



1 MAIN ENTRANCE ELEVATION

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



2 DRIVE THROUGH ELEVATION

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



3 FRONT ELEVATION

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



4 REAR ELEVATION

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



- CMU-1 CMU: TRENWYTH TRENDSSTONE
GROUND FACE COLOR: LINCOLN
- CMU-2 CMU: TRENWYTH TRENDSSTONE
GROUND FACE COLOR: MISSION WHITE
- EIFS-1 EIFS: STO CORP., SHERWIN WILLIAMS
COLOR: SW 7038 TONY TAUPE
- EIFS-2 EIFS: STO CORP., SHERWIN WILLIAMS
COLOR: SW 6013 BITTER CHOCOLATE
- PNT-1 PAINT: SHERWIN WILLIAMS
COLOR: SW 6013 BITTER CHOCOLATE
- CONC-1 CONCRETE: FITZGERALD FORMLINERS
14362 NORFOLK RIB COLOR: 61078 SIERRA
- FRAM-1 STOREFRONT FRAMING: EFCO CORP
COLOR: DARK BRONZE ALUMINUM
- MTL-1 PREFINISHED METAL: BERRIDGE MFG
COLOR: AGED BRONZE
- FCMT-1 FIBER CEMENT: PANEL SYSTEM
COLOR: GREAT PLAINS GOLD BM1077

DRAWN BY: NO. DATE

CHECKED BY: REVISION



BURGER KING CORP./KRAF INC.
5070 N. 40TH ST. SUITE 100
PHOENIX, ARIZONA 85018
PHONE: 602.273.7997

SEG

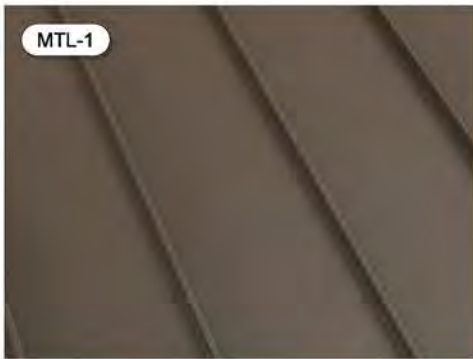


PROJECT #
BURGER KING RESTAURANT
N ELLSWORTH & PECOS ROADS
MESA, ARIZONA 85212

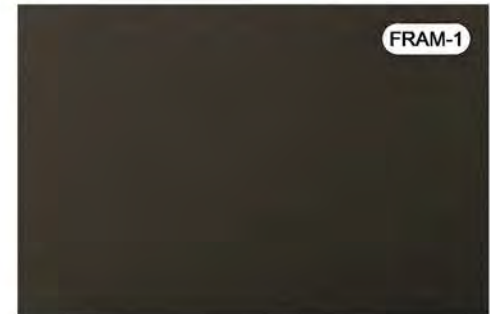
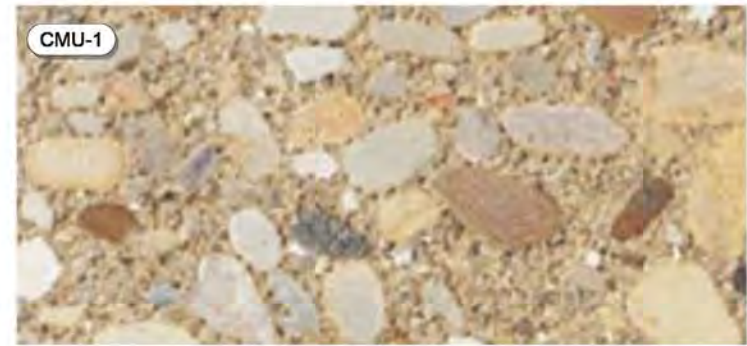
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EXTERIOR ELEVATIONS - COLOR

