.
- HANDICAP ACCESSIBLE PER ADA STANDARDS WITH 30"x48" CLEAR FLOOR SPACE.
- MASTER RELAY AND TROUBLE-SHOOT PANELS RECESSED IN WALL. REFERENCE ELECTRICAL DOCUMENTS.
- PROVIDE STAINLESS STEEL MOP SINK WITH INTEGRAL CURB AND STAINLESS STEEL SURROUND. REFERENCE DETAIL 16 ON A9.3
- PROVIDE KNOX BOX AS REQUIRED BY LOCAL FIRE CODE.
- PROVIDE ELECTRICAL SERVICE ENTRY SECTION (SES). REFERENCE ELECTRICAL DOCUMENTS.
- PROVIDE 6" HIGH CONCRETE PLATFORM WRAPPED IN BASE TILE. REFER TO DETAIL 13 ON A9.3 AT WATER HEATER, AND AT OFFICE/CREW ROOM. SEE DETAIL.
- COORDINATE INSTALLATION OF PRE-FABRICATED SEATING/DINING DECOR ELEMENTS PROVIDED BY VENDOR. TYPICAL.
- PROVIDE FLOOR SINK/DRAIN. SEE PLUMBING DOCUMENTS.
- COORDINATE INSTALLATION OF GAS METER WITH NATURAL GAS UTILITY PROVIDER.
- BARRIER CURB AT DRIVE THRU. SEE DETAIL 9 A1.2.
- REFERENCE KITCHEN (K) SHEETS FOR KITCHEN EQUIPMENT IDENTIFICATION AND LOCATION. TYPICAL.
- 4" DIAMETER INTERNATIONAL "NO SMOKING" SIGN REQUIRED AT EVERY ENTRANCE PER ORDINANCE #135.
- FIRE RISER LOCATION.
- INSTALL TRIM PROVIDED BY WALK-IN MANUFACTURER LOCATED AT SPACE BETWEEN WALK-IN UNIT AND ADJACENT WALLS FROM FLOOR TO CEILING. CAULK ALL AROUND.
- PROVIDE 2X4 WOOD STUD FRAMING (ROTATED 90°) OVER THE 2X6 STUDS AT THIS LOCATION.
- PROVIDE STAINLESS STEEL PANELS ON WALL THIS LOCATION.

General Notes

- FIRE EXTINGUISHER SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- FINISH FLOOR ELEVATION, DRIVE-THRU LANE AT SAME ELEVATION OF FINISH FLOOR IS PREFERRED.
- GENERAL CONTRACTOR TO COORDINATE ACTUAL REQUIRED SIZE OF CONCRETE SLAB WITH THE SHOP DRAWINGS FROM THE COOLER/FREEZER MANUFACTURER.
- GENERAL CONTRACTOR TO VERIFY DIMENSIONS, MATERIALS, AND FINISH SPECIFICATIONS SHOWN ON DECOR PLANS BEFORE ORDERING.
- GENERAL CONTRACTOR TO VERIFY DIMENSIONS, MATERIALS, AND FINISH SPECIFICATIONS SHOWN ON KITCHEN AND INTERIOR DECOR DRAWINGS BEFORE ORDERING.
- GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF KITCHEN EQUIPMENT.
- GENERAL CONTRACTOR TO PROVIDE TRIM & CAULK AT ALL SPACES BETWEEN WALK-IN COOLER/FREEZER UNIT AND ADJACENT WALLS.
- PROVIDE PLYWOOD SHEATHING AT INTERIOR SHEAR WALLS. REFERENCE STRUCTURAL.
- PROVIDE MINIMUM 5/8" CEMENT BOARD FROM FINISHED SLAB TO 2'-0" A.F.F. 5/8" WATER RESISTANT GYPSUM WALL BOARD FROM 2'-0" A.F.F. TO 6" ABOVE FINISHED CEILING IN RESTROOMS, KITCHEN AND STORAGE AREA.



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Revisions

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A2.1
Floor Plan



ONE!
ARCHITECTURE

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Revisions

Burger King

Pad B
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4.11.16
AZ-1647

A3.1

Roof Plan

Roof Legend

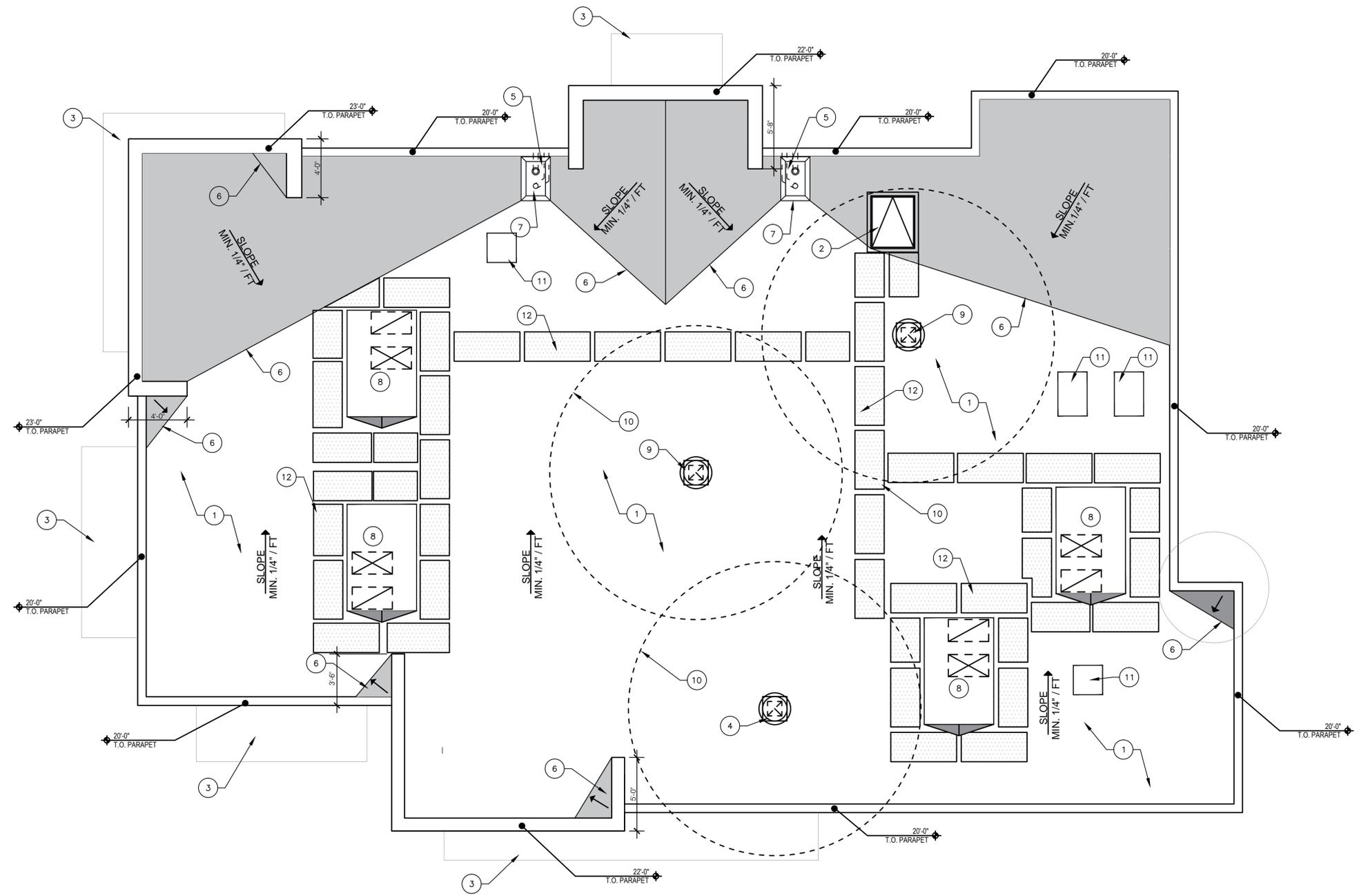
→	INDICATES DIRECTION OF ROOF SLOPE
■	ROOF CRICKET

Keynotes

1. PROVIDE 45 MIL TPO SINGLE-PLY ROOFING SYSTEM OVER PLYWOOD ROOF DECK OVER PRE-FABRICATED WOOD TRUSSES, TYPICAL. REFERENCE DETAIL 1 ON A9.2.
2. PROVIDE ROOF ACCESS HATCH. REFERENCE DETAIL 15 ON A9.2.
3. INDICATED METAL CANOPY BELOW. REFERENCE EXTERIOR ELEVATIONS.
4. PROVIDE ROOF TOP EXHAUST FAN. REFER TO MECHANICAL DRAWINGS.
5. PROVIDE ROOF DRAIN AND OVERFLOW LEADERS IN TRUSS SPACE THEN DOWN WALL TO DAYLIGHT.
6. PROVIDE ROOF CRICKET REFERENCE DETAIL 3 ON A9.2.
7. PROVIDE ROOF DRAIN AND OVERFLOW DRAIN. REFERENCE DETAIL 5 ON A9.2.
8. PROVIDE ROOF TOP MECHANICAL UNIT. REFERENCE MECHANICAL DOCUMENTS.
9. PROVIDE ROOF TOP EXHAUST FAN. POSITION FAN OVER KITCHEN HOODS SO DUCT BENDS ARE NOT REQUIRED. REFERENCE MECHANICAL DRAWINGS.
10. INDICATES 10'-0" CLEARING RADIUS. MAINTAIN CLEARANCE FOR EQUIPMENT WITH OUTSIDE AIR INTAKE INTO THE BUILDING.
11. COORDINATE INSTALLATION OF REMOTE COMPRESSOR/CONDENSER FOR ICE MACHINE OR WALK-IN COOLER/FREEZER. PROVIDE PITCH PANS AS REQUIRED. COORDINATE EXACT LOCATION WITH MANUFACTURER AND EQUIPMENT INSTALLER.
12. PROVIDE WALKING PADS OVER ROOFING SYSTEM SPACED 4 FEET APART. TYPICAL.

General Notes

- A. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
- B. COORDINATE ROOF ELEVATIONS WITH STRUCTURAL DRAWINGS.
- C. PROVIDE ROOFING SYSTEM AND ITS ACCESSORIES WITH A MINIMUM FIFTEEN (15) YEAR WARRANTY.
- D. COORDINATE AND VERIFY LOCATIONS OF ROOF PENETRATIONS.
- E. COORDINATE TRUSS DESIGN LOCATIONS SO EXHAUST DUCTS FOR FRYERS AND BROILER ARE STRAIGHT WITH NO BENDS.



Roof Plan
1/4" = 1'-0"

**CITY OF MESA
LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

- 7. PLANT MATERIAL SIZES REQUIRED:**
- TREES: (TOTAL REQUIRED TREES:)**
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS:)**
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREE AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

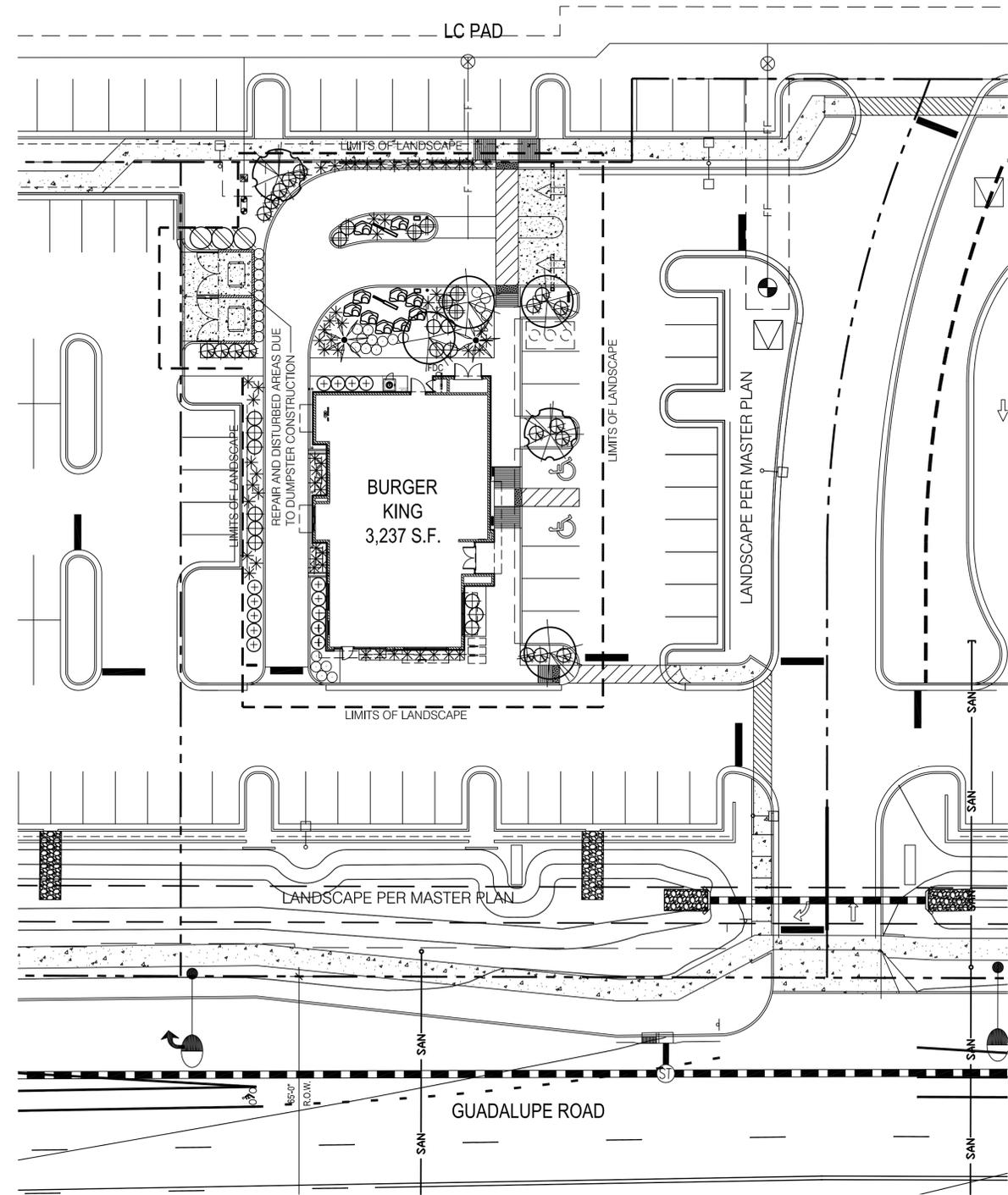
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

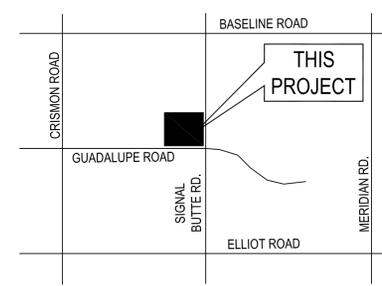
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



LANDSCAPE LEGEND

- | | | | | | | | |
|--|--|--|--|--|---|--|--|
| | PISTACHE CHINENSIS
CHINESE PISTACHE
2" CALIPER | | ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON | | LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON | | TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON |
| | QUERCUS VIRGINIANA
HERITAGE LIVE OAK
2" CALIPER (MATCHING) | | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON | | ROSEMARINUS 'TUSCAN BLUE'
UPRIGHT ROSEMARY
5 GALLON | | 3x3x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
BURY 1/3 MINIMUM |
| | BRAHEA ARMADA
MEXICAN BLUE PALM
15 GALLON | | LEUCOPHYLLUM 'RIO BRAVO'
RIO BRAVO SAGE
5 GALLON | | EUPHORBIA RIGIDA
GOPHER PLANT
5 GALLON | | 1/2" SELECT TABLE MESA BROWN OR
MASTER DEVEL. APPROVED EQUAL
2" DEPTH IN ALL LANDSCAPE AREAS |



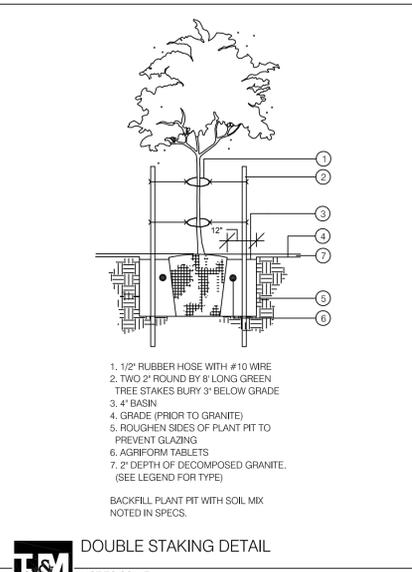
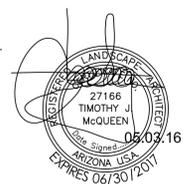
Vicinity Map

T.J. McQUEEN & ASSOCIATES, INC.

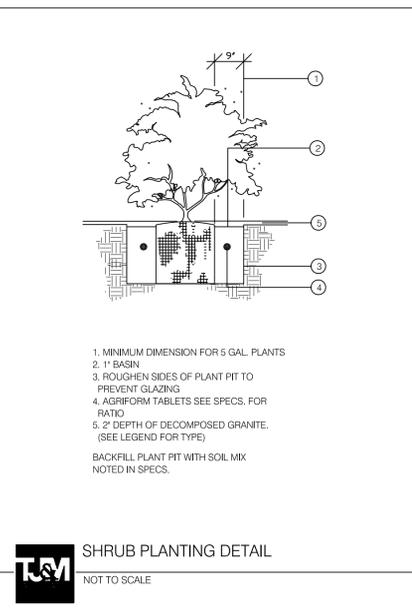
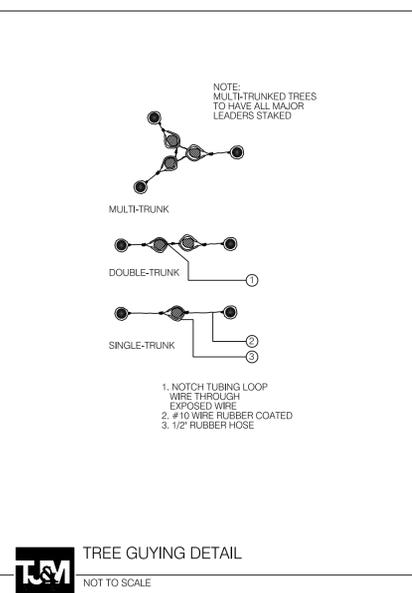
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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EMAIL: timmcqueen@tjma.net



1. 1/2" RUBBER HOSE WITH #10 WIRE
 2. TWO 2' ROUND BY 8' LONG GREEN TREE STAKES BURY 9" BELOW GRADE
 3. 4" BASIN
 4. GRADE (PRIOR TO GRANITE)
 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 6. AGRIFORM TABLETS
 7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.



