



STEWART + REINDERSMA ARCHITECTURE, PLLC

September 23, 2016

RE: Andy's Frozen Custard – Project Narrative
1353 E. McKellips Rd.
Mesa, AZ 85203
SRA Project No.: 16-077

Case Number: PS16-066

The proposed project is a new restaurant serving only frozen custard desserts, drinks and floats. The stand-alone building is an approximately 1,500 S.F Andy's Frozen Custard drive-thru restaurant with covered walk-up order area.

The project site is located adjacent to a medical office along McKellips Road. Andy's Frozen Custard will be designed and constructed as a wood framed building with a brick exterior finish, metal roof, neon signage and an aluminum and glass storefront window system. Site improvements are to include extension of utilities to the building pad, concrete sidewalks up to the shaded order area, a new drive through lane, parking spaces, new fully screened dumpster enclosure per City of Mesa guidelines, landscaping and irrigation system.

Sincerely,

Stewart + Reindersma Architecture, PLLC

Sake Reindersma, AIA
Sr. Partner

Legal Description:

MESA FAMILY MEDICAL CENTER II CONDOMINIUMS, ACCORDING TO BOOK 1006, PAGE 46, M.C.R.

Benchmark

BRASS TAG LOCATED ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STAPLEY DRIVE & MCKELLIPS ROAD ELEVATION = 1271.69'(CITY OF MESA DATUM)(NAVD 88)

Basis of Bearing

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. A BEARING OF NORTH 87 DEGREES 46 MINUTES 41 SECONDS EAST WAS USED PER THE CONDOMINIUM PLAT FOR MESA FAMILY MEDICAL CENTER II CONDOMINIUMS, ACCORDING TO BOOK 1006, PAGE 46, M.C.R.

Areas:

NET AREA: 1.067Ac. (46,464 S.F.±)
(Excludes R/W for McKellips Road & June Street)

PRELIMINARY GRADING & DRAINAGE PLAN

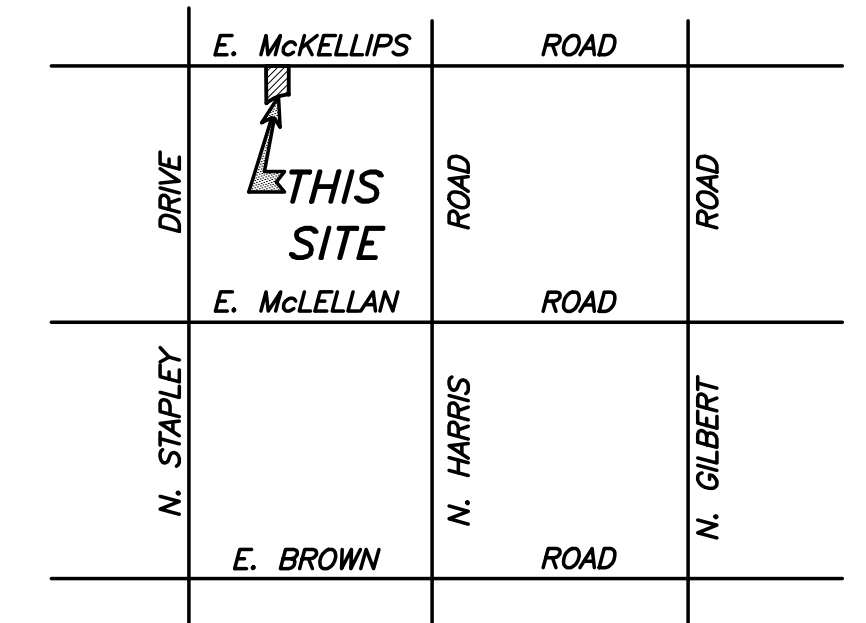


Developer

