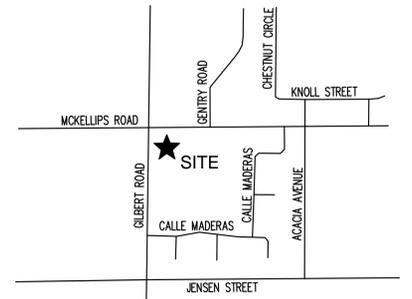


# PRELIMINARY G&D PLAN

SE Corner of Gilbert Road and McKellips Road  
Mesa, Arizona

## LEGEND

- SS PROPOSED SEWER SERVICE
- FIRE PROPOSED FIRE LINE
- DOM. W PROPOSED DOMESTIC WATER
- SURFACE FLOW SLOPE ARROW
- ===== NEW CURB AND GUTTER
- ===== NEW CURB AND GUTTER
- G.B. NEW GRADE BREAK
- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- S EXISTING SEWER LINE
- SD EXISTING STORM SEWER LINE
- T EXISTING TELEPHONE LINE
- W EXISTING WATER LINE



VICINITY MAP  
NOT TO SCALE

## DRAINAGE CALCULATIONS

**EXISTING CONDITIONS**  
 TOTAL BOUNDARY AREA = 0.4203 Ac.  
 ASPHALT PAVING AREA = 0.4034 Ac. X 0.85 = 0.3429 Ac.  
 GRASS LANDSCAPE AREA = 0.0169 Ac. X 0.15 = 0.0025 Ac.  
 0.3454 Ac.

WEIGHTED 'C' - 0.3454 Ac. / 0.4203 Ac. = 0.82  
 0.4203 Ac. X 0.82 X 2.20' / 12' = EXISTING VOL. 0.0632 Ac/FT.

**POST CONDITIONS**  
 TOTAL BOUNDARY AREA = 0.4203 Ac.  
 ASPHALT PAVING AREA = 0.2624 Ac. X 0.85 = 0.2230 Ac.  
 CONG / ROOF AREA = 0.0800 Ac. X 0.95 = 0.0760 Ac.  
 DG LANDSCAPE AREA = 0.0779 Ac. X 0.50 = 0.0390 Ac.  
 0.3380 Ac.

WEIGHTED 'C' - 0.3380 Ac. / 0.4203 Ac. = 0.80  
 0.4203 Ac. X 0.80 X 2.20' / 12' = POST COND. VOL. 0.0616 Ac/FT.

POST CONDITION RESULTS LESS VOL. BY 0.0016 Ac/FT.

## DEVELOPER

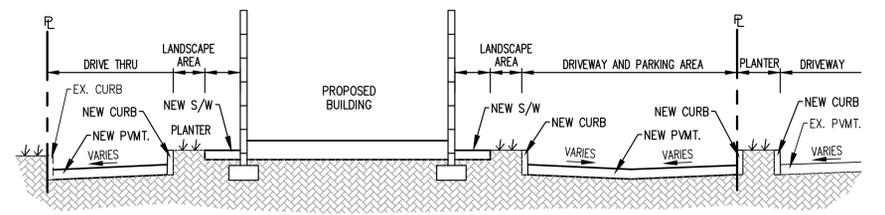
COLE VALLEY PARTNERS  
 220 NW 8TH AVENUE  
 PORTLAND, OR 97209  
 CONTACT: ZACH BONSALE  
 TEL. (415) 840-6086

## ARCHITECT

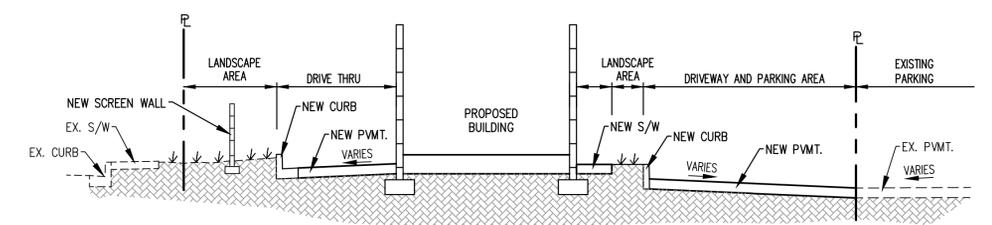
LEA - ARCHITECTS, LLC  
 1730 EAST NORTHERN AVENUE, SUITE 110  
 PHOENIX, AZ 85020  
 CONTACT: LANCE ENYART, AIA  
 TEL. (602) 943-7511