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Revisions



Burger King

Pad B
2748 S. Signal Butte Rd.
Mesa, AZ

05.03.16
AZ-1647

La.01

Landscape Plan

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1 Main Entrance Elevation
1/4" = 1'-0"

Finish Legend

A	ALUMINUM STOREFRONT #40 DARK BRONZE - KAWNEER
B	CAST BRICK: QUICK BRICK - AUTUMN BLEND
C	CMU BLOCK SUPERLITE SPLITFACE COLOR: HARVEST BROWN
D	G.I. BRAKE METAL CAP FLASHING - W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR TO MATCH CENTER PREFINISHED METAL SPECIFICATION BERRIDGE "PARCHMENT"
E	EIFS FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTERGRAL COLOR / SAND FINISH "MEADOWLARK" SW7522
F	STONE ACCENT LEDGE FRACTURED FACE - MIDWEST CASTSTONE # 15W5
G	SUSPENDED CANOPY / VALENCE - PREMANUF. ALUMINUM CONST. BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FINISH
H	MULTI-TIER CORNICE. PAINTED "PARCHMENT" TO MATCH G.I. FLASHING
J	ROOFING SYSTEM STANDING SEAM METAL BERRIDGE "DARK BRONZE"
K	EXPOSED TRELLIS. PAINT TO MATCH SW7549 "STUDIO TAUPE"
I	ACCENT - CMU BLOCK SUPERLITE SMOOTH FACE COLOR: BONE
L	PRE-MANUFACTURED FAUX COLUMN. POLYSTONE TUSCAN ORDER PAINT: SW 6000 SNOWFALL
M	EIFS COLUMNS COLOR: "CANVAS TAN" SW 7531

Keynotes

- NOT ALL KEYNOTES ARE USED ON THIS SHEET.
- SES ROOM.
 - FIRE RISER ROOM.
 - HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH COLOR 'E', "MEADOWLARK".
 - SIGNAGE TO BE UNDER SEPARATE PERMIT.
 - EIFS REVEAL, TYPICAL.
 - LOCATION OF KNOX BOX 3200 SERIES RECESSED MOUNTED. VERIFY LOCATION WITH CITY FIRE DEPARTMENT REQUIREMENTS AND INSTALL SIGNAGE AS REQUIRED.
 - GAS METER LOCATION.
 - LIGHT FIXTURE, TYPICAL.
 - BACK SIDE OF PARAPET WALL, BEYOND.
 - INDICATES ADDRESS NUMBERS LOCATION, HEIGHT AND SIZE. ALL ADDRESS NUMBERS SHALL BE ON CONTRASTING BACKGROUNDS. NUMBERS SHALL BE 12" HIGH MINIMUM PER CITY STANDARDS.
 - MERCHANDISING AREA.



ONE!
ARCHITECTURE

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Phoenix, Arizona 85020
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dustin.curtis@onearchitecture.us
Project Manager:
Nathan Bisch
nathan.bisch@onearchitecture.us

Revisions

General Notes

- ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE REVIEW AND APPROVAL.
- ALL GROUND AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.
- ALL EIFS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORT #ESR-1232.

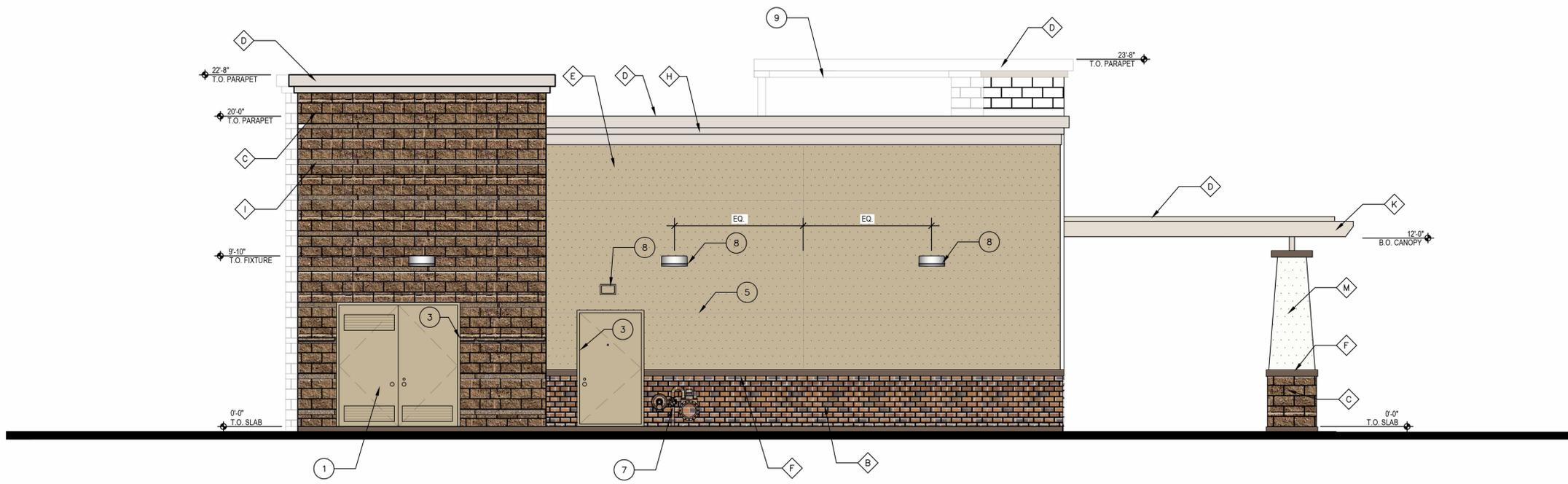
Burger King

Pad B
2748 S. Signal Butte Rd.
Mesa, AZ
4.11.16
AZ-1647

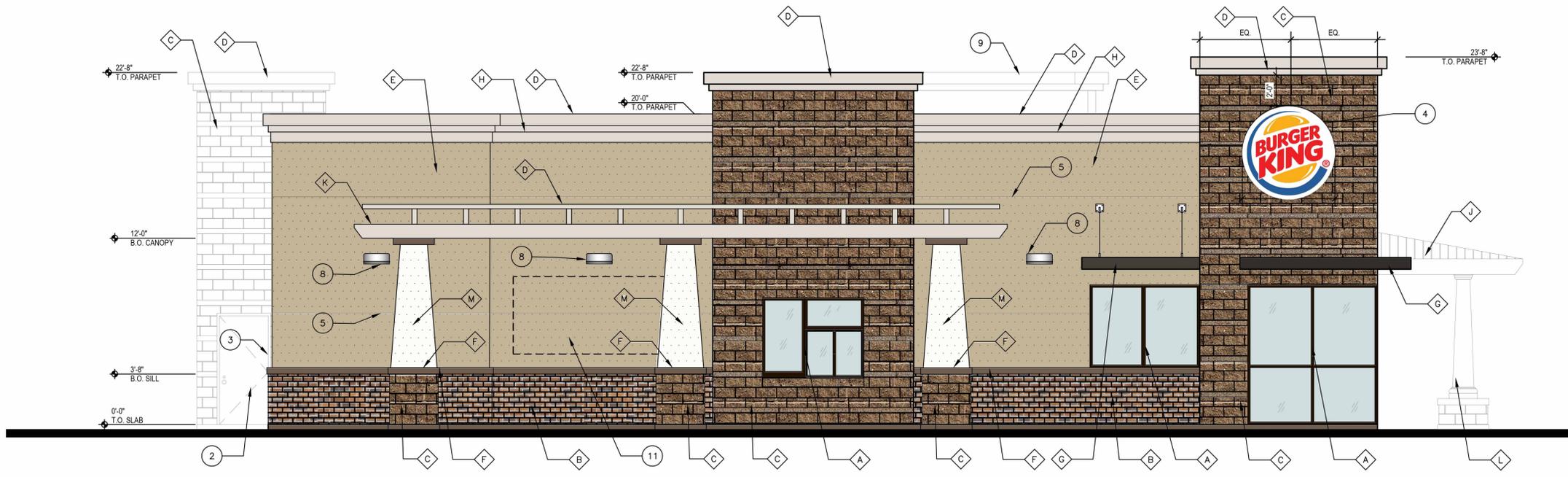
A4.1
Exterior Elevations



2 Side Entrance Elevation
1/4" = 1'-0"



3 Back Elevation
1/4" = 1'-0"



4 Drive Thru Elevation
1/4" = 1'-0"

Finish Legend

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Revisions

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4.11.16
AZ-1647

A4.2

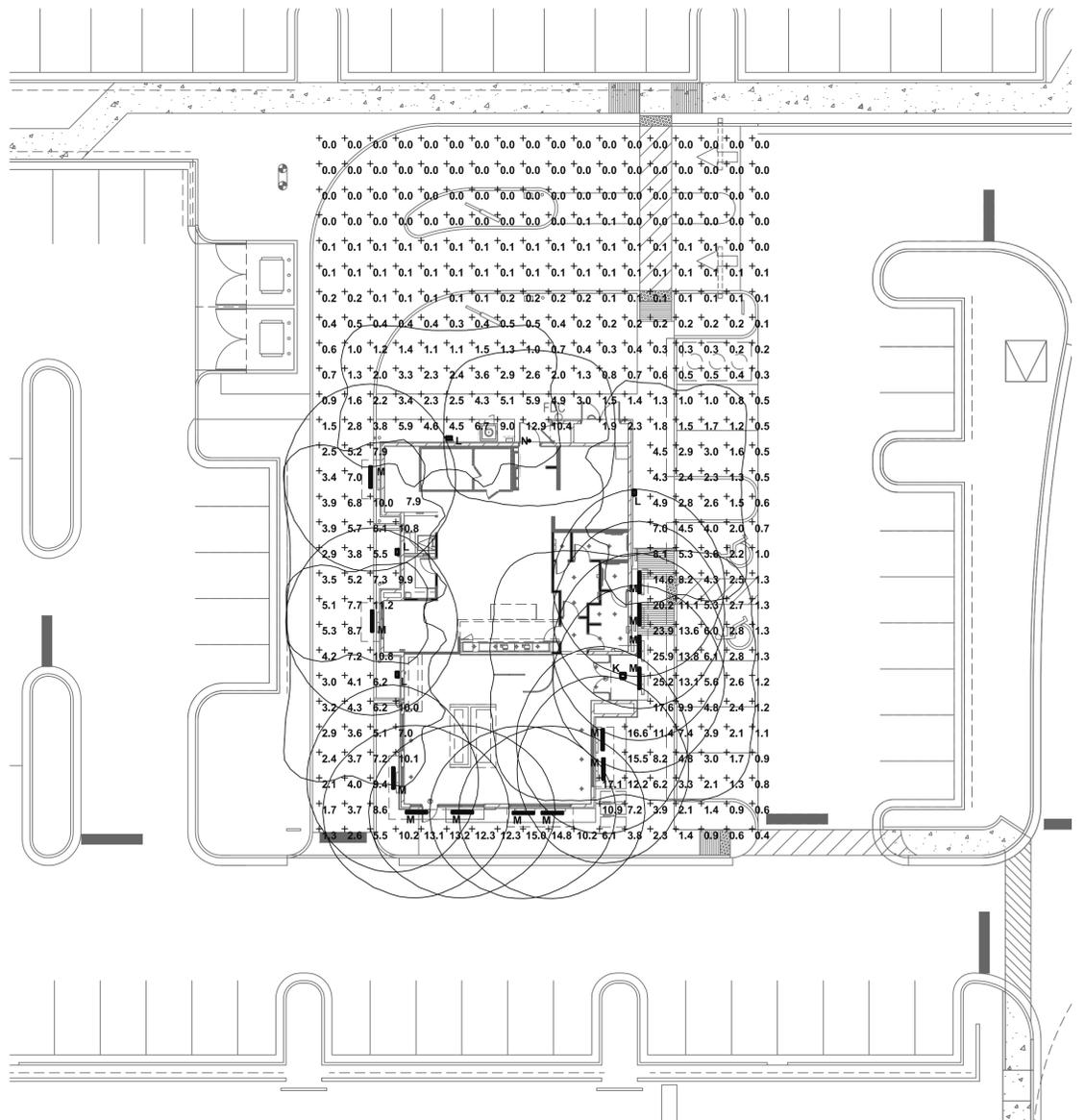
Exterior Elevations

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32 FT
16
8
0

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	L	4	LSI XPWS3-FT-LED-28-450-CW-UE	WALL MOUNTED AT 9 FT AFG	5000K LED	XPWS3-FT-LED-28-450-CW-UE.ies	Absolute	0.91	41
□	K	1	LSI XSL2-SA-LED-50-HO-CW-WHT-CMT	RECESSED SOFFIT LIGHT	5000K LED	XSL2-SA-LED-50-HO-CW-IES	Absolute	0.91	86.4
—	M	13	KONTECHUSA KON-DVP-182-14-JY	4FT IP65 WATER-PROOF LIGHT (2xT8 LED)	Rillo mini cross	4FT IP65 Water-Proof Light (2x8Led).IES	Absolute	0.91	36.95
○	N	1	LSI SWM-2-LED-CW-UE-GBZ	WALL MOUNT AT 9 FT AFG	5000K LED	SWM-2-LED-CW-UE.IES	Absolute	0.91	41.6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AT GRADE	+	3.2 fc	25.9 fc	0.0 fc	N / A	N / A



SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"



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2748 S. Signal Butte Rd.
Mesa, AZ