8280 E. GELDING DR. #101, SCOTTSDALE, AZ 85260
WWW.AZSEG.COM TEL. 480.588.7226



- CMU-1 CMU: TRENWYTH TRENDSTONE
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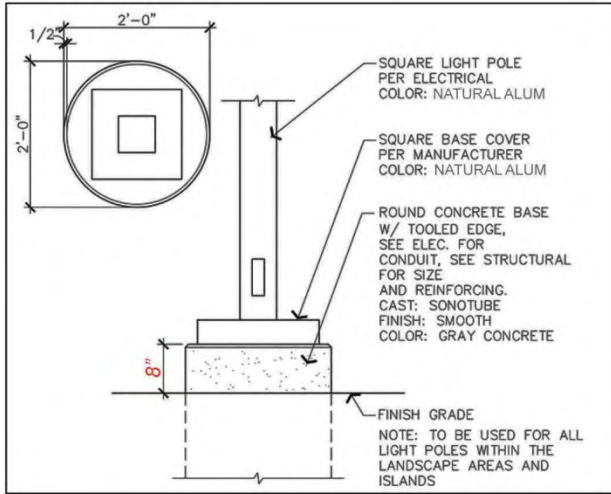
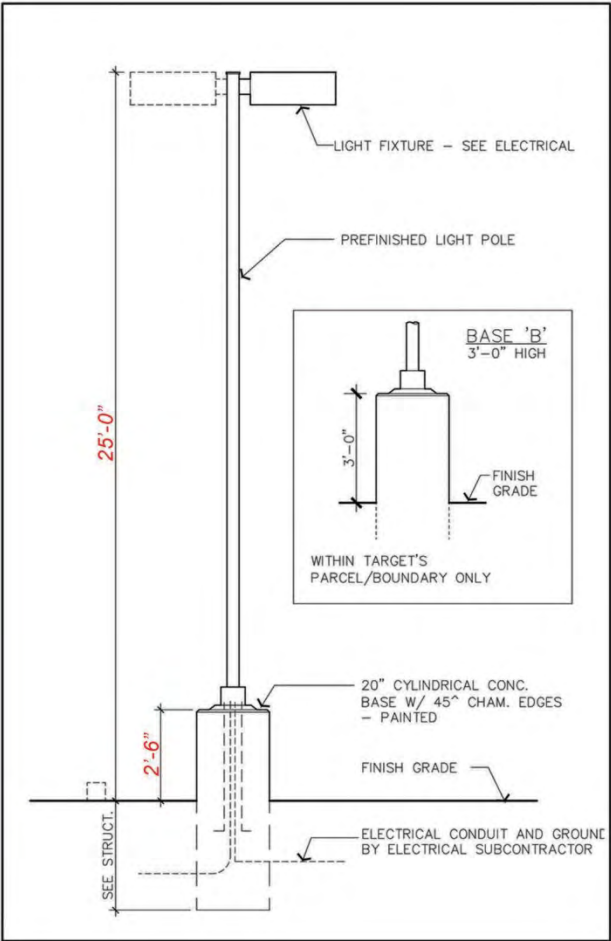


SEG

8280 E. GELDING DR #101, SCOTTSDALE, AZ 85260
WWW.AZSEG.COM TEL. 480.588.7226

BURGER KING RESTAURANT
ELLSWORTH & PECOS
MESA, ARIZONA

D. Parking Field Standard Fixture



DNA
LITHONIA
Natural Aluminum

COLOR



D-Series Size 2 LED Area Luminaire



Catalog
Number:

Notes:

Type:

Specifications

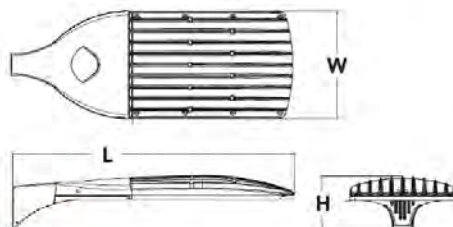
EPA: 2.0 ft²
(0.19 m²)

Length: 40"
(1016 mm)

Width: 15"
(381 mm)

Height: 7-1/4"
(184 mm)

Weight (max): 36 lbs
(16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics	530 530 mA	30K 3000K	T1S Type I Short	T1TM Forward Throw Medium	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁴ RPUMBA Round pole universal mounting adaptor ³ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁴
		700 700 mA	40K 4000K	T2S Type II Short	T2VM Type V Very Short	
		1000 1000 mA (1 A)	50K 5000K	T2M Type II Medium	T2SS Type V Short	
			AMBPC Amber phosphor converted	T3S Type III Short	T3SM Type V Medium	
	Rotated optics¹			T3M Type III Medium	T3SW Type V Wide	
				T4M Type IV Medium		
	90C 90 LEDs					