## ENGINEER

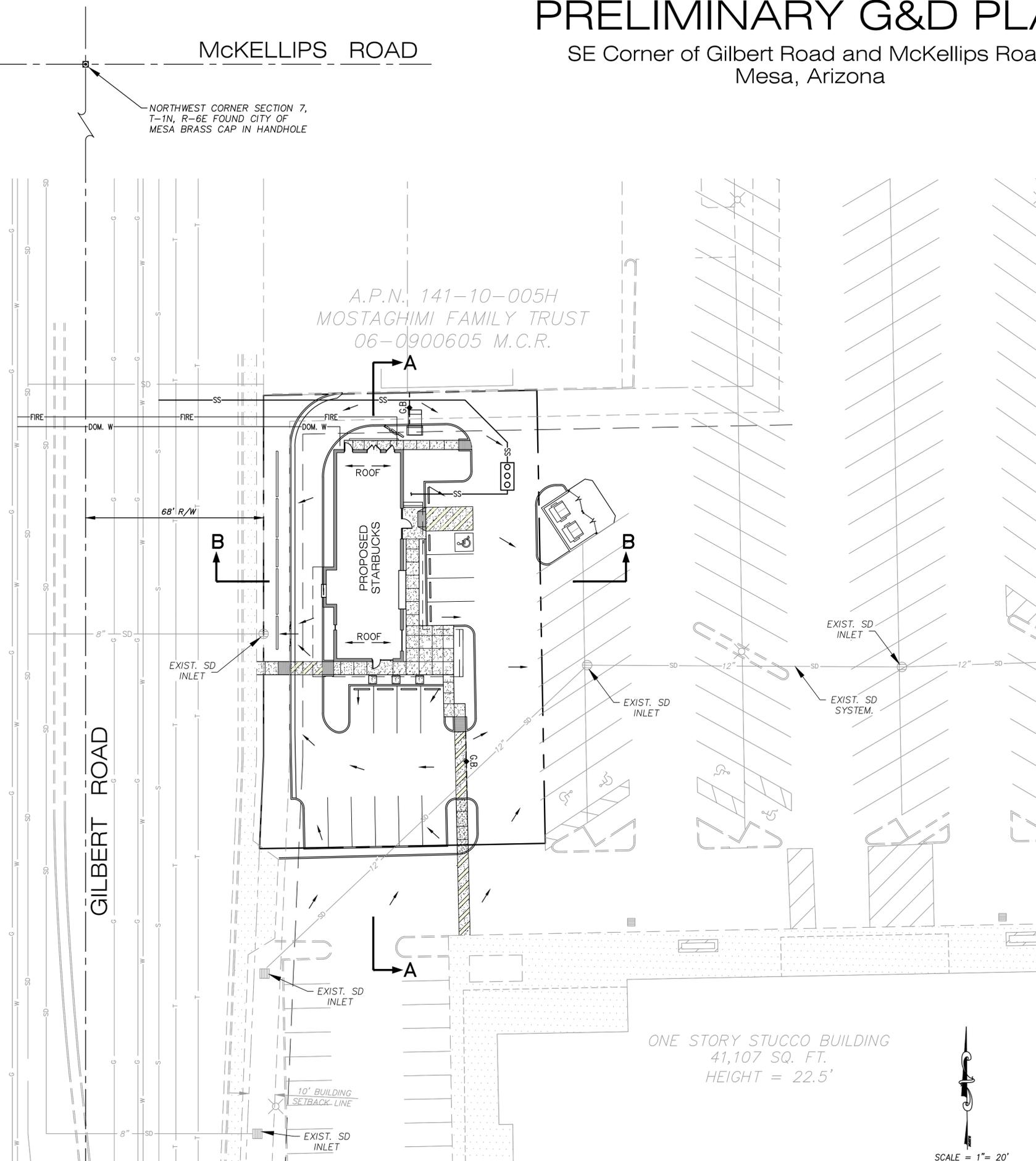
AMEC FOSTER WHEELER  
 4600 E. WASHINGTON STREET, SUITE 600  
 PHOENIX, AZ 85034  
 602-733-6000  
 CONTACT: ANDY ROMANCE



SECTION A-A  
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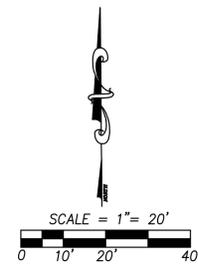


SECTION B-B  
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A.P.N. 141-10-005H  
 MOSTAGHIMI FAMILY TRUST  
 06-0900605 M.C.R.

ONE STORY STUCCO BUILDING  
 41,107 SQ. FT.  
 HEIGHT = 22.5'