03.25.16

AZ-1647

E1

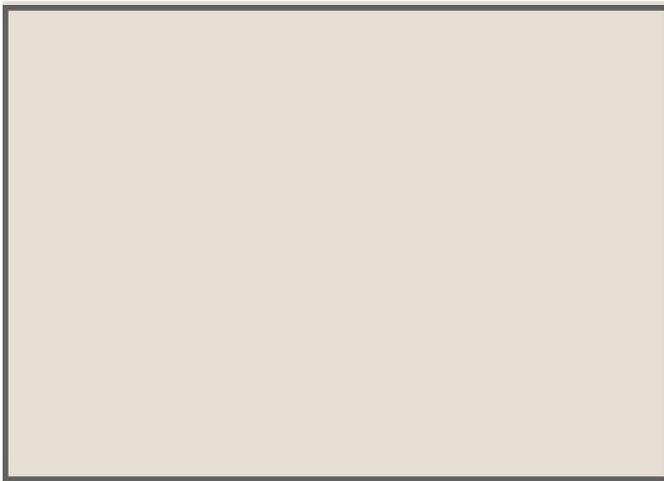
Site Photometric Plan

FC1



PAINTED FIBER-
CEMENT SHAKE
TO MATCH COLOR
SW 0042
RUSKIN ROOM GREEN
BY SHERWIN WILLIAMS

PT1



PAINT
SW 6000
SNOWFALL
BY SHERWIN WILLIAMS

PT2



PAINT
SW 7645
THUNDER GREY
BY SHERWIN WILLIAMS

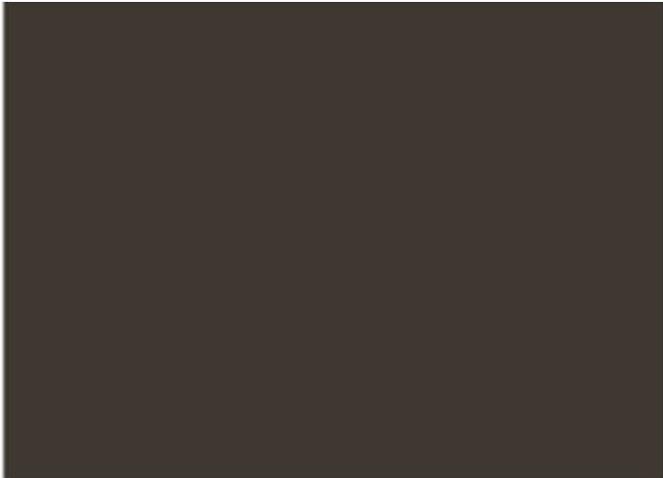
09-24-14
13155

PM1



PREFINISHED
METAL
BERRIDGE
PARCHMENT

PM2



PREFINISHED
METAL
BERRIDGE
DARK BRONZE

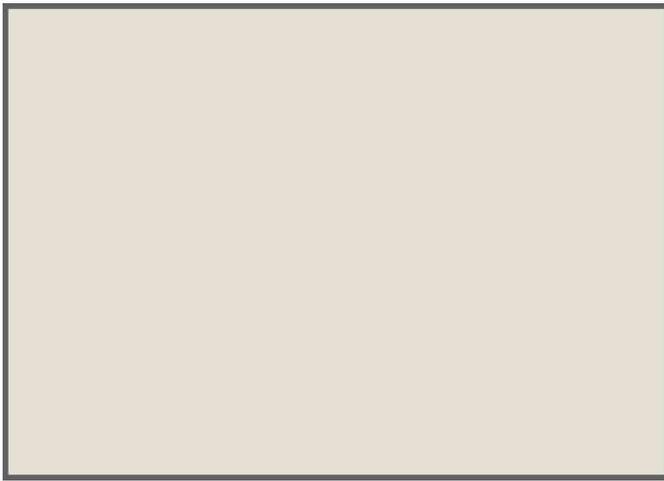
PM3



PREFINISHED
METAL
BERRIDGE
SIERRA TAN

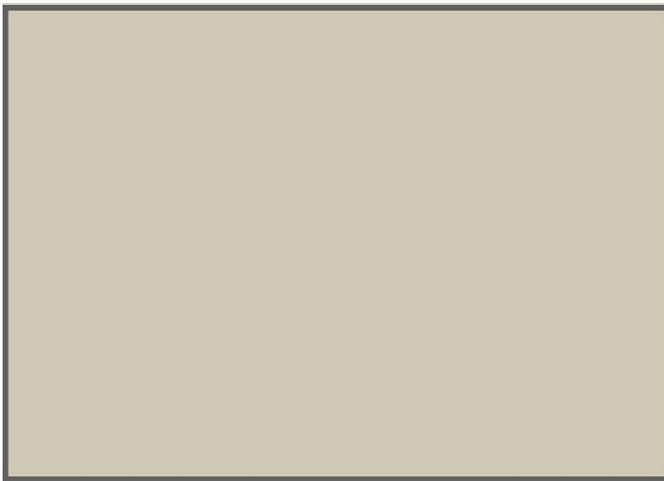
09-24-14
13155

EF1



EIFS
TO MATCH COLOR
SW 7531
CANVAS TAN
BY SHERWIN WILLIAMS

EF2



EIFS
TO MATCH COLOR
SW 7549
STUDIO TAUPE
BY SHERWIN WILLIAMS

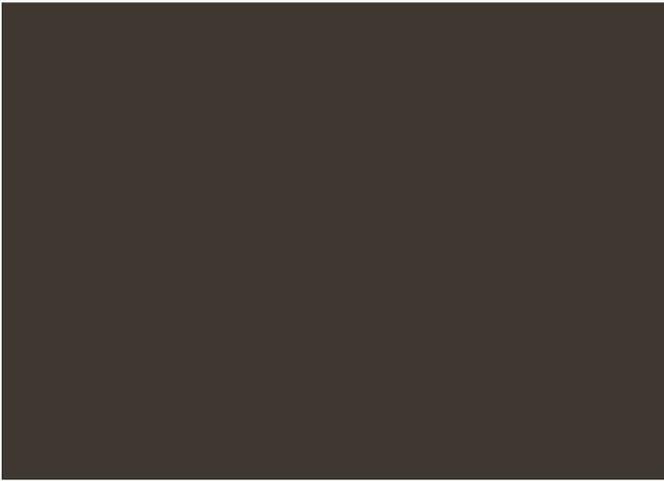
EF3



EIFS
TO MATCH COLOR
SW 7522
MEADOWLARK
BY SHERWIN WILLIAMS

09-24-14
13155

AL1



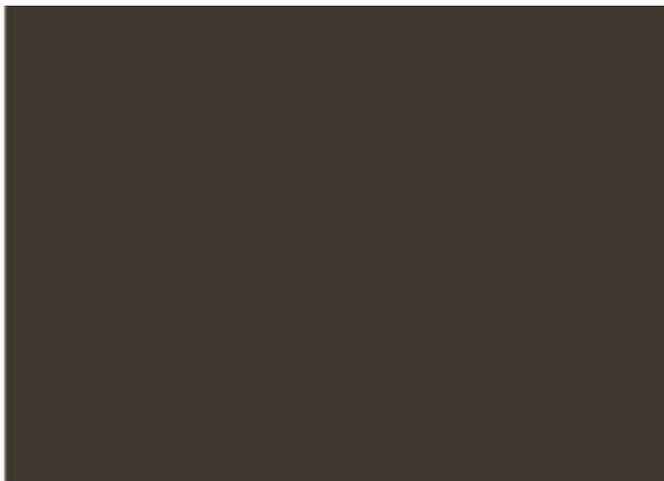
ANODIZED
ALUMINUM
DARK BRONZE

RF1



CONCRETE ROOF TILE
BORAL ROOFING
MONTEREY SHAKE 600
COLOR- SILVER LAKE BLEND

RF2



STANDING SEAM
METAL
BERRIDGE
DARK BRONZE

09-24-14
13155

Materials Palette

A PT1
 SW 6000
 SNOWFALL
 BY SHERWIN WILLIAMS

G
 HARDIE SHINGLE
 OR EQUAL

SF1
 CMU
 ANGELUS BLOCK
 SPLITFACE
 HARVEST

RF2
 STANDING
 SEAM METAL
 BERRIDGE
 DARK BRONZE

B FC1
 SW 0042
 RUSKIN ROOM GREEN
 BY SHERWIN WILLIAMS

H
 STONE VENEER
 CORONADO
 CREEK ROCK
 APACHE BROWN

DB1
 CMU
 ANGELUS BLOCK
 PRECISION
 SHORELINE

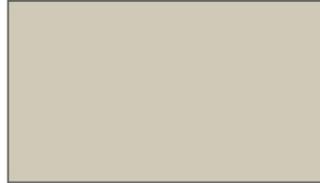
PM1
 PREFINISHED
 METAL
 BERRIDGE
 PARCHMENT

C EF1
 SW 7531
 CANVAS TAN
 BY SHERWIN WILLIAMS

I
 CMU BLOCK TYPE A
 SUPERLITE
 FOUNDER FINISH
 COLOR-DESERT

DB2
 CMU
 ANGELUS BLOCK
 PRECISION
 COOL GREY

PM2
 PREFINISHED
 METAL
 BERRIDGE
 DARK BRONZE

D EF2
 SW 7549
 STUDIO TAUPE
 BY SHERWIN WILLIAMS

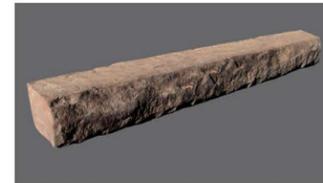
J
 CMU BLOCK TYPE B
 SUPERLITE
 SMOOTH FACE
 COLOR-BONE

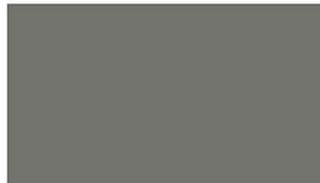
CB1
 CAST BRICK
 QUIK BRIK
 AUTUMN BLEND

PM3
 PREFINISHED
 METAL
 BERRIDGE
 SIERRA TAN

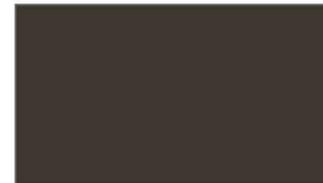
E EF3
 SW 7522
 MEADOWLARK
 BY SHERWIN WILLIAMS

K
 CMU BLOCK TYPE C
 SUPERLITE
 SPLITFACE
 HARVEST BROWN

CS1
 CAST STONE
 CORONADO
 BROWNSTOWN

F PT2
 SW 7645
 THUNDER GREY
 BY SHERWIN WILLIAMS

L RF1
 RAMADA CONCRETE
 ROOF TILE
 CORAL ROOFING
 MONTEREY SHAKE 600
 SILVER LAKE BLEND

AL1
 ANODIZED
 ALUMINUM
 DARK BRONZE

Comprehensive Sign Package

COMPREHENSIVE
SIGN
PACKAGE

Brown Group Inc.
Scottsdale, AZ 85251

Mulberry Marketplace
NWC Guadalupe Road & Signal Butte Road
Mesa, AZ

January 19, 2014
January 6, 2014
December 29, 2014
October 27, 2014
October 24, 2014
August 8, 2014

Prepared by:



■ ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
■ PHONE: (602)-272-9356
■ FAX: (602)-272-4608
■ www.bootzandduke.com

**COMPREHENSIVE SIGN PACKAGE
MULBERRY MARKETPLACE
MESA, ARIZONA**

I. INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Mulberry Marketplace for the mutual benefit of all Tenants.

II. GENERAL REQUIREMENTS

- A. Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by Landlord indicating the location, size, layout, design, color and method of attachment. Upon Landlord approval, a signed copy will be returned.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- D. Signs installed without written approval from the Landlord may be subject to removal repairs to sign band or removal of signage resulting from unapproved installations.
- E. Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.
- F. Flashing, animated or audible signs are prohibited.
- G. No window signs are permitted without written approval from the Landlord. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- H. A-frame signs and any portable signs of any nature are prohibited.
- I. Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- J. A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.
- K. Portable signs, posters, banners or flags are prohibited.
- L. Tenant shall be responsible for obtaining all sign permits from the City of Mesa prior to the installation of any signage.

- M. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.

III. SPECIFIC TENANT RESPONSIBILITIES

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

- A. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed.
- D. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANT

Anchor Tenant shall be defined as a Tenant occupying 100,000 square feet of leased floor space or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Anchor Tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 400 square feet aggregate sign area for all building elevations. Major Tenant may erect up to four building mounted signs. In no case shall a Anchor Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS

Pad Tenant shall be defined as a Tenant occupying a single use building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 160 square feet aggregate sign area for all building elevations. All Pad Tenants may erect up to three building mounted signs. Regardless of frontage, in no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VIII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR INLINE TENANTS

An Inline Tenant shall be defined as a Tenant occupying less than 30,000 square feet of leased floor space and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on each building elevation up to a maximum 160 square feet aggregate sign area for all building elevations. Endcap Tenants located on an end space or corner may erect up to three building mounted signs. Inline Tenants with only two frontages may erect up to two building mounted signs. In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

IX. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as pan channel internally illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord.

Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 backs and .040 returns
- 5" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- Minimum 3/4" trimcap
- 3/16" translucent acrylic faces - Colors are open for corporate ID
- 3/16" white plex with translucent vinyl overlay will be acceptable to achieve custom colors
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout

Reverse Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 faces and .040 returns
- 3" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- 3/16" clear Lexan backs on all letters
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout

VIII. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS

There will be three types of freestanding multi-tenant identification signs. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

Main Multi-Tenant Identification Sign

- Main 13'-0" high double faced internally illuminated multi-tenant monument sign

Pad Multi-Tenant Identification Sign

- Pad 8' high double faced internally illuminated four (6) tenant monument sign

Pad Multi-Tenant Identification Sign

- Pad 8' high double faced internally illuminated one (1) tenant monument sign

**Sign Consultant: Andy Gibson
 Bootz & Duke Sign Co.
 4028 W. Whitton
 Phoenix, AZ 85019
 602-272-9356 / 602-272-4608 Fax
 Andy@bootzandduke.com**

TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER
TENANT.
3/4" TRIM CAP, COLOR AS PER TENANT..

MOUNTING

MOUNT FLUSH TO WALL.

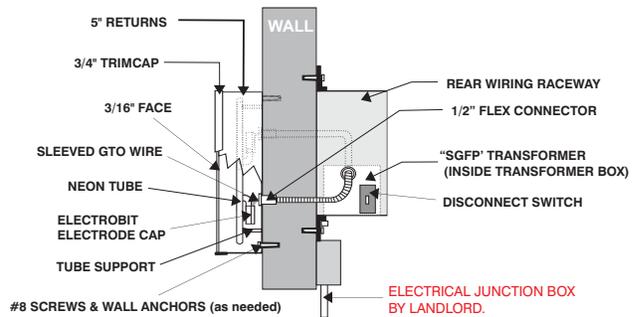
FACE

3/16" SG ACRYLIC, COLOR AS PER TENANT.

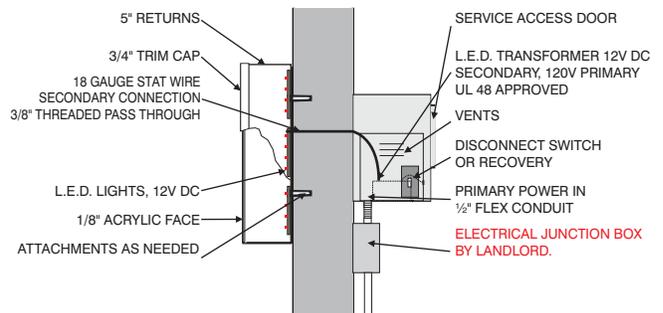
ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

NEON ILLUMINATED PAN CHANNEL LETTERS



L.E.D. ILLUMINATED PAN CHANNEL LETTERS



TYPICAL REVERSE PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" CLC RETURNS 3" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

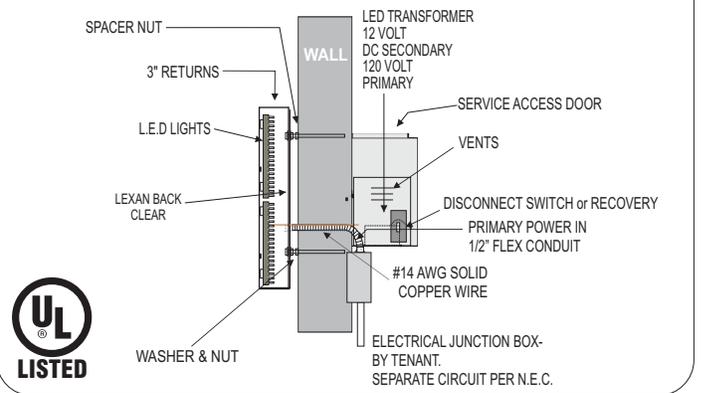
MOUNTING

STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

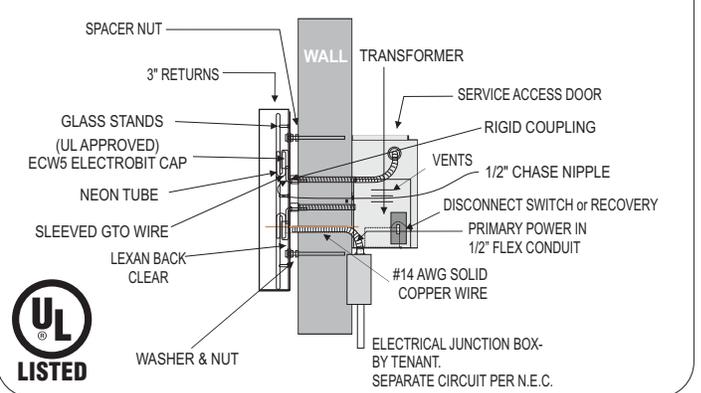
ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE. 1 STROKE PER 4" WITH REMOTE TRANSFORMER.

LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS

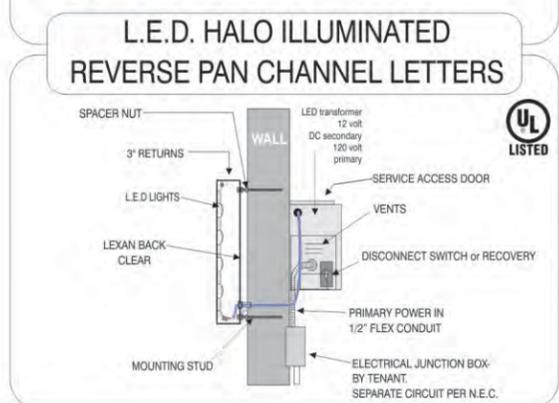
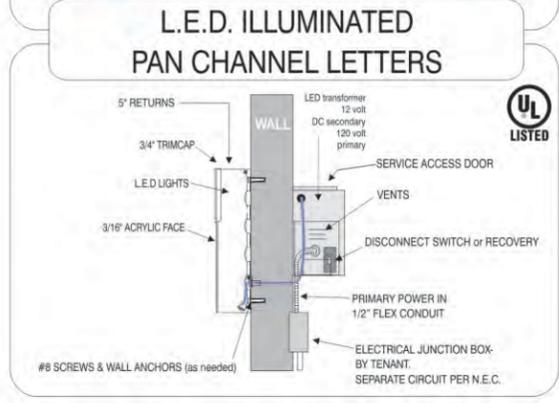
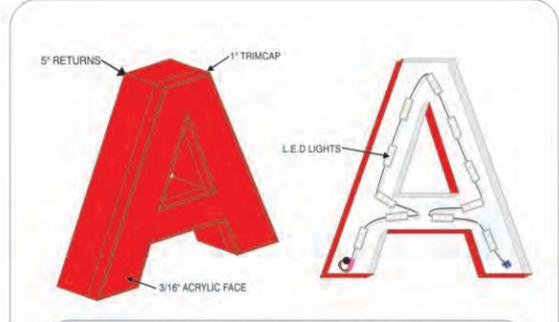
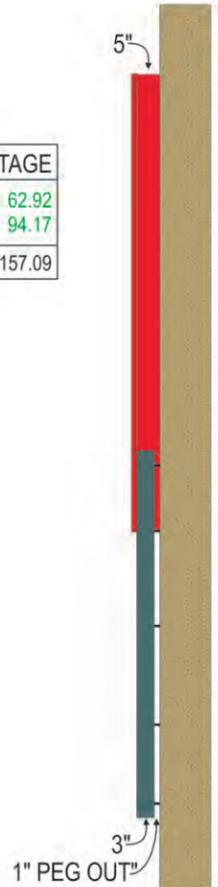


NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS





SQUARE FOOTAGE	
FRY'S	62.92
MARKETPLACE	94.17
TOTAL	157.09



MANUFACTURE AND INSTALL ONE(1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS (FRY'S) AND ONE(1) SET OF HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS (MARKETPLACE)
SCALE: 3/8" = 1'-0"