Control options

Shipped installed

PER NEMA twist-lock receptacle only (no controls)⁵

PER5 Five-wire receptacle only (no controls)^{5,6}

PER7 Seven-wire receptacle only (no controls)^{5,6}

DMG 0-10V dimming driver (no controls)⁷

DCR Dimmable and controllable via ROAM[®] (no controls)⁸

DS Dual switching^{9,10}

PIRH Motion sensor, 15-30' mounting height¹¹

BL30 Bi-level switched dimming, 30%^{10,12}

BL50 Bi-level switched dimming, 50%^{10,12}

PVMTDD3 Part night, dim till dawn¹²

PVMTSD3 Part night, dim 5 hrs¹²

PVMT6D3 Part night, dim 6 hrs¹²

PVMT7D3 Part night, dim 7 hrs¹²

Other options

Shipped installed

IIS House-side shield¹³

SF Single fuse (120, 277, 347V)²

DF Double fuse (208, 240, 480V)²

L90 Left rotated optics

R90 Right rotated optics

Finish (exposed)

DDBXD Dark bronze

DBLXD Black

DNAXD Natural aluminum

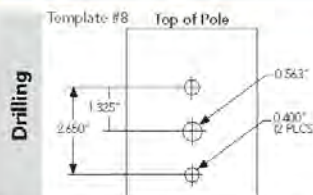
DWIXD White

DDBTXD Textured dark bronze

DBLBXD Textured black

DNATXD Textured natural aluminum

DWHGXD Textured white



DSX2 shares a unique drilling pattern with the AERIS[™] family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°**
DM29AS	2 at 180°	DM39AS	3 at 90°**
DM49AS	4 at 90°**	DM32AS	3 at 120°**

Example: DSX2 20 40 DM19AS 000X0

Visit lithonia-lighting.com to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Controls & Shields

Accessories

Ordered and shipped separately

DL127 1.5 J/U	PhotoCell - SLL twin-lock (120-277V)*
DL1347 1.5 CUL J/U	PhotoCell - SLL twin-lock (347V)*
DL1480 1.5 CUL J/U	PhotoCell - SLL twin-lock (480V)*
SC U	Shunting cap**
DSQHS 80C U	House-side shield for 80 LED unit
DSQHS 90C U	House-side shield for 90 LED unit
DSQHS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)*

For more control options, visit DCL.com and ROAM.com online.

Tenon Mounting Slipfitter**

For use with:	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. Rotated optics option (L90, R90) required for 90C.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. Available as a separate combination accessory: PUMBA (finish) U. Round pole must have 4" O.D. minimum; 1.5 G vibration load rating per ANSI C136.21.
4. Must be ordered as a separate accessory; see Accessories Information. For use with 2.0/0.8" O.D. mast arm (not included).
5. PhotoCell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
6. If ROAM nodes required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
7. 347 or 480 voltage option with DMG requires 1000 mA.
8. Specifies a ROAM enabled luminaire with 0-10V dimming capability. PER option required. Additional hardware and services required for ROAM deployment must be purchased separately. Call 1-800-442-6745 or email sales@roamcontrols.net. Not available with PIRH, DS, BL30, BL50, PER5, PER7, or part night options (PVMTxxx).
9. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. Not available with 90C 530, 90C 530, PER, IERS, PER7, DCR, BL30, BL50, or part night options (PVMTxxx).
10. Requires an additional switched line.
11. Specifies the SensorSwitch[™] DCR 4-20V control; see lithonia-lighting.com for details. Dimming driver standard. Not available with BL30, BL50 or DCR.
12. Dimming driver standard. Not available with 347V, 480V, DCR, DS, or PIRH.
13. Also available as a separate accessory; see Accessories Information.
14. Requires luminaire to be specified with PER, PER5 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.



December 20, 2018

City of Mesa
11555 W Civic Center Drive
Mesa, Arizona 85653

**RE: Project Narrative
Proposed Burger King
9063 E. Pecos Road, Mesa
SWC of Ellsworth & Pecos Roads, Mesa, AZ
APN# 304-62-784A
PRS18-00794**

We are submitting this request on behalf of KRAF, Inc., for a combined Site Plan Review and Design Review Board Review.

INTRODUCTION & PURPOSE OF THE REQUESTS:

KRAF is proposing a 3,430 square-foot drive-thru restaurant on a 1.068-acre site, with interior dining accommodating approximately 70 persons, to be built as new construction on a future building pad (Lot 3,) which will be part of a larger commercial center at the southwest corner of Ellsworth Road and Pecos Road in Mesa, AZ. The restaurant's wrap-around drive-thru will provide stacking for approximately 8 vehicles. Overall parking provided for the new development is proposed to be approximately 35 spaces of which there are 2 ADA parking spaces. Required parking is also 35 spaces.