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drawn by	GM	checked by	AR
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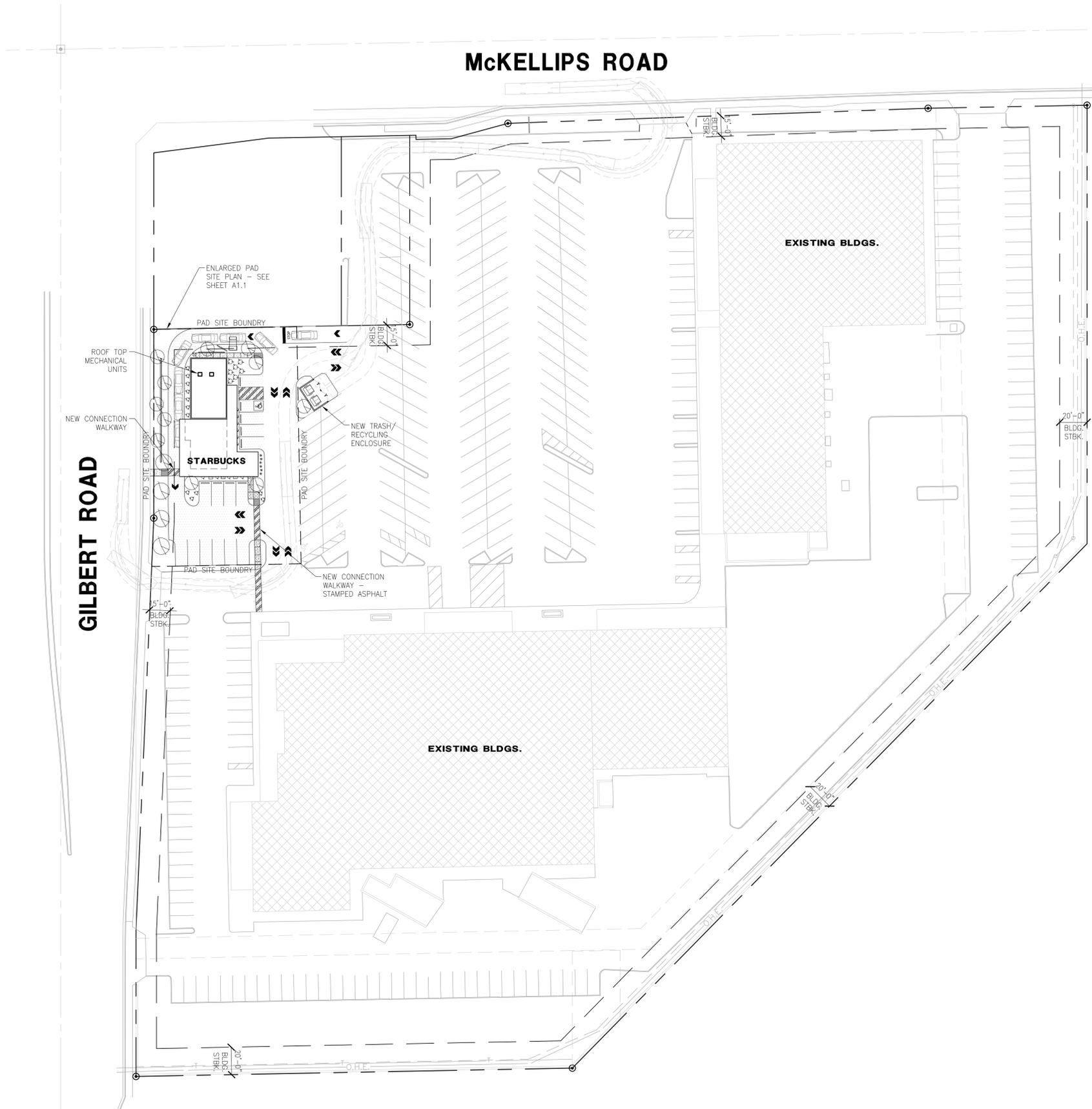
**STARBUCKS AT VILLAGE GROVE**

**SEC GILBERT AND MCKELLIPS  
MESA, AZ**

amec foster wheeler

**LEA - Architects, LLC**  
 1730 EAST NORTHERN PHOENIX, AZ  
 ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

**C1.0**



**OVERALL SITE PLAN**



SCALE: 1"=40'-0"

**PAVING LEGEND**

- PORTLAND CEMENT CONC. SIDEWALK W/FIBROUS REINFORCING - LIGHT BROOM FINISH - EXPOSED AGGREGATE PER PLAN
- ASPHALT PAVING

**GENERAL SITE NOTES:**

1. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH HE IS TO PERFORM HIS WORK. NO ALLOWANCE WILL BE MADE FOR FAILURE TO COMPLY.
2. GRADE SITE PER ARCHITECTURAL AND CIVIL DRAWINGS (U.O.N.)
3. CONTRACTOR SHALL DEMOLISH AND/OR CONSTRUCT AS REQUIRED AND DIRECTED BY ARCHITECT TO ACHIEVE FINAL RESULTS AS SHOWN AND DESCRIBED IN CONTRACT DOCUMENTS.
4. CONTRACTOR SHALL INSTALL SLEEVES FOR IRRIGATION AND ELECTRIC LINES PRIOR TO CONCRETE PLACEMENT (SEE OTHER SITE PLANS).
5. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE UNWANTED MATERIALS OFF-SITE AND DISPOSE.
6. ALL EXTERIOR METAL UTILITY/MECHANICAL CABINETS TO BE PAINTED. (COLOR BY ARCHITECT).
7. ALL SIGNAGE UNDER SEPARATE PERMIT.
8. ALL EXTERIOR ELEMENTS WHICH ARE NOT FACTORY FINISHED INCLUDING BUT NOT LIMITED TO STRUCTURE & MISC. STEEL/METAL, PIPES, CONDUIT, J-BOXES, FLASHING, FLANGES, FIXTURES, LOUVERS, GRILLS, VENTS, TRIM, DUCTS, CABINETS, PANELS, COVERS, ETC. SHALL BE PAINTED U.O. (COLORS TO BE SELECTED BY ARCHITECT).