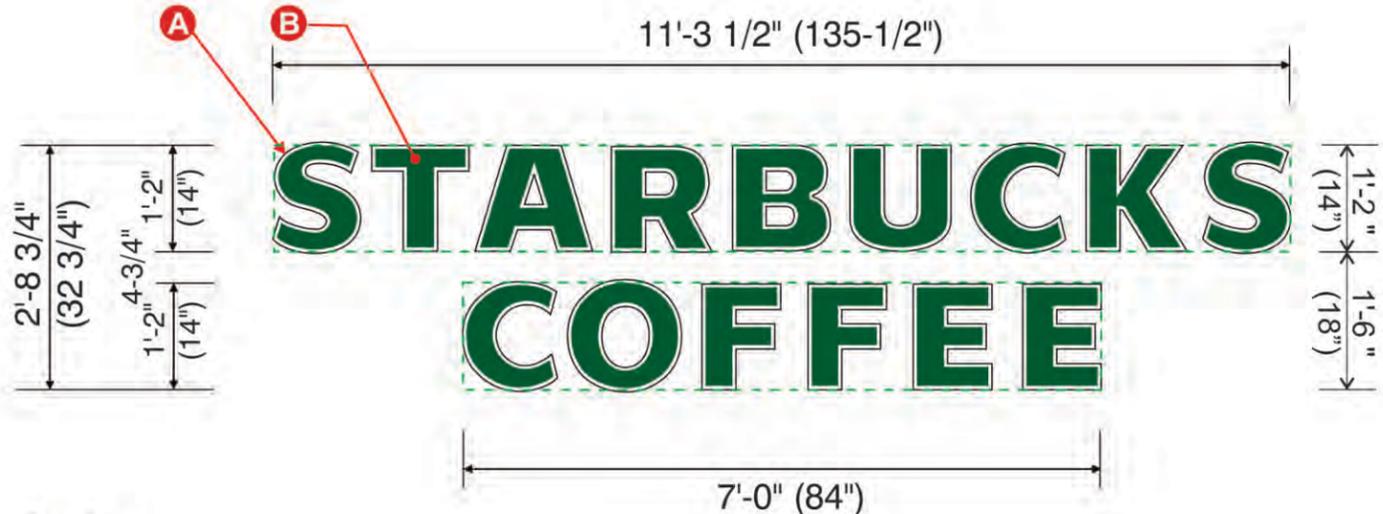
- FRY'S:**
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" RED ACRYLIC FACES WITH 1" RED JEWELITE TRIM CAP
 - RED LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

- MARKETPLACE:**
- .063 ALUMINUM 3" RETURNS WITH .090 ALUMINUM FACES PAINTED MP 24510 DEEP GREEN
 - 3/16" CLEAR LEXAN BACKS
 - HALO-ILLUMINATE W/ WHITE LEDs
 - INSTALL SPACED 1" FROM WALL FOR PROPER ILLUMINATION

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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SIGN B



Front View

SQUARE FOOTAGE	
STARBUCKS	13.17
COFFEE	8.16
TOTAL	21.33

INDIVIDUAL FACE-LIT LETTERS SPECIFICATIONS



LED Detail - NTS

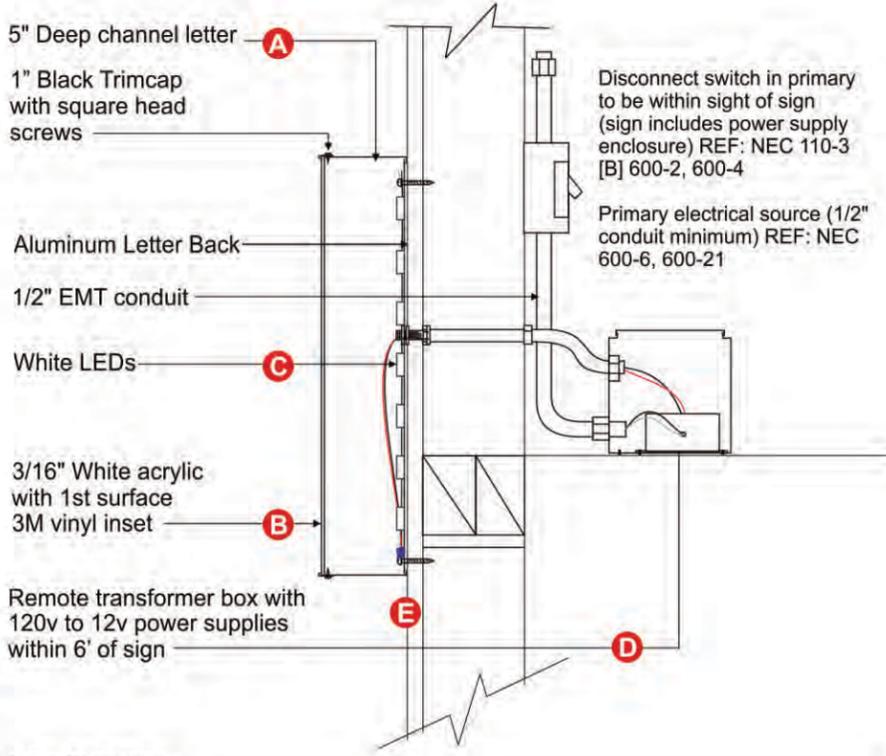


Exposed white border (see chart below)

Ltr.Ht.	Border
12"	1/4"
14"	5/16"
16"	3/8"
18"	7/16"
24"	1/2"

SPECIFICATIONS:

- A** Internally illuminated channel letters to be fabricated from .040 / 3003 aluminum with White interiors and painted satin finish Black polyurethane exteriors, 5" deep. Letters backs to be aluminum pop-riveted to sidewalls and sealed.
 - B** Faces to be 3/16" White acrylic with 1" Black Trimcap retainer edging. Centers of faces to be 1st surface 3M Scotchcal #3630-76 Holly Green vinyl with White show thru scratch borders.
 - C** Internally illuminate letters white LEDs spaced as necessary. Power with 120v to 12v power supplies to be located within remote metal transformer box(es) behind wall.
 - D** Remote transformer box(es) to be fabricated from 24 gauge sheet metal construction.
 - E** Fasten letters flush to wall with required fasteners.
- Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.



Letter - Section View
Scale 1" = 1'-0"

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

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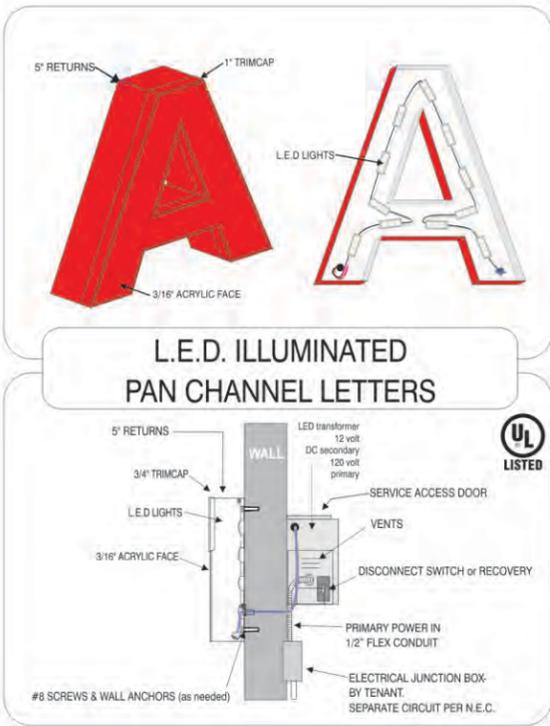
SIGN C



SQUARE FOOTAGE	
FRY'S	80.99
PHARMACY	29.01
TOTAL	110.00



END VIEW



MANUFACTURE AND INSTALL ONE(1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
SCALE: 3/8" = 1'-0"

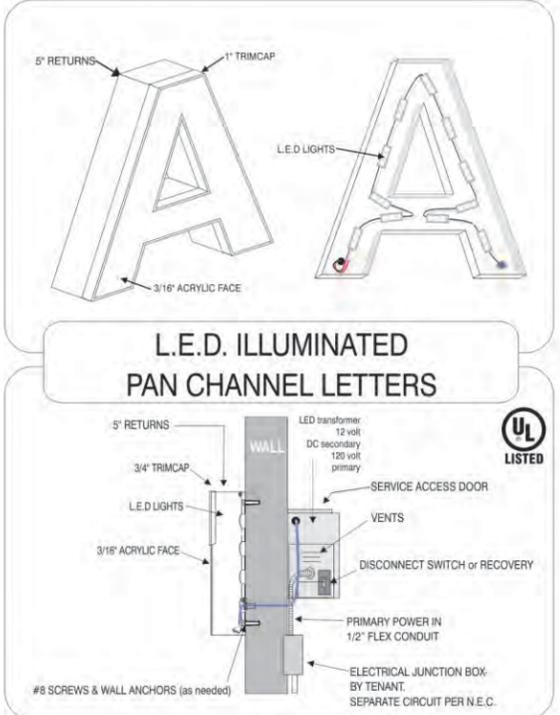
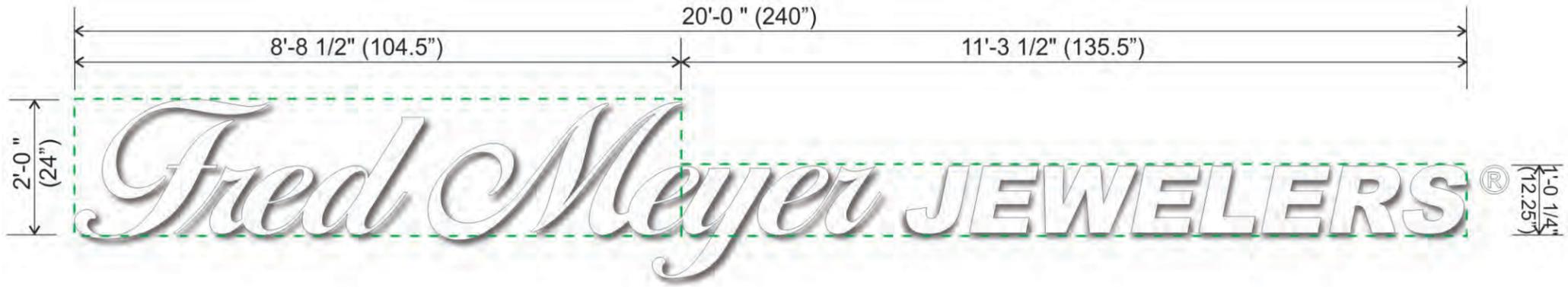
- FRY'S:
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" RED ACRYLIC FACES WITH 1" RED JEWELITE TRIM CAP
 - RED LEDS ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

- PHARMACY:
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" RED ACRYLIC FACES WITH 1" RED JEWELITE TRIM CAP
 - RED LEDS ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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SIGN D



MANUFACTURE AND INSTALL ONE(1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
SCALE: 1/2" = 1'-0"

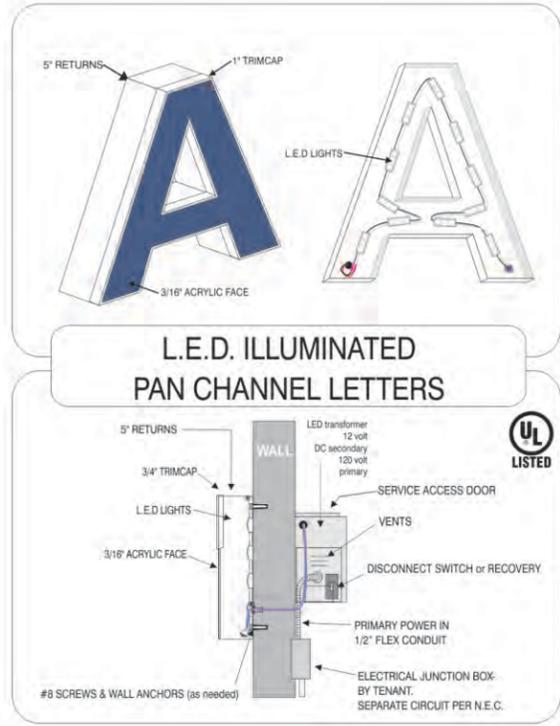
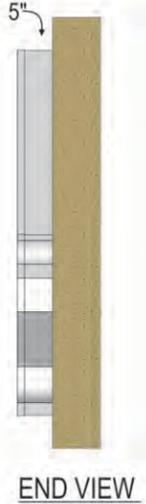
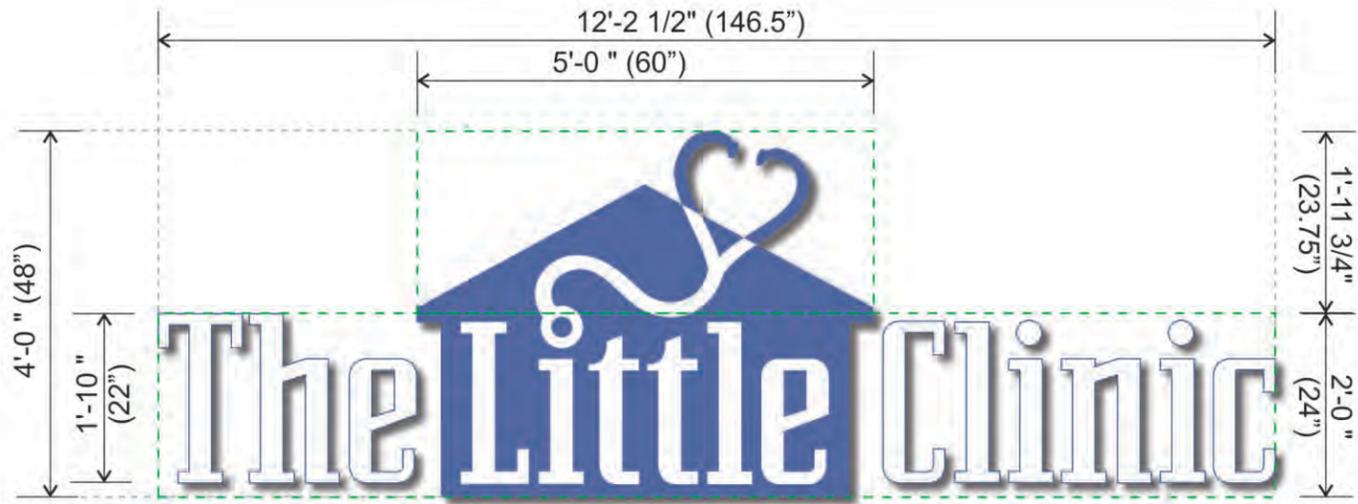
- LETTERS:
- .040" ALUMINUM 5" DEEP WHITE CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" WHITE ACRYLIC FACES 1" WHITE JEWELITE TRIM CAP
 - WHITE LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

SQUARE FOOTAGE	
LETTER SET	28.94

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

SIGN E



MANUFACTURE AND INSTALL ONE(1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
SCALE: 1/2" = 1'-0"

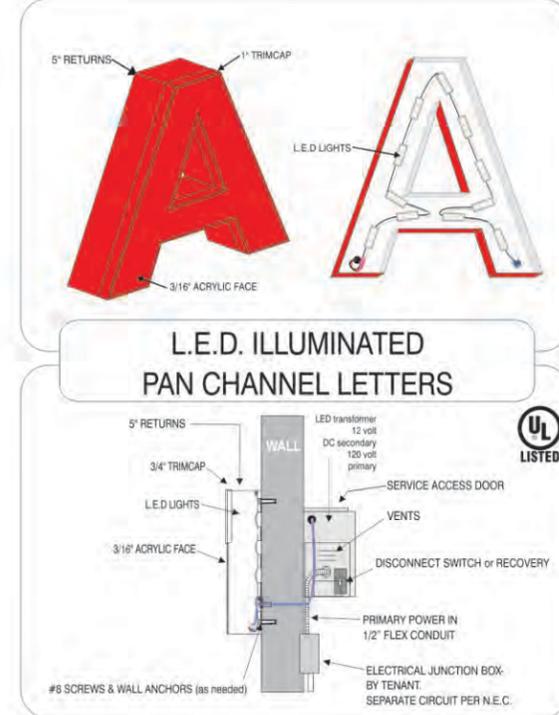
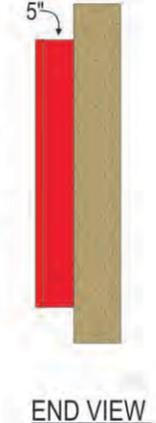
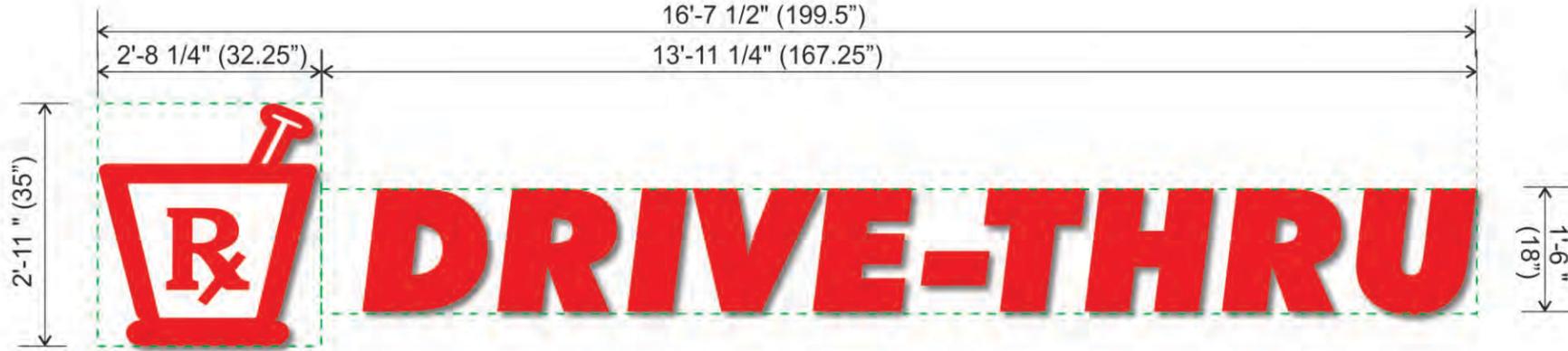
- LETTERS:
- .040" ALUMINUM 5" DEEP WHITE CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" WHITE ACRYLIC FACES WITH FIRST SURFACE APPLIED BLUE VINYL AND 1" WHITE JEWELITE TRIM CAP
 - WHITE LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

SQUARE FOOTAGE	
LETTERS	24.42
ROOF	9.90
TOTAL	34.32

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

SIGN F



MANUFACTURE AND INSTALL ONE(1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
SCALE: 1/2" = 1'-0"

- LETTERS:
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" RED ACRYLIC FACES WITH 1" RED JEWELITE TRIM CAP
 - RED LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