Application is being made for Site Plan approval for the project, as well as Design Review Board approval for the design of the restaurant and landscaping.

EXISTING & PROPOSED DEVELOPMENT:

The site is currently a large parcel of vacant agricultural land of approximately 71.72 acres that lies between Pecos Road and Germann Road, and whose eastern boundary is along Ellsworth Road. The site for this Burger King represents a small portion (Lot 3) of the entire project, and the larger project's final plat and improvement plans for Ellsworth Road are currently under review.

The parcel is currently zoned LI (Light Industrial), and a fast-food restaurant with a drive-thru is a permitted use for this zoning.

The site is located within the Logistics and Commerce District of the Gateway Strategic Development Plan. This type of convenient and fast-service restaurant will be ideal to serve workers who will be working and living in this area in the future. The project site is also adjacent to nearby industrial zoning and this will serve to shorten commutes and give workers the ability to choose alternatives to motorized vehicle transportation.

The new restaurant will provide interior seating only, and the restaurant will be connected via walkways to new public sidewalks that will be built as part of the street improvements on Ellsworth and Pecos Roads. Landscaping and accent walls along the frontage will visually enhance the streetscape and make access to the site more inviting. The new landscaping that is provided and will comply with ordinance requirements. Signage will be submitted as a separate submittal and will be incorporated into an overall signage plan for the whole commercial center. Street lights will also be part of a lighting master-plan and will be shielded from traffic and adjacent properties.

ORDINANCE CONSIDERATIONS:

Mesa Ordinance 11-31-18 requires that the visual impact of drive-thru lanes be minimized. For this site, the drive-thru is perpendicular to adjacent the roadway (Ellsworth Road) so that auto-queuing will not be visible from either the roadway or the onsite access easement. The raised, landscaped median immediately adjacent to the drive-thru lane has been replaced with a painted median in order to facilitate a new Burger King service that will require that drivers be able to leave the line and enter the by-pass lane when they are given their order by a Burger King employee. (The idea is that small and simple orders will be carried out to waiting customers so that they will not have to wait for those queued in front of them.)

There is a 5' landscaped median adjacent to the by-pass lane that will block the views of the line from adjacent parcels, and a wide landscaped foundation base has been provided as required.

Because the improvement plans for Ellsworth Road are currently under review by Mesa, specific questions regarding the Ellsworth median break, the common drive at the rear of the site, the pedestrian-path network connecting the parcels, and common-area wall design and details will require additional input from the master developer when the review is completed.

ADJACENT LAND USE – CONTEXT:

The parcel is bound by Germann Road to the south, Pecos Road to the north and Ellsworth Road to the east. Onsite and adjacent land use designations, zoning, and existing uses are as follows:

	GP Land Use Descriptions	Zoning
North	Across Pecos – Vacant Agricultural	LI
Northeast	Across Pecos & Ellsworth – Vacant Agricultural	LI
East	Across Ellsworth – Vacant Agricultural	LI
Southeast	Across Germann & Ellsworth – Residential Plat	R1-5
South	Across Germann	R1-43
West	Built and Unbuilt Industrial	LI

ARCHITECTURAL CONSIDERATIONS:

Mesa has established design principles to ensure the goal of enhancing built and natural environments, while mitigating project impacts of adjacent development.

It is the intent of KRAF to provide complementary building aesthetics to the surrounding properties and buildings. The proposed restaurant and canopy are designed to provide a familiarity for the customer,



while still allowing some site-specific flexibility. The façade includes brick and wood veneers, and paint colors that will accent the future surrounding buildings, while still providing style and color themes acceptable to Mesa and Burger King, including color and texture considerations that remain consistent with zoning code intent.

Lighting will be provided through new perimeter pole lights as well as sconce lights attached to the building. A light band is attached and will provide accent lighting that will not cause light pollution to any adjacent parcels or streets. Cut sheets of the lighting are attached as a part of the DRB submittal.

No known topography concerns or natural features exist that would hinder this site use. Grading changes and impacts on surrounding areas caused by this new development will be minimal.

CONDITIONAL USE CONSIDERATIONS:

This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Lighting will be directed away from surrounding areas and meet code requirements.

No unusual traffic volumes or characteristics are anticipated. The site provides easy access and circulation for traffic off the main road and within the development.

Please let me know if I can be of any assistance or if you have any question about the subject.

Sincerely,

Eric J. Gerster
Sustainability Engineering Group
eric@azseg.com
(480) 462-2783