**PROJECT ADDRESS**

SEC GILBERT RD & MCKELLIPS  
MESA, AZ 85213

SHOPPING CENTER PARCEL#141-10-0050

**ZONING**  
LIMITED COMMERCIAL (LC)

**SITE AREA**  
0.49 AC - COFFEE SHOP  
8.14 AC - EXISTING CENTER  
8.63 AC - TOTAL AREA

**PARKING**  
EXISTING SHOPPING CENTER - 354 SPACES  
DISTURBED SPACES - 40 SPACES  
SPACES REQ'D NEW  
COFFEE SHOP 2,000 S.F.(1:100) - 20 SPACES  
COFFEE SHOP PATIO 300 S.F.(1:200) - 2 SPACES  
COFFEE SHOP ADA(1:25 SPACES) - 1 SPACE  
SPACES PROVIDED COFFEE SHOP - 24 SPACES

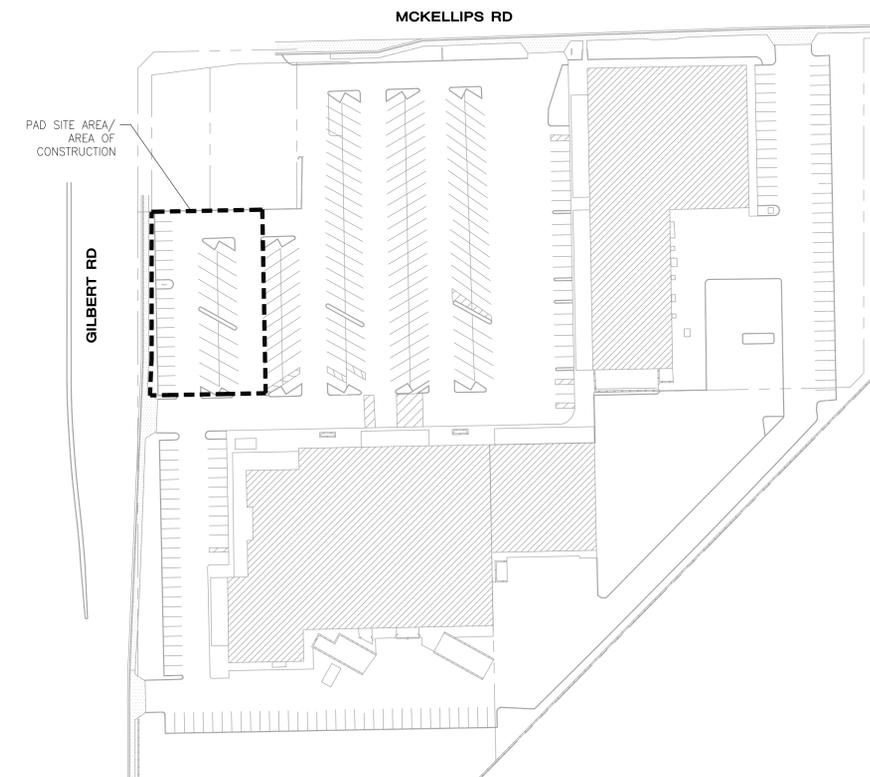
POST CONSTRUCTION  
NET SPACES TOTAL - 326 SPACES

SEE PARKING STUDY FOR ADDITION INFORMATION

**PROJECT OWNER/ DEVELOPER**

COLE VALLEY PARTNERS  
220 NW 8TH AVENUE  
PORTLAND, OR 97209  
CONTACT: ZACH BONSALE  
(415) 840-6089

**ARCHITECT**  
LEA - ARCHITECTS, LLC  
1730 E. NORTHERN AVE., SUITE 110  
PHOENIX, AZ 85020  
PRINCIPAL: LAWRENCE ENYART, AIA, LEED AP  
SR. PROJECT MANAGER: RANDY JONES, RA  
(602) 943-7511