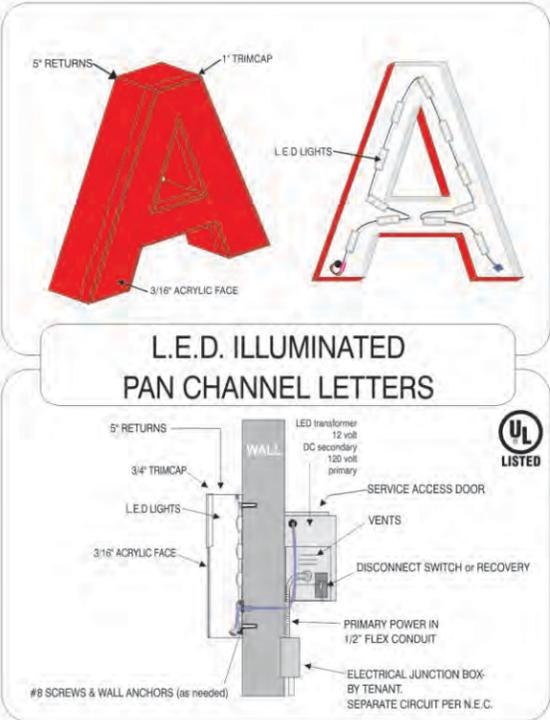
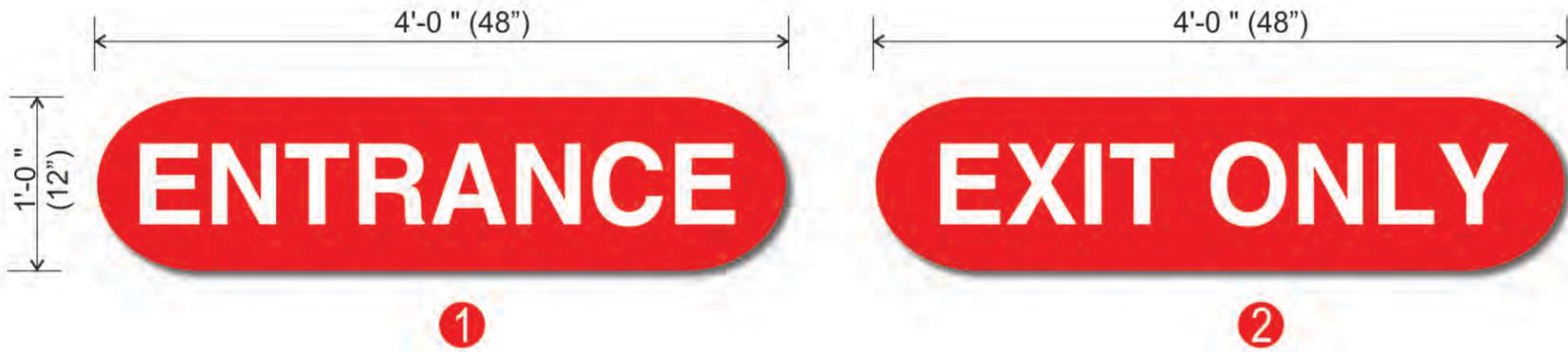
- LOGO:
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" WHITE ACRYLIC FACES WITH FIRST SURFACE APPLIED 3M TRANSLUCENT RED VINYL AND 1" RED JEWELITE TRIM CAP
 - WHITE LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

SQUARE FOOTAGE	
LETTERS	20.90
LOGO	7.84
TOTAL	28.74

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

SIGN G



MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED PAN CHANNEL PILL CABINETS
 SCALE: 1" = 1'-0"

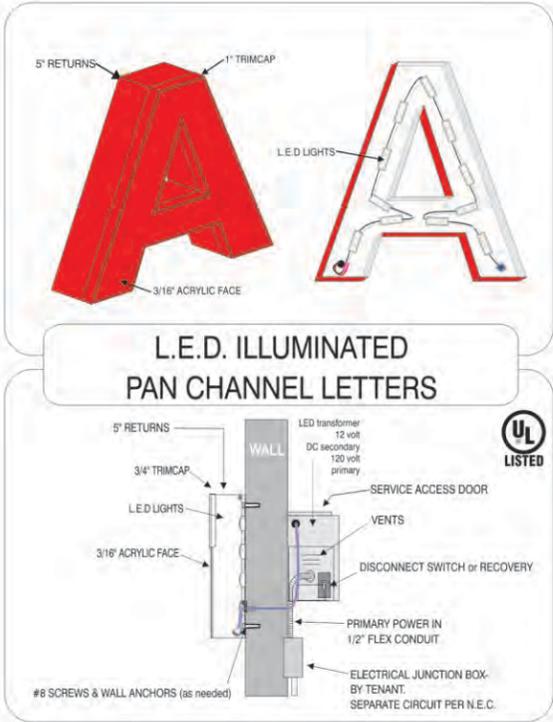
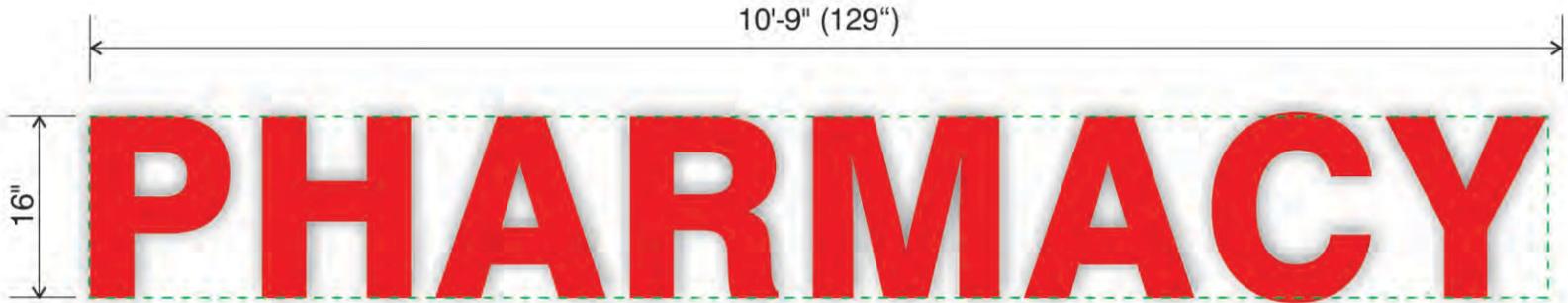
- CONSTRUCTION:
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" RED ACRYLIC FACES WITH 1" RED JEWELITE TRIM CAP
 - RED LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

SQUARE FOOTAGE	
2X PILL CABINET	8.00

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

SIGN **H**



MANUFACTURE AND INSTALL ONE(1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
 SCALE: 3/4" = 1'-0"

- CONSTRUCTION:
- .040" ALUMINUM 5" DEEP RED CLC RETURNS WITH .063" ALUMINUM PREFINISHED WHITE BACKS
 - 3/16" RED ACRYLIC FACES WITH 1" RED JEWELITE TRIM CAP
 - RED LEDs ILLUMINATION
 - INSTALL FLUSH TO THE BUILDING FASCIA

SQUARE FOOTAGE	
LETTERS	14.33

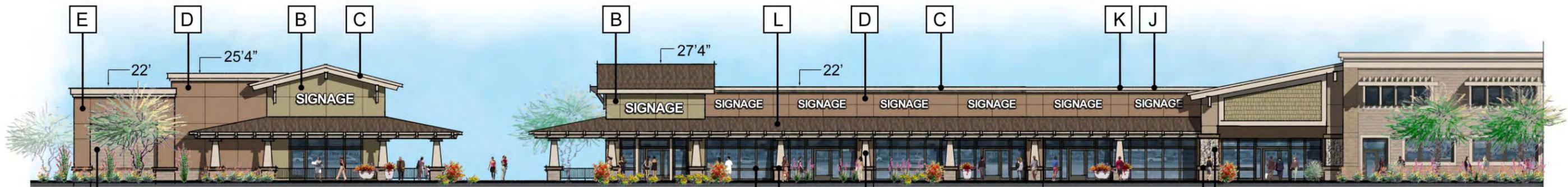
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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FRY'S EAST ELEVATION



SHOPS SOUTH ELEVATION

SHOPS EAST ELEVATION

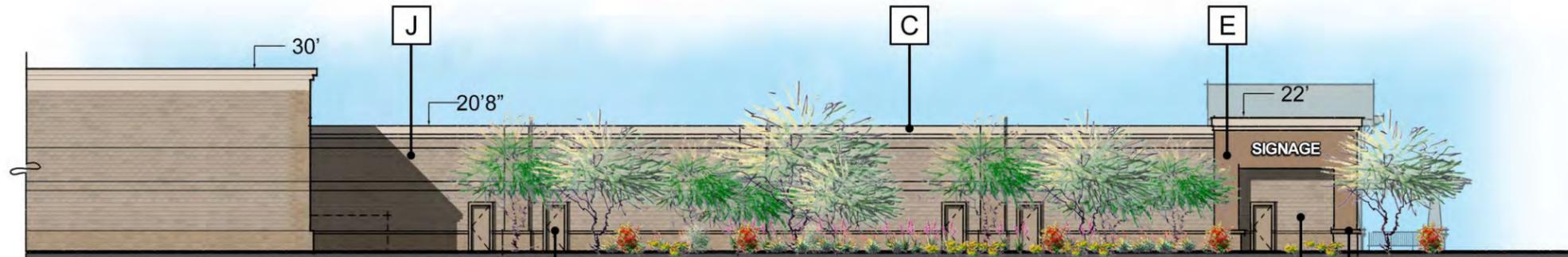
FRY'S

J

F F

C

J H

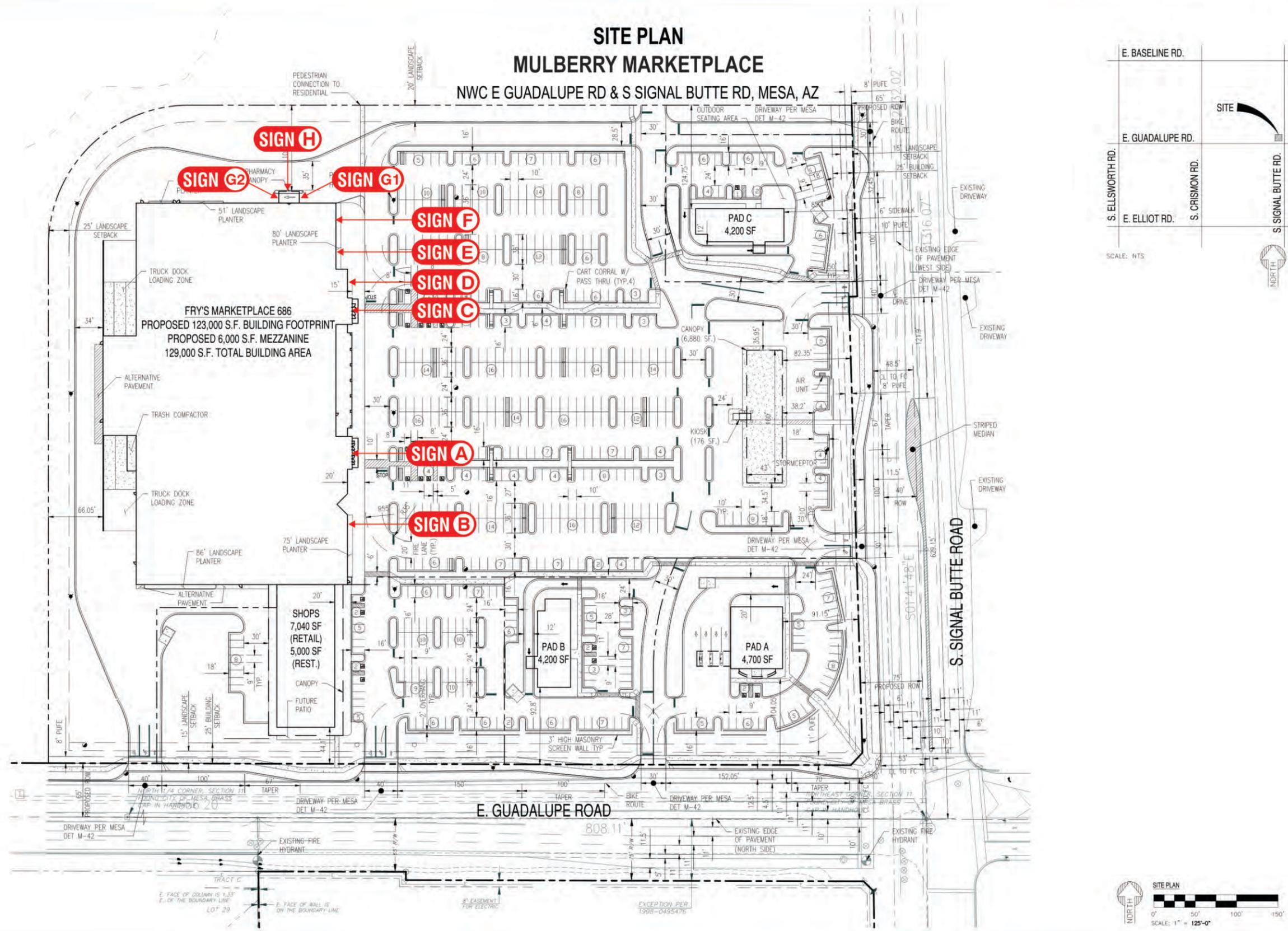


FRY'S

SHOPS WEST ELEVATION

D

J F



SCOPE OF WORK: SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS
- 1/2" ROUTED CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M BLOCK-OUT FILM #3635-22B TO CREATE HALO ILLUMINATION EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC

ILLUMINATION:

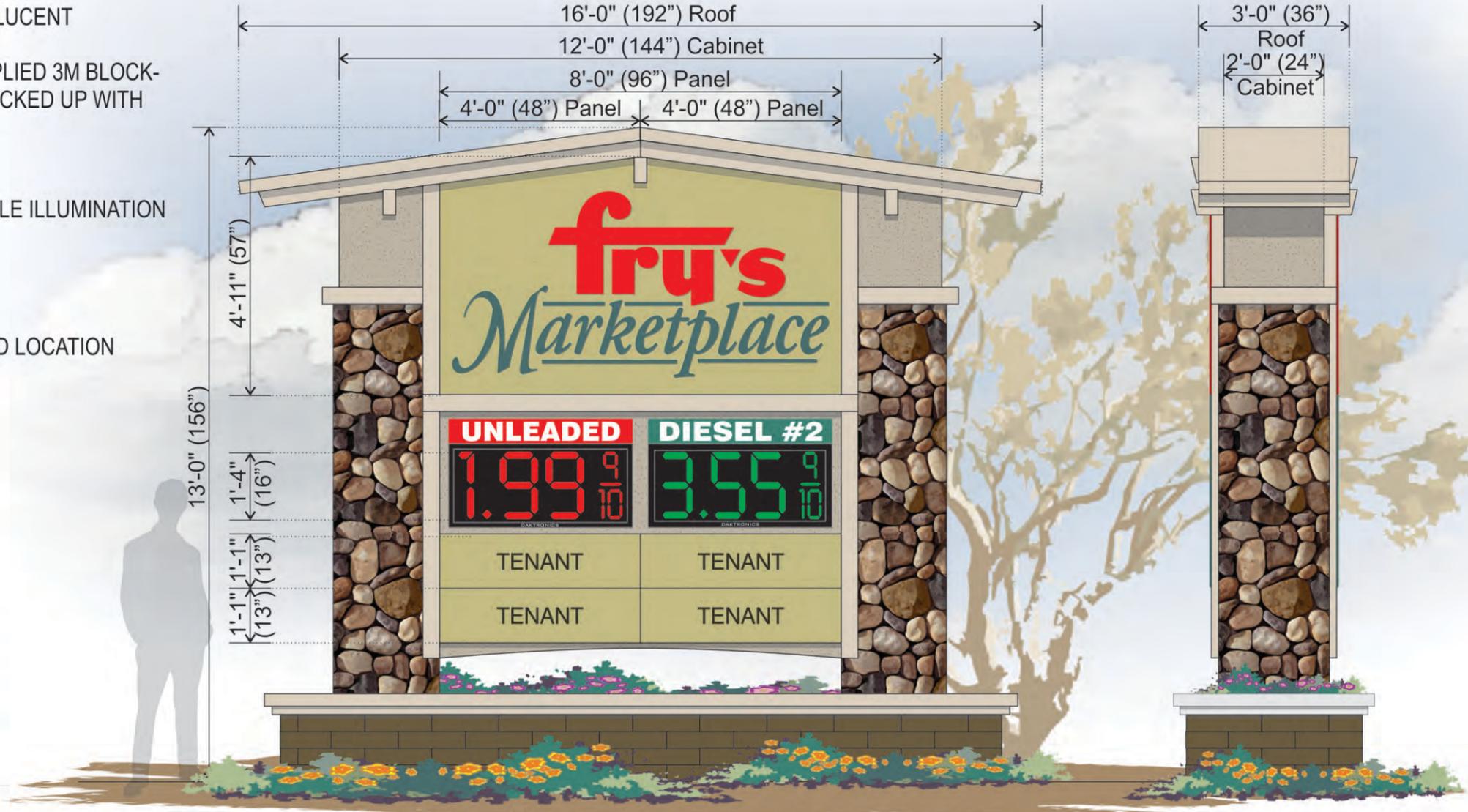
- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY
- DAKTRONICS FUELITE DISPLAYS FL-3000-16-R/G-DI

INSTALLATION:

- ON ASA APPROVED PIPE AND FOOTING AT CUSTOMER SPECIFIED LOCATION

PAINT COLORS	
	CANVAS TAN SW 7531
	STUDIO TAUPE SW 7549
	CREEK ROCK - APACHE BROWN
	COLOR TBD

SQUARE FOOTAGE	
FRY'S	38.00
FUEL	13.91
TENANT PANELS	17.33
TOTAL	69.24



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
--	--

SCOPE OF WORK:

SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS

ILLUMINATION:

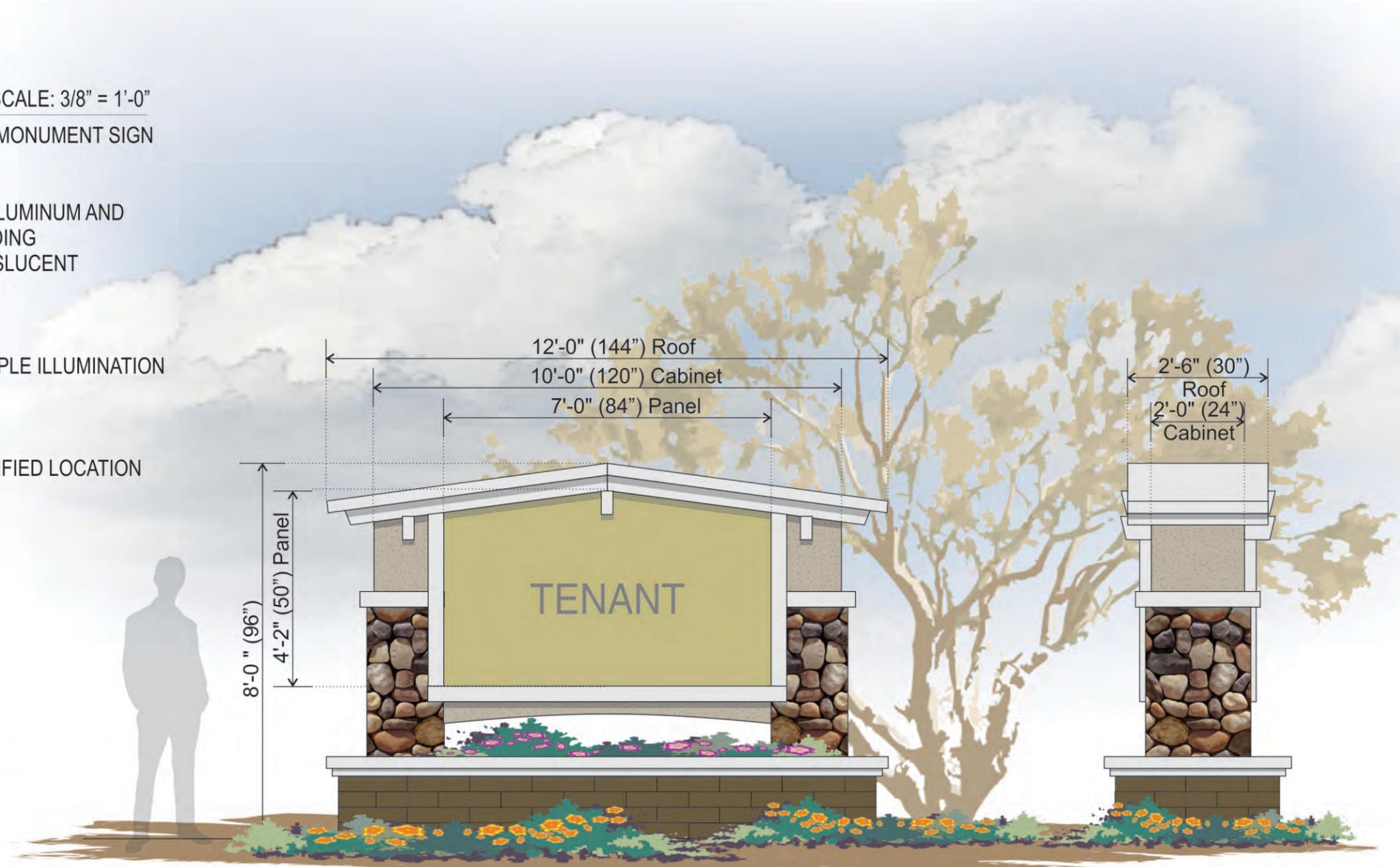
- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

INSTALLATION:

- ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION

PAINT COLORS	
	CANVAS TAN SW 7531
	STUDIO TAUPE SW 7549
	CREEK ROCK - APACHE BROWN
	COLOR TBD

SQUARE FOOTAGE	
TENANT PANELS	31.00
TOTAL	31.00



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications

All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.

Electrical Specifications

All Signs Fabricated as per 2011 N.E.C. Specifications

SCOPE OF WORK: SCALE: 3/8" = 1'-0"
 MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

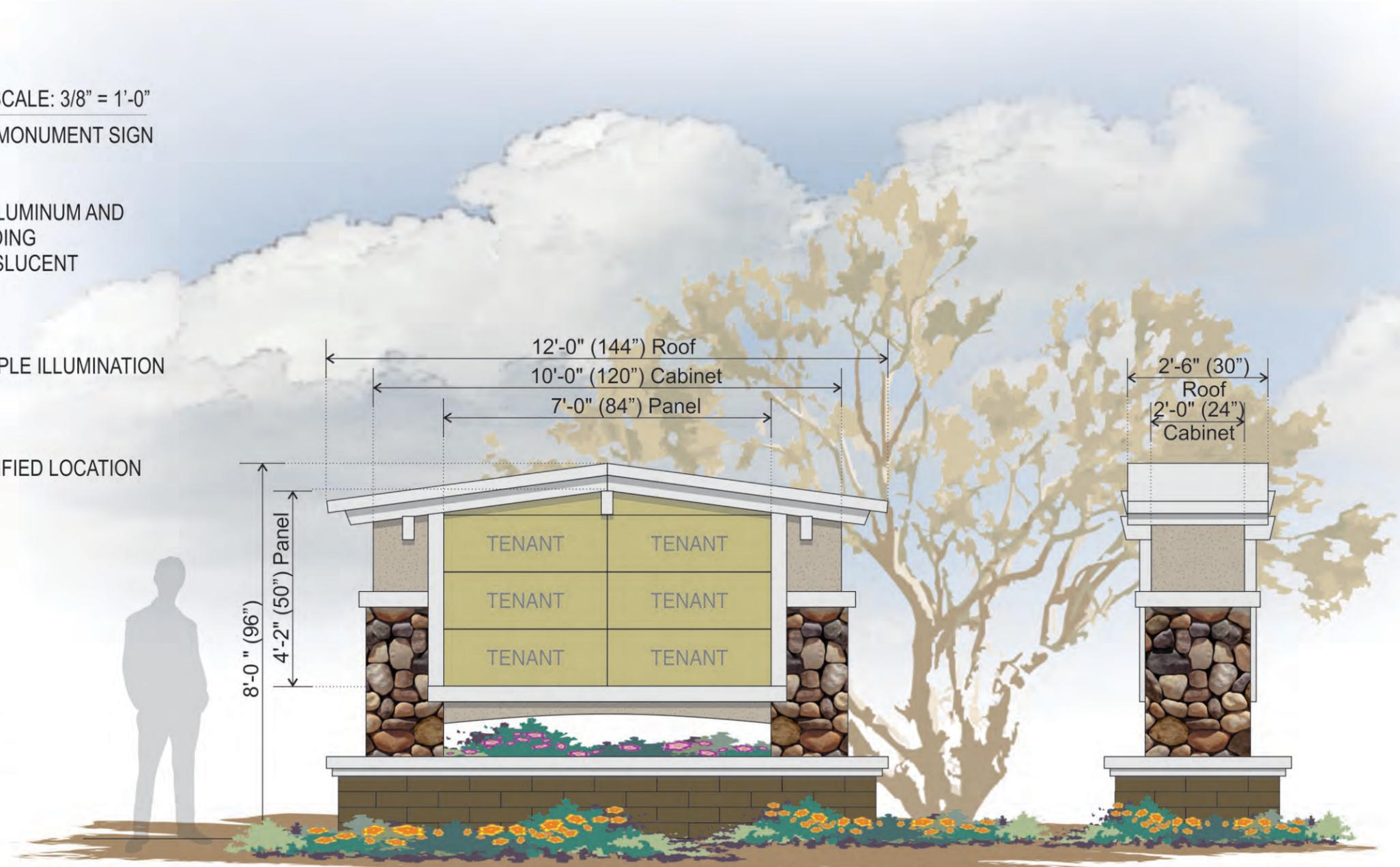
CONSTRUCTION:
 - ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
 - 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS

ILLUMINATION:
 - CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

INSTALLATION:
 - ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION

PAINT COLORS	
	CANVAS TAN SW 7531
	STUDIO TAUPE SW 7549
	CREEK ROCK - APACHE BROWN
	COLOR TBD

SQUARE FOOTAGE	
TENANT PANELS	31.00
TOTAL	31.00



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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SCOPE OF WORK:

SCALE: 1" = 1'-0"

FABRICATE & INSTALL (1) ONE DOUBLE FACE ILLUMINATED DIRECTIONAL

- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS

ILLUMINATION:

- CWHO FLUORESCENT F-T-12 CW HO LAMPS 800MA SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

INSTALLATION:

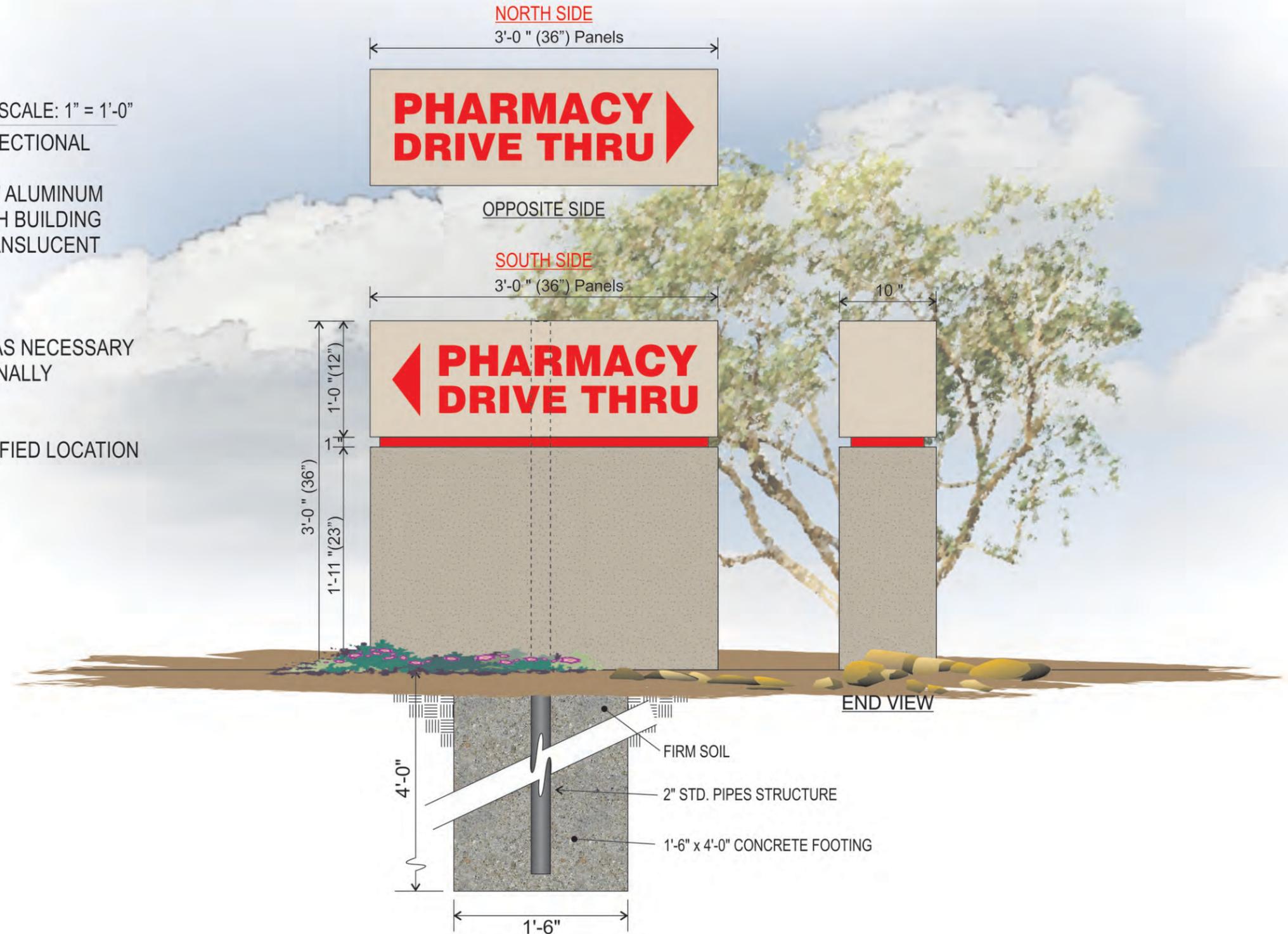
- ON ASA APPROVED PIPE AND FOOTING AT CUSTOMER SPECIFIED LOCATION

PAINT COLORS	
	RED TO MATCH PMS 187
	CANVAS TAN SW 7531
	STUDIO TAUPE SW 7549
	CREEK ROCK - APACHE BROWN

SQUARE FOOTAGE
TENANT PANELS 34.67

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

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SCOPE OF WORK:

SCALE: 1" = 1'-0"

FABRICATE & INSTALL (1) ONE DOUBLE FACE ILLUMINATED DIRECTIONAL

- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS

ILLUMINATION:

- CWHO FLUORESCENT F-T-12 CW HO LAMPS 800MA SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

INSTALLATION:

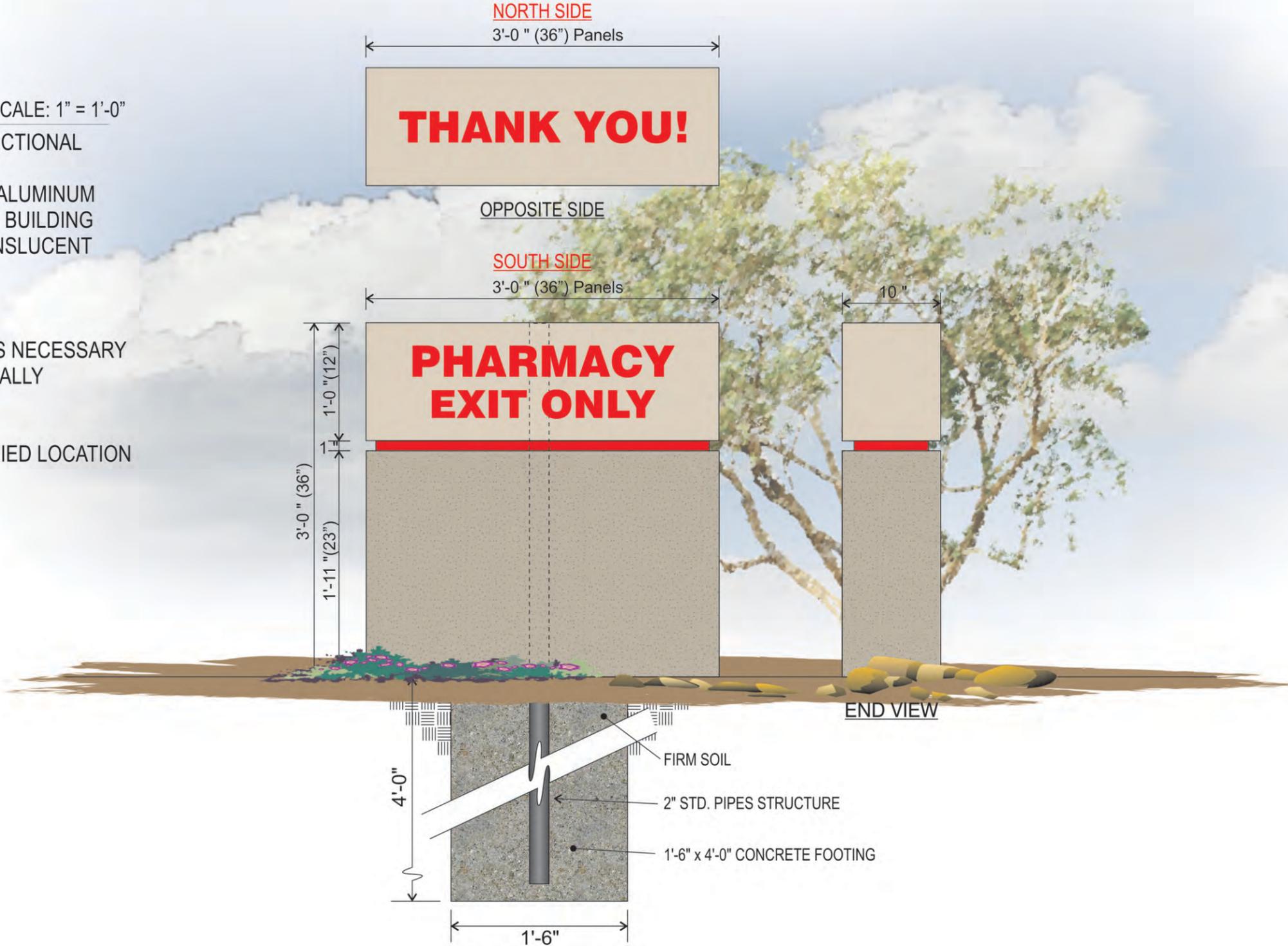
- ON ASA APPROVED PIPE AND FOOTING AT CUSTOMER SPECIFIED LOCATION

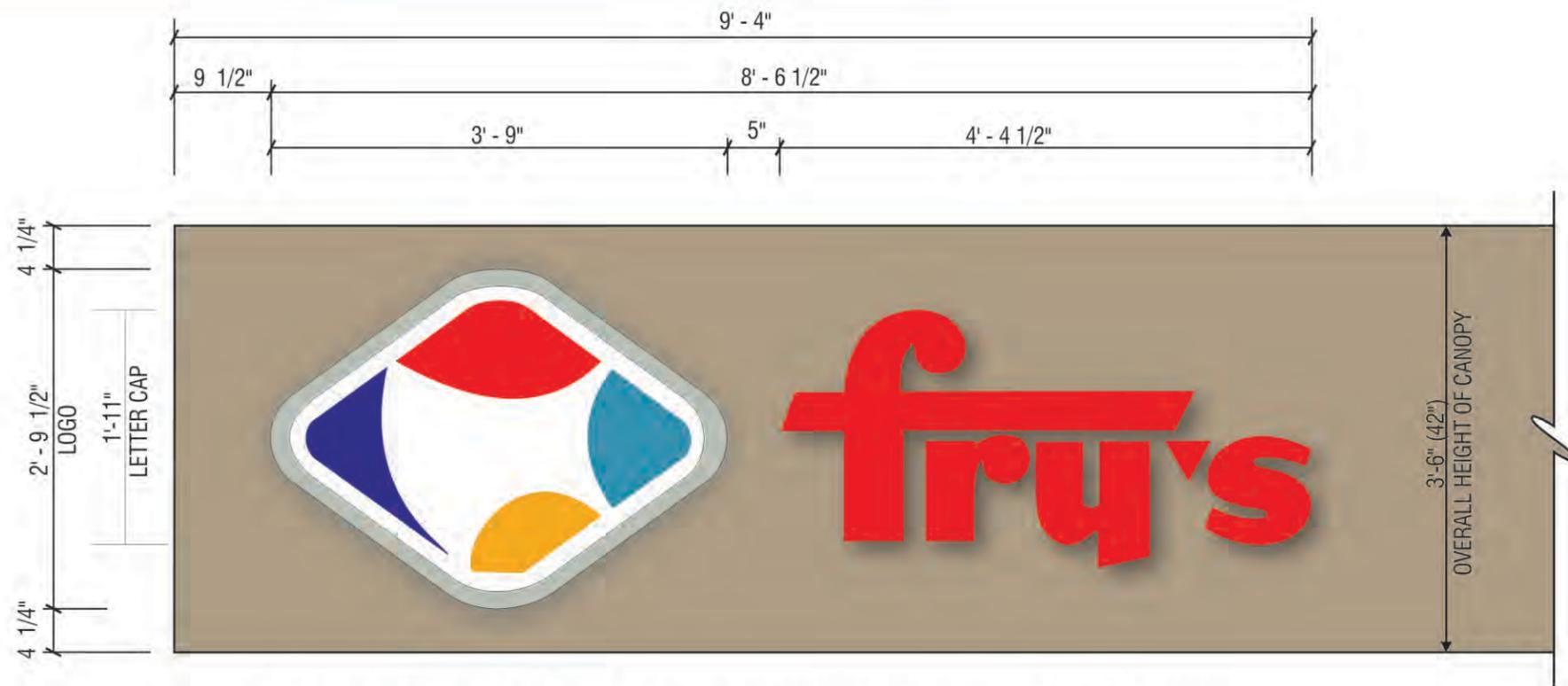
PAINT COLORS	
	RED TO MATCH PMS 187
	CANVAS TAN SW 7531
	STUDIO TAUPE SW 7549
	CREEK ROCK - APACHE BROWN

SQUARE FOOTAGE
TENANT PANELS 34.67

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

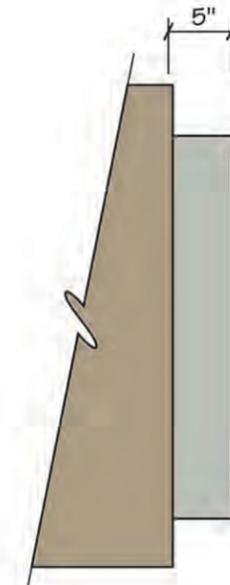
<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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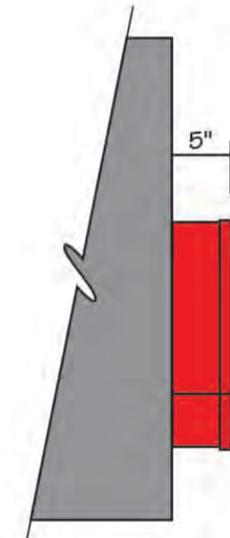


LETTERS SQUARE FOOTAGE
LETTERS: 9.11

LOGO SQUARE FOOTAGE
LOGO: 10.46

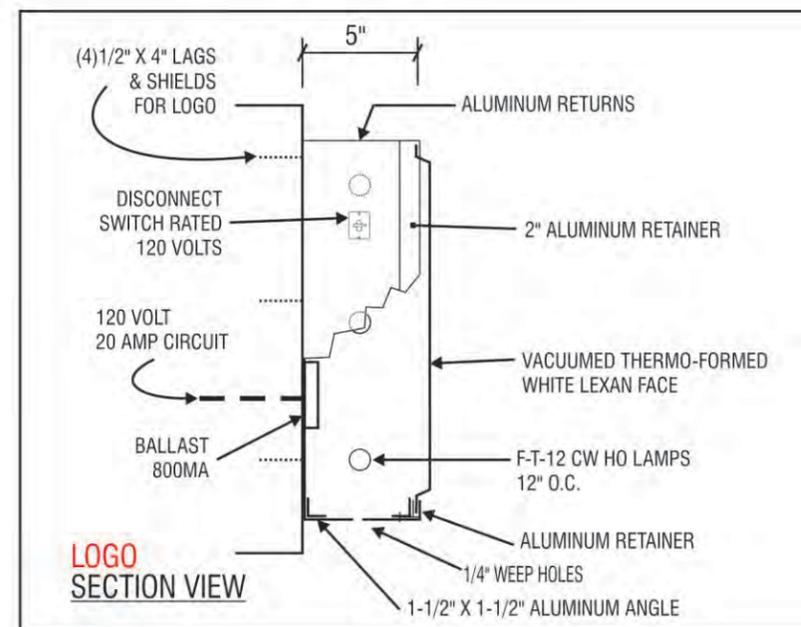
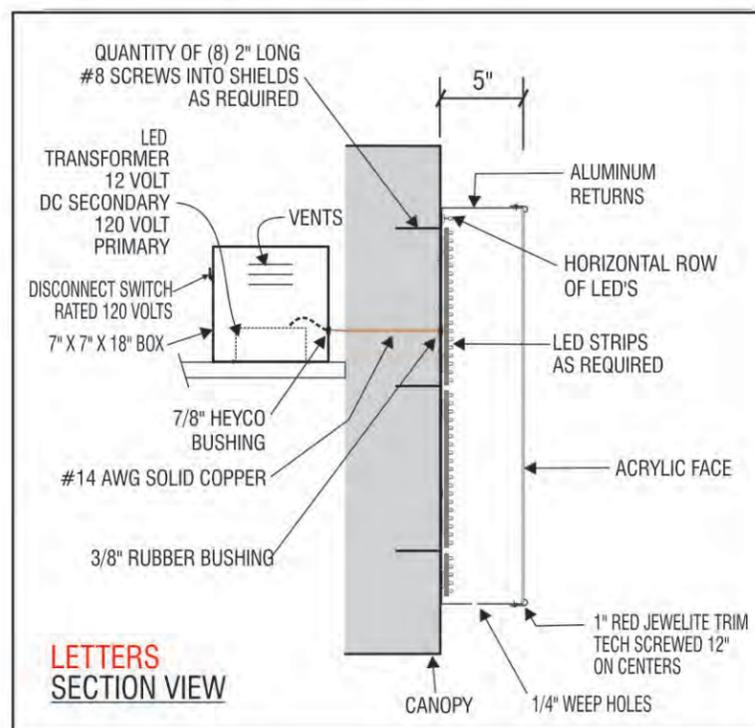


END VIEW OF LOGO



END VIEW OF LETTERS

MANUFACTURE AND INSTALL TWO (2) SET OF INTERNALLY ILLUMINATED LOGOS & LETTERS
SCALE: 3/4" = 1' - 0"



LOGO

(2) TWO ALUMINUM LOGO CABINET.

- .040 ALUMINUM 5" DEEP RETURNS PAINTED 'SILVER SATIN' .063 ALUMINUM BACKS 2" RETAINERS PAINTED 'SILVER SATIN'
- VACUUMED THERMO-FORMED LEXAN FACE
- FLUORESCENT ILLUMINATION. (120 VOLT)
- MOUNT FLUSH TO CANOPY FASCIA.

NOTE: LOGO DRAWS 5 AMPS ON A 20 AMP CIRCUIT. 120 VOLT PRIMARY POWER.

LETTERS

(2) TWO SET OF ALUMINUM PAN CHANNEL LETTERS.

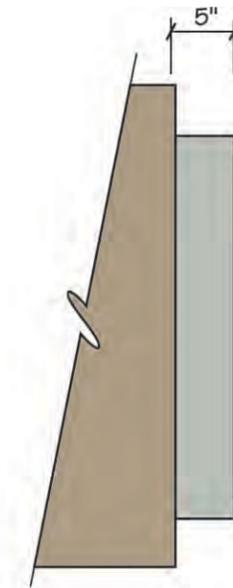
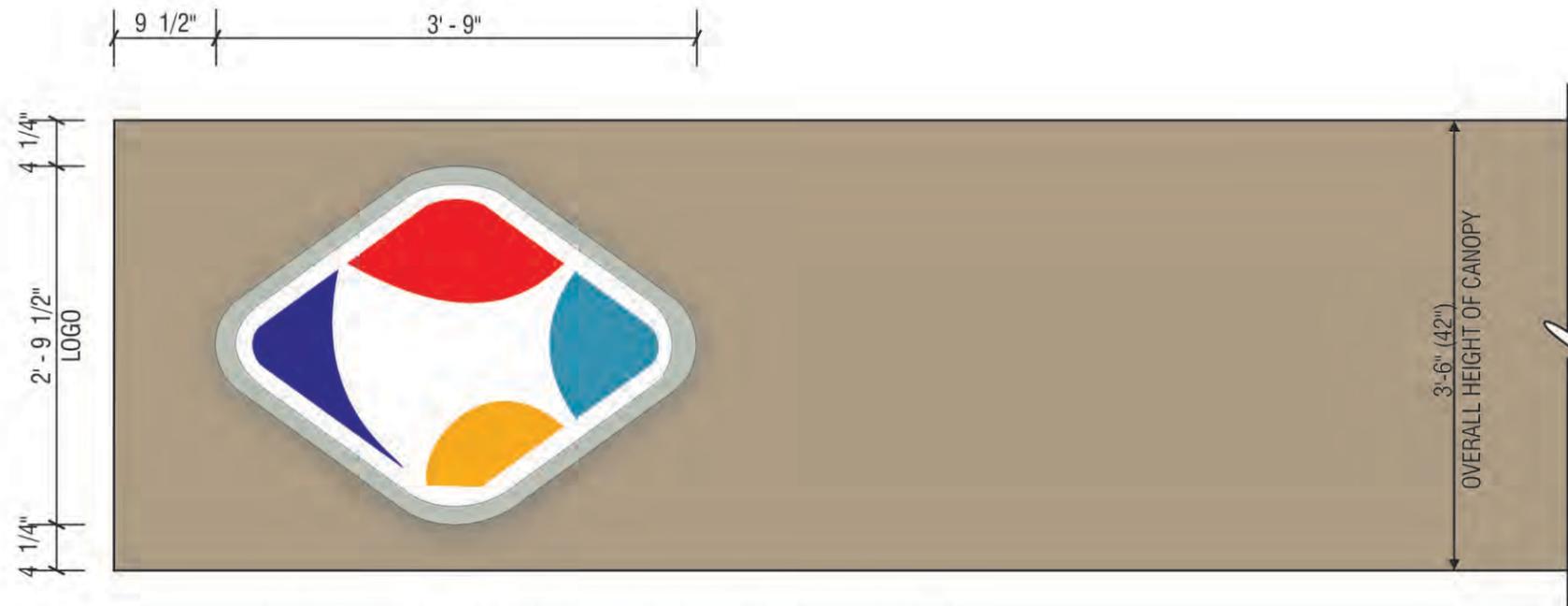
- .040 ALUMINUM 5" DEEP RETURNS PAINTED 'RED SATIN' .063 ALUMINUM BACKS.
- 3/16" RED ACRYLIC FACES #211-1 1" RED JEWELITE TRIM CAP
- RED L.E.D. ILLUMINATION / REMOTE POWER PACKS / 120 VOLT.
- MOUNT FLUSH TO CANOPY FASCIA.

NOTE: LETTERS DRAWS 3 AMPS ON A 20 AMP CIRCUIT. 120 VOLT PRIMARY POWER.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

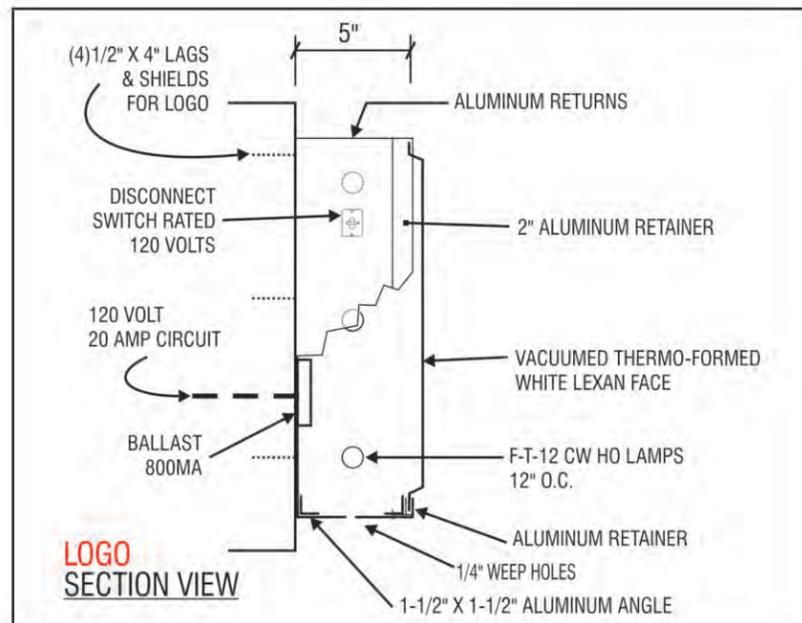
Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications
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LOGO SQUARE FOOTAGE
LOGO: 10.46



MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED LOGO
SCALE: 3/4" = 1' - 0"

END VIEW OF LOGO



LOGO

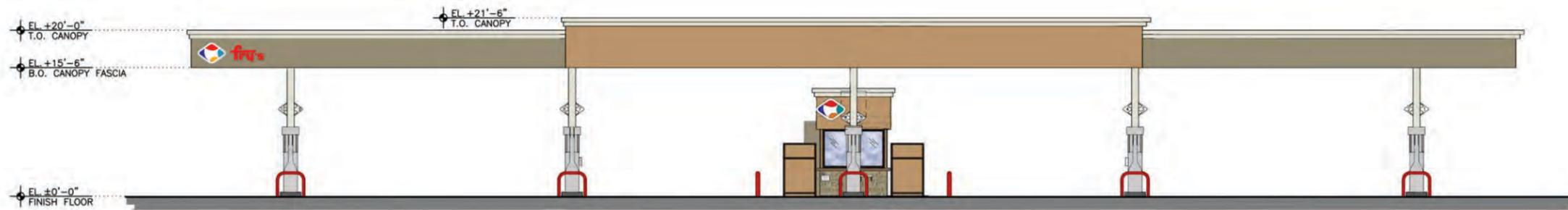
(2) TWO ALUMINUM LOGO CABINET.

- .040 ALUMINUM 5" DEEP RETURNS PAINTED 'SILVER SATIN' .063 ALUMINUM BACKS 2" RETAINERS PAINTED 'SILVER SATIN'
- VACUUMED THERMO-FORMED LEXAN FACE
- FLUORESCENT ILLUMINATION. (120 VOLT)
- MOUNT FLUSH TO CANOPY FASCIA.

NOTE: LOGO DRAWS 5 AMPS ON A 20 AMP CIRCUIT. 120 VOLT PRIMARY POWER.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

<p>Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.</p>	<p>Electrical Specifications All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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2 WEST ELEVATION
SCALE 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE 1/8"=1'-0"



1 NORTH ELEVATION
SCALE 1/8"=1'-0"

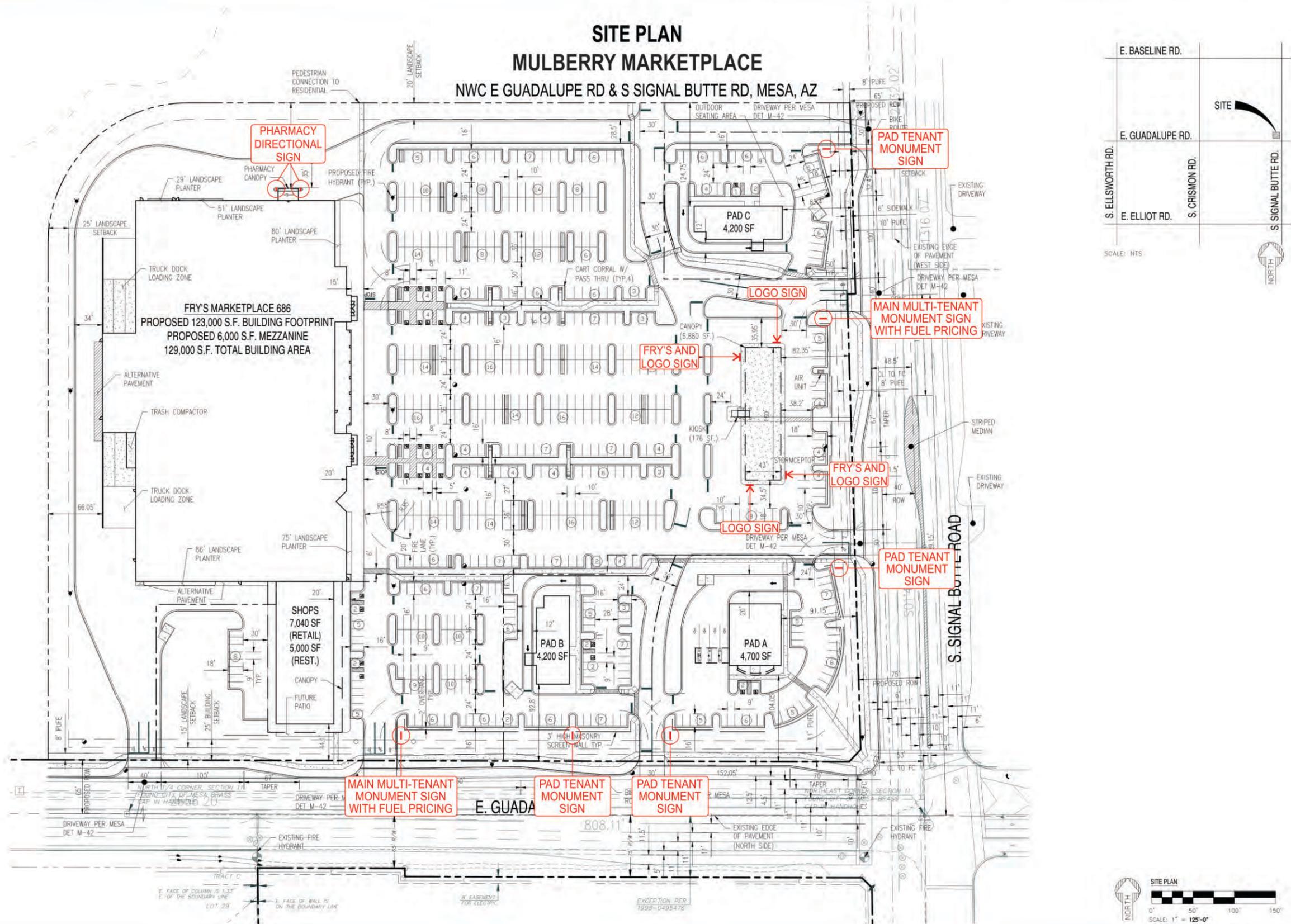


4 EAST ELEVATION
SCALE 1/8"=1'-0"

3' - 1 1/2"

2' - 4"

(2) TWO SINGLE FACE NON-ILLUMINATED LOGO ON KIOSK
SCALE: 3/8"=1'-0"
INSTALL (2) TWO PAN FORMED NON-ILLUMINATED LOGOS.
INSTALL LOGO'S WITH (10) #10 X 2" SCREWS PER LOGO.
ONE LOGO LOCATED ON FRONT KIOSK (LEFT SIDE).
ONE LOGO LOCATED ON REAR KIOSK (LEFT SIDE).
NON-ILLUMINATED.