**EXIST. OVERALL SITE PLAN**



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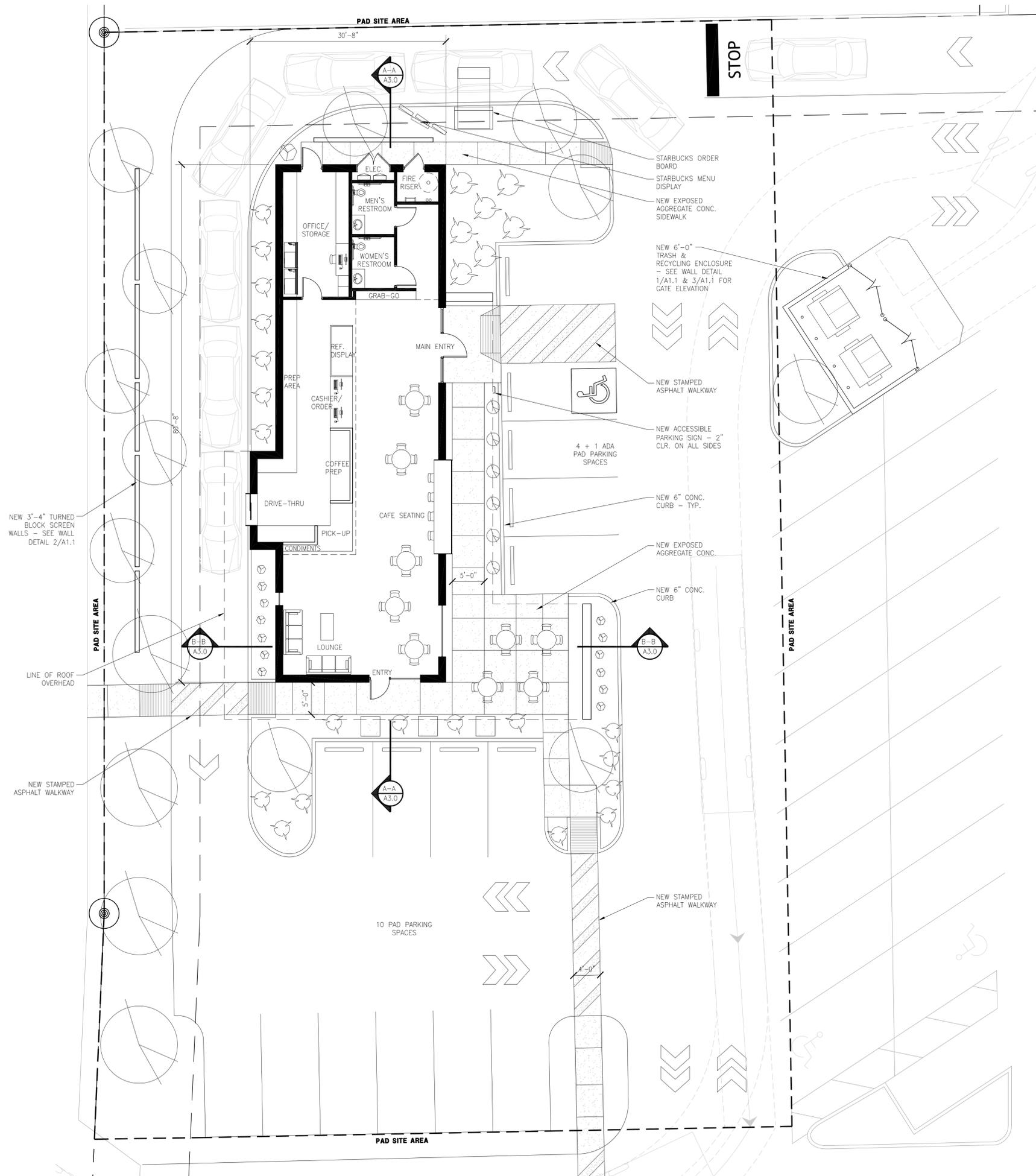
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drawn by	SC	checked by	LE/RJ
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REVISION			
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**STARBUCKS AT VILLAGE GROVE**

**SEC GILBERT & MCKELLIPS  
MESA, AZ**

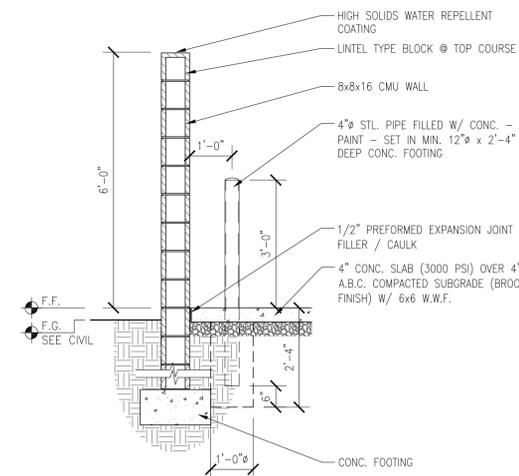
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EXPIRES 09/30/17  
**A1.0**

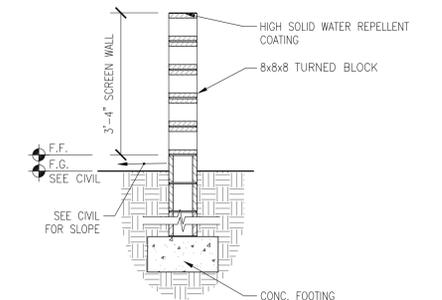


**GENERAL FLOOR PLAN NOTES:**

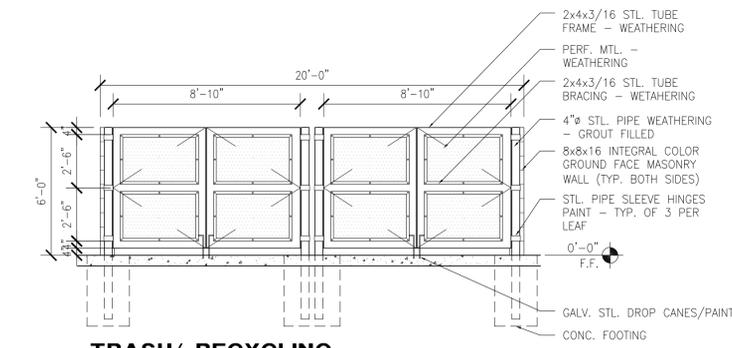
- CONTRACTOR'S OPTION:  
A. ALL AIR CONDITIONED ROOMS SHALL HAVE WALLS OR PARTITIONS THAT EXTEND TO THE STRUCTURAL ROOF DECK OR;  
B. ALL AIR CONDITIONED ROOMS SHALL HAVE WALLS OR PARTITIONS THAT TERMINATE 6" ABOVE A SUSPENDED ACOUSTICAL OR GYP. BD. CEILING WITH SOUND INSULATION PROVIDED ABOVE CEILING PER SPEC. SECTION 07200
- ACOUSTICAL PARTITIONS SHALL BE SEALED PER SPECS SECTION 09250
- ALL EXTERIOR MASONRY WALLS AND INTERIOR MASONRY WALLS ADJACENT TO THE APPARATUS BAY SHALL BE FILLED WITH MASONRY WALL INSULATION FILL SEE SPEC. SECTION 04300
- SEE STRUCTURAL FOR INTERIOR CONCRETE CONSTRUCTION/CONTROL JOINT LOCATIONS AND CIVIL FOR ALL EXTERIOR CONCRETE CONSTRUCTION/CONTROL JOINT LOCATIONS - CONTRACTOR TO REVIEW/COORDINATE JOINT LOCATIONS W/ ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
- PROVIDE AND INSTALL ALL BRACING, BLOCKING, ETC. AS REQUIRED FOR INSTALLATION OF ALL FIXTURES FURNISHINGS, AND EQUIPMENT.
- EXIT ILLUMINATION AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE W/ IBC - SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- DOOR FRAMES IN GYP. BD. PARTITIONS TO BE LOCATED 2" FROM ADJACENT WALL UNLESS SPECIFICALLY DIMENSIONED OR DETAILED OTHERWISE (TYP.)
- CORRIDOR/HALLWAY WIDTH SHALL BE AS DIMENSIONED. MIN. CLEAR WIDTH TO SATISFY A2DA SHALL BE 54"



**1 TRASH ENCLOSURE WALL**  
SCALE: 1/2" = 1'-0"



**2 SCREEN WALL SECTION**  
SCALE: 1/2" = 1'-0"



**3 TRASH/ RECYCLING ENCLOSURE GATE ELEVATION**  
SCALE: 1/4" = 1'-0"



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**STARBUCKS AT VILLAGE GROVE**

**SEC GILBERT & MCKELLIPS**  
MESA, AZ

**LEA - Architects, LLC**  
1730 EAST NORTHERN PHOENIX, AZ  
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

# STARBUCKS

MESA

(preliminary landscape plan)

## project consultants

### developers:

COLE VALLEY PARTNERS  
220 NW 8TH AVENUE  
PORTLAND, OR 97209  
PROJECT CONTACT: ZACH BONSALE  
PHONE: 415.840.6089

### architects:

LEA - ARCHITECTS, LLC  
1730 E. NORTHERN AVE, SUITE 110  
PHOENIX, AZ 85020  
PROJECT CONTACT: LANCE ENYART  
PHONE: 602.943.7511  
EMAIL: lance@lea-architects.com

### landscape architecture:

DESIGN ETHIC, LLC  
8526 EAST MITCHELL DRIVE  
SCOTTSDALE, ARIZONA 85251  
PROJECT CONTACT: BRANDON PAUL  
PHONE: 480.225.7077

## site data:

GROSS SITE AREA: 21,344 SF (.49 ACRES)  
ON-SITE LANDSCAPE AREA: 4,583 S.F. (21.4 %)

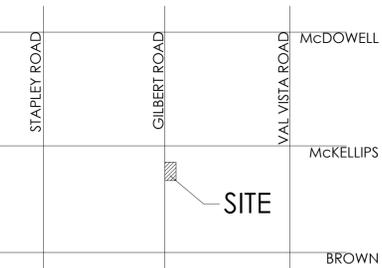
## city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

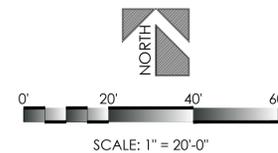
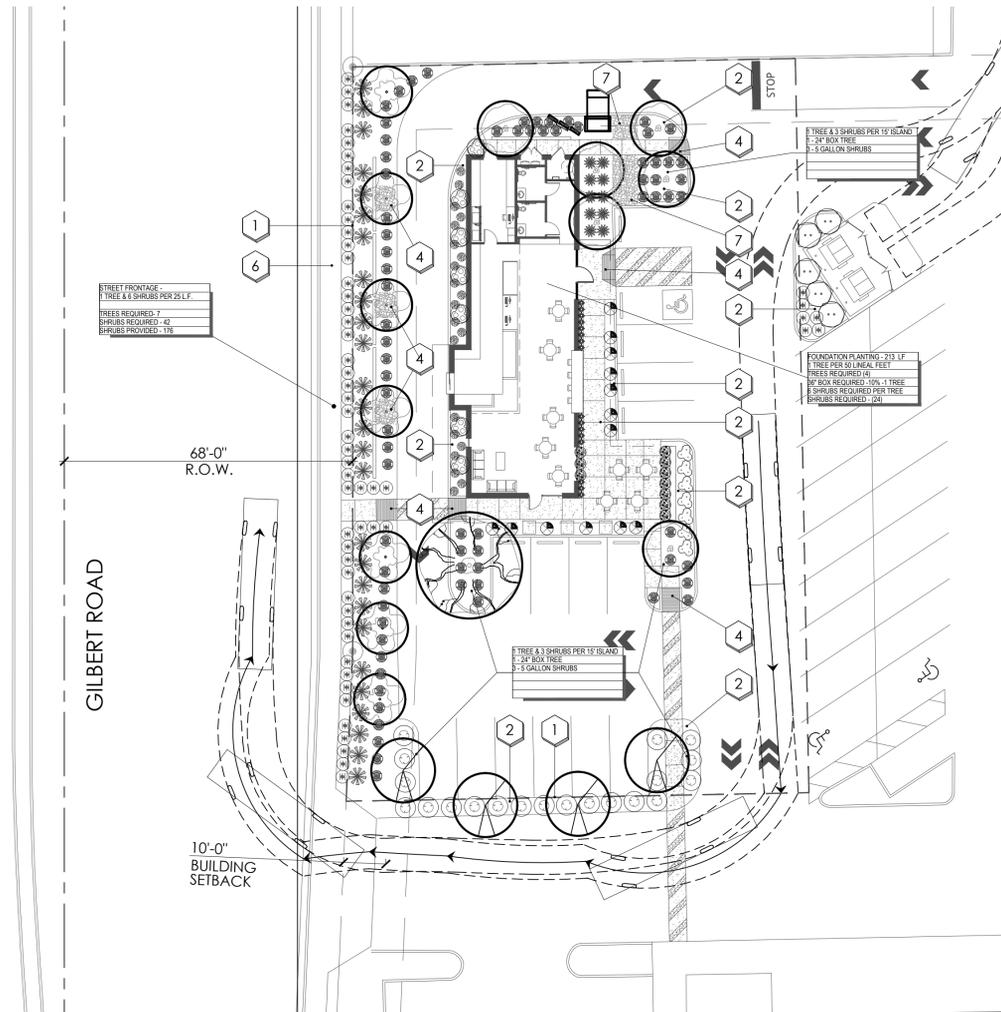
ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY MANAGEMENT COMPANY.

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

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.



vicinity map

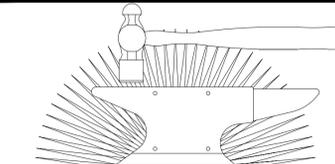


## planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 SIDEWALK.
- 7 3'-6" FRACTURED GRANITE

## plant legend

botanical name	common name	emitters	size	qty	comments
<b>trees</b>					
CAESALPINIA CACALACO	'SMOOTHIE'	(5 @ 1.0 GPH)	24" BOX	6	H., W., CAL. STAKE IN PLACE
NERIUM OLEANDER	STANDARD OLEANDER	(5 @ 1.0 GPH)	24" BOX	4	H., W., CAL. STAKE IN PLACE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	(5 @ 1.0 GPH)	24" BOX	7	H., W., CAL. STAKE IN PLACE
PROSOPIS SEEDLESS	HYBRID 'AZT™'	(5 @ 1.0 GPH)	24" BOX	1	H., W., CAL. STAKE IN PLACE
<b>shrubs</b>					
NERIUM OLEANDER	PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	20	
RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	74	
CORDIA PARVIFOLIA	LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	5	
<b>accents</b>					
AGAVE AMERICANA MEDIA PICTA "	MEDIA PICTA "ALBA"	(1 @ 1.0 GPH)	5 GAL.	27	GREEN & WHITE AGAVE AMERICANA
AGAVE DESMETTIANA VARIEGATA	VARIEGATED AGAVE DESMETTIANA	(1 @ 1.0 GPH)	5 GAL.	10	
ALOE X. BLUE ELF	BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	16	
EUPHORBIA TRICUCALLI	STICKS OF FIRE	(1 @ 1.0 GPH)	5 GAL.	7	
LOPHOCEREUS SCHOTTII	MONSTROSE TOTEM POLE CACTUS	(1 @ 1.0 GPH)	5 GAL.	7	
MUHLENBERGIA CAPILLARIS	REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	13	
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	10	
<b>accents</b>					
THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA	(1 @ 1.0 GPH)	5 GAL.	21	
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	(1 @ 1.0 GPH)	5 GAL.	57	
<b>inerts</b>					
1/2" MINUS DECOMPOSED GRANITE	TABLE MESA BROWN	1/2"-MINUS	-	-	2" MINIMUM IN ALL PLANTERS
3" - 6" FRACTURED RIP RAP	TABLE MESA GOLD	3" - 6"	393 SF	-	2" MINIMUM IN ALL PLANTERS



**DESIGN ETHIC**  
LANDSCAPE ARCHITECTURE  
FORGING NEW ENVIRONMENTS  
7201 E. GAMBELBACK # 250 SCOTTSDALE, ARIZONA 85251  
480.225.7077

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STARBUCKS AT VILLAGE GROVE

SEC GILBERT & MCKELLIPS RD  
MESA, AZ



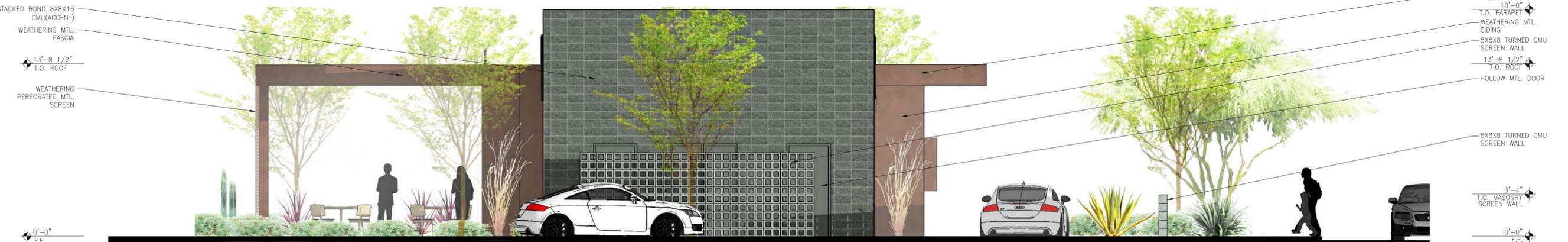
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L.01 of L.01



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

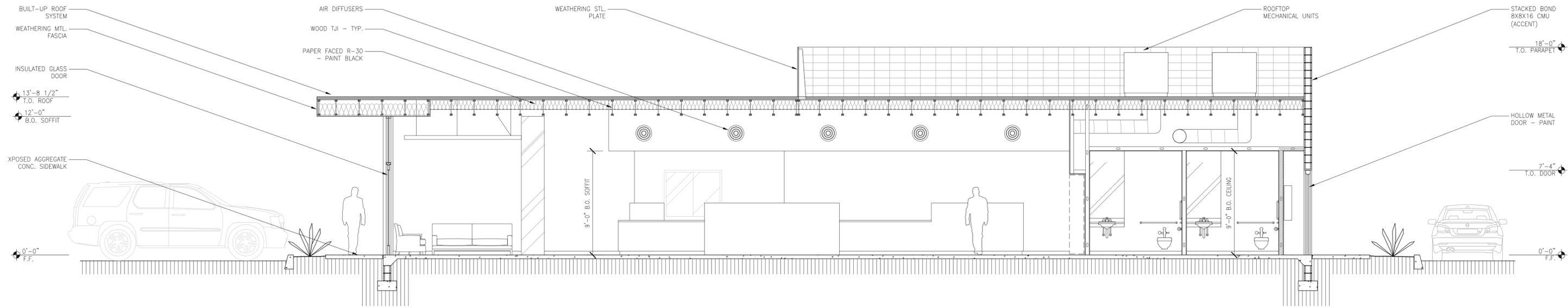
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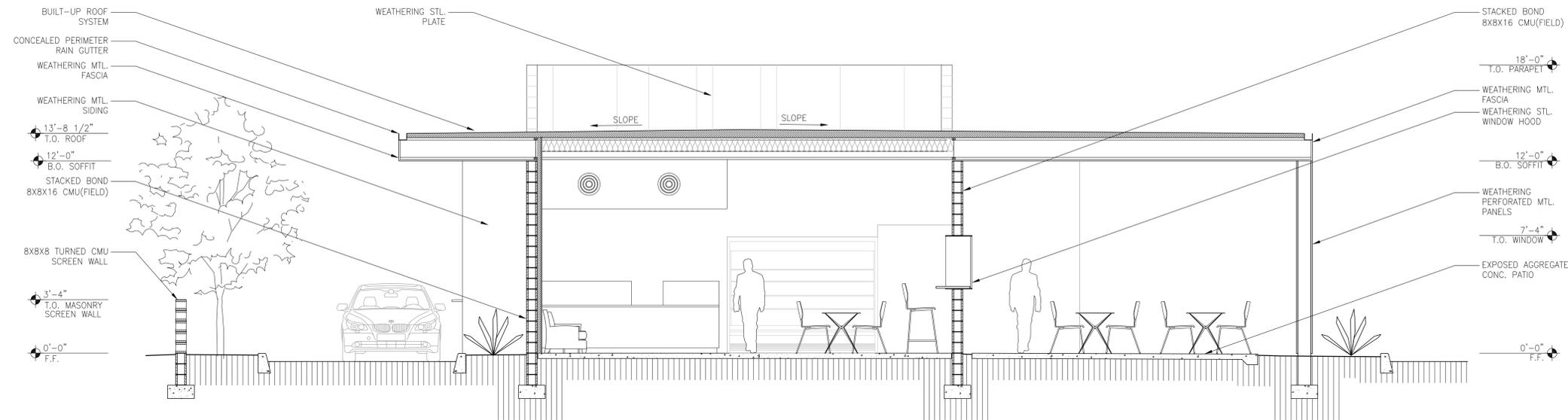
**STARBUCKS AT VILLAGE GROVE**

**SEC GILBERT & MCKELLIPS**  
MESA, AZ

**LEA - Architects, LLC**  
1730 EAST NORTHERN PHOENIX, AZ  
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**SECTION A-A**



**SECTION B-B**



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**STARBUCKS AT VILLAGE GROVE**

**SEC GILBERT & MCKELLIPS**  
**MESA, AZ**

**LEA - Architects, LLC**  
 1730 EAST NORTHERN PHOENIX, AZ  
 ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

**A3.0**



# Starbucks at village grove



1 VIEW EAST



2 VIEW NORTH



3 VIEW SOUTH-WEST



4 VIEW WEST