View: Looking at Mulberry Shops Marketplace.



View: Looking in the Northwest direction towards Mulberry Shops Marketplace.



View: Looking in the Northeast direction.



BURGER KING CORPORATION
LIGHTING STANDARDS AND RECOMMENDATIONS

DECEMBER, 2013
UPDATED: DECEMBER 2015

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Background

This document provides a framework for Burger King Corporation’s standard lighting requirements. The guidelines are for both new construction restaurants and remodels/ retrofit projects. It has been developed to serve the following purposes:

- Provide Franchisees with the essential elements for lighting projects
- Provide a foundation for new restaurant lighting techniques to drive more business.
- Support cost-effective retrofits (partial and complete replacements) of lighting systems following a “best practice” approach that considers lighting consistency and practicality. This document may need to be customized for individual applications.

Building Design Premises

The lighting as shown on this document BKC 20/20 Lighting standards has been designed to complement the 20/20 building exterior with 20/20 Light Interior specifications per 2013 approved specs.

The standard guidelines recommend LED technology to save energy, maintain consistent lighting aesthetic long term, reduce maintenance costs and improve environmental sustainability.

The standard does not include information on control systems for additional energy savings. This information can be obtained from approved Lighting vendors

The information provided by BKC 20/20 Lighting standards shall be complemented by the Lighting schedules portion of the prototypical drawings posted at Designwithbk.com.

The schedules will include the lighting products from the different approved vendors in compliance with the standards requirements.

For every lighting project you should ensure that your Restaurant complies with applicable codes, federal, state and local laws including the Americans with Disabilities Act, as well as, any state and local disability laws.

20/20 NEW CONSTRUCTION Restaurants. Lighting Standards. Sites and Building Exterior

For the new restaurant sites the approved light options are:

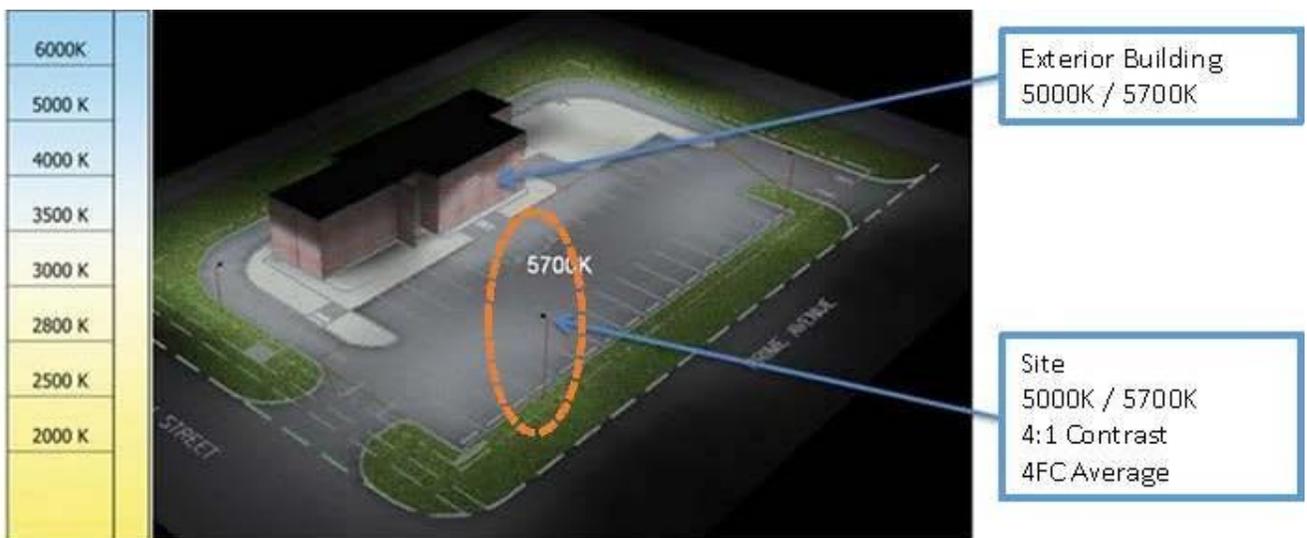
PROTOTYPICAL SITE LIGHTING STANDARD NEW CONSTRUCTION				
RESTAURANT ZONE	LIGHTING TYPE	AVERAGE ILLUMINANCE	TEMPERATURE	CONTRAST max:min
Site	LED	4 FC	5000K / 5700K	4:1 Maximum
Building Exterior <ul style="list-style-type: none"> • Building walls • Entrances/exits • Window protections • DT order station • In front of Trash Enclosures 	LED	6 FC	5000K / 5700K	-

The design premises for Site and Exterior building illumination are:

- Increment energy savings and reduce maintenance costs
- Light quality consistency
- Uniform and well controlled light distribution
- Cool lighting temperature versus warm interior color temperature

Uniform site lighting, with appropriate horizontal illumination (on the parking surface) and vertical illumination (at 5'-0 above finished grade) eliminates areas of contrast – dark zones vs. well lit areas –increasing safety and security.

The site lights will also evenly illuminate the building façade providing greater building visibility while helping to accentuate building entrances and signage, and provide an attractive outdoor environment with higher color definition.



20/20 NEW CONSTRUCTION. Restaurants. Lighting Standards. Building Interiors

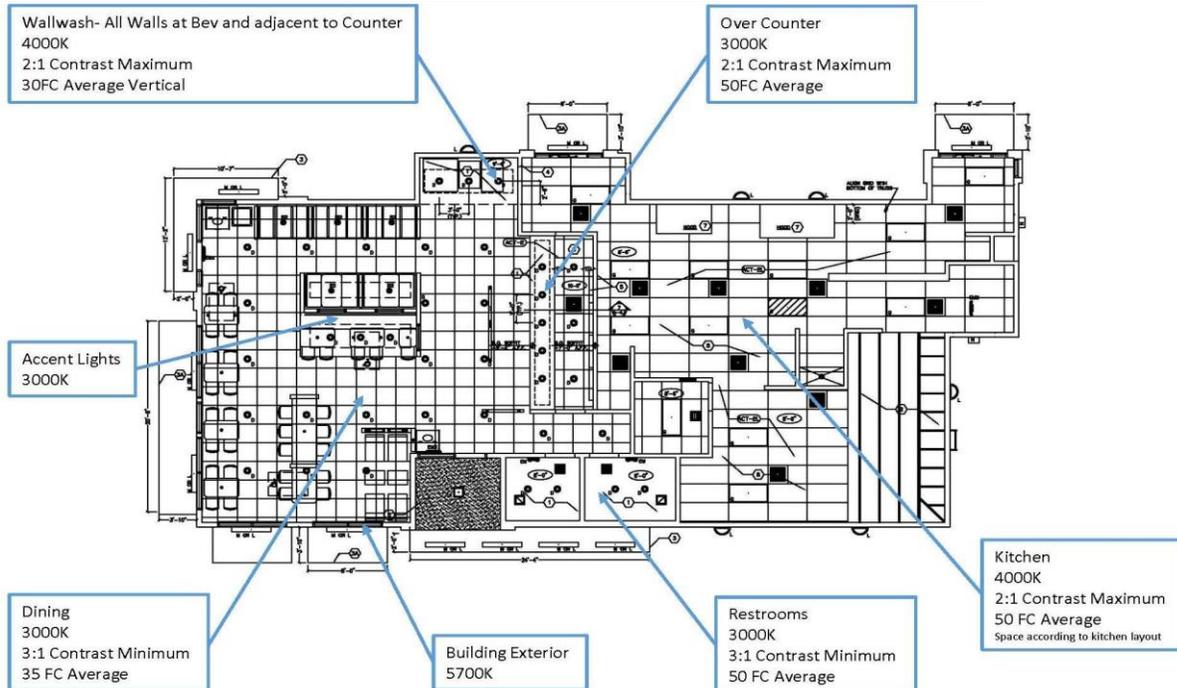
The New restaurants lighting standards includes different luminance intensity and temperatures for the different areas. The intention of the design is to provide

- Increased Contrast with Color/Intensity
- Illuminate Key Vertical Surfaces
- Insure Proper Color Rendering
- Warm lighting temperature versus cool exterior color temperature

For the new restaurants the approved Interior light options are:

PROTOTYPICAL LIGHTING STANDARDS NEW CONSTRUCTION					
RESTAURANT ZONE	LIGHTING SPECS	LIGHT FIXTURE TYPE	AVERAGE ILLUMINANCE	TEMPERATURE	CONTRAST max:min
Drink station and accent wall adjacent to FSC	LED	Wall washers & Down lights	30 FC Vertical	3500-4000 K	2:1
Dining room & FSC	LED	Down lights	35 FC	2700-3000 K	3:1 minimum
Dining room Artwork, murals /wall mounted merchandising	LED	Wall washers for each graphic	35 FC	2700-3000 K	3:1 minimum
Restrooms	LED	Down lights (if a stall is present part of the luminaries must be above enclosed section)	50 FC (Designed with no Physical Barriers in model)	3000	3:1
Kitchen /FSC	LED	2'x4'	50 FC	4000	2:1

20/20 NEW CONSTRUCTION Restaurants. Building Interiors LED/CFL General Specs



20/20 REMODELS Lighting Standards. Existing Sites and Building Exterior

The design premises for Site and Exterior building remodel illumination are:

- Increment energy savings and reduce maintenance costs
- Light quality consistency
- Uniform and well controlled light distribution
- Cool lighting temperature versus warm interior color temperature

The site and parking illumination shall be uniform, with appropriate light distribution, horizontal (on the parking surface) and vertical (at 5'-0 above finished grade)

The site and parking light fixture layout shall eliminate areas of high contrast – dark zones vs. well lit areas – a site and parking area illuminated in an even and uniform manner will be perceived as safe and secure, increasing the building street visibility.

The site lights shall evenly illuminate the building façade providing greater building visibility thru an attractive outdoor environment with higher color definition, a well illuminated façade will accentuate the building entrances and signage. Refer to Fig 1 and Fig 2 page 5

For the restaurant site and Building exterior remodels the approved light options are:

PROTOTYPICAL LIGHTING STANDARDS REMODELS					
RESTAURANT ZONE	LIGHTING SPECS	LIGHT FIXTURE TYPE	AVERAGE ILLUMINANCE	TEMPERATURE	CONTRAST
Site	LED	Varies Refer to Lighting Schedule	4 FC	5700 K	4:1 Maximum
Building Exterior	LED	Varies Refer to Lighting Schedule	6 FC	5700 K	-

Case Study 1 20/20 REMODEL. Existing Site and Building Exterior Illumination



Fig 1



Fig 2

Fig 1 and 2 show a remodeled Burger King building with appropriate new illumination:

- Uniform site lighting, adequate light temperature (white color) with appropriate parking surface and vertical illumination (at 5'-0 above finished grade) The site lighting design eliminates areas of contrast at the parking area– dark zones vs. well lit areas –increasing safety and security.
- The site lights evenly illuminate the building façade providing greater building visibility while helping to accentuate building entrances and signage, and provide an attractive outdoor environment with higher color definition.



Fig 3



Fig 4

Fig 3 and 4 show a remodeled Burger King building where the new site illumination has opportunities to be improved

- In this example the parking area has a uniform evenly distributed illumination in the correct light temperature but the site lights failed to illuminate the upper portion of the building creating high contrasts at the facades and diminishing the building street visibility.

20/20 REMODEL Lighting Standards. Existing Restaurant Interiors

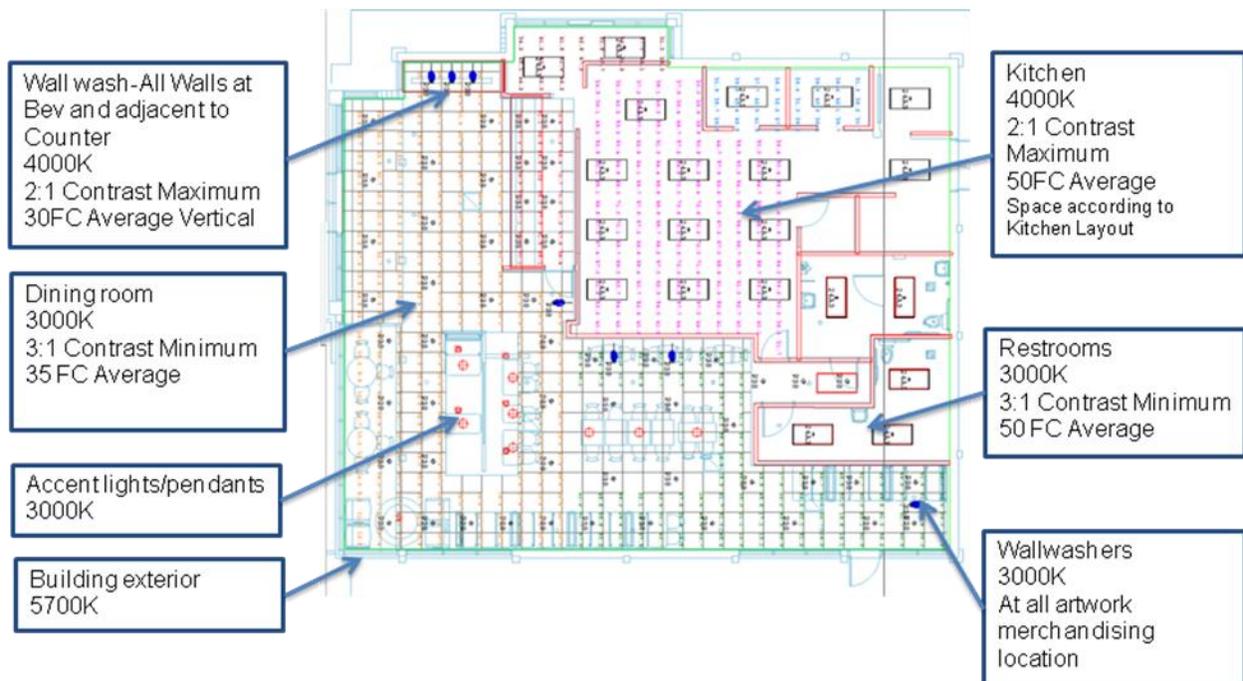
The Lighting standards for restaurant remodels requires specific luminance intensity and temperatures for the different restaurant areas . The intention of the design is to provide

- Increased Contrast with Color/Intensity
- Illuminate Key Vertical Surfaces
- Insure Proper Color Rendering
- Warm lighting temperature versus cool exterior color temperature

For the restaurant remodels the approved Interior light options are:

PROTOTYPICAL LIGHTING STANDARDS REMODELS					
RESTAURANT ZONE	LIGHTING SPECS	LIGHT FIXTURE TYPE	AVERAGE ILLUMINANCE	TEMPERATURE	CONTRAST
Building Interior Dining Room	LED	2'x2'	50 FC	3000 K	-
	LED recessed	Wall washers & Down lights	35 FC	3000 K	3:1
Kitchen	LED	2'x4'	50 FC	4000 K	2:1

20/20 REMODEL Interior LED/CFL Prototypical Lighting Standard



Case Study 2 REMODEL Building Interior Illumination

The New restaurants lighting standards includes different luminance intensity and temperatures for the different areas. The intention of the design is to provide

- Increased Contrast with Color/Intensity
- Illuminate Key Vertical Surfaces
- Insure Proper Color Rendering
- Warm lighting temperature versus cool exterior color temperature



Fig 1 Dining area **Before**
Fluorescent lights, Light temperature 4000k



Fig 2 Dining area **Before**



Fig 1 Dining area **After**
LED lights, Light temperature 3000k



Fig 2 Dining area **After**

Case Study 3 REMODEL Building Interior Illumination



Fig 3 Dining area **Before**
LED lights, Light temperature 3000k



Fig 4 Dining area **After**



Fig 3 Kitchen area **Before**
LED lights, Light temperature 4000k



Fig 4 Kitchen area **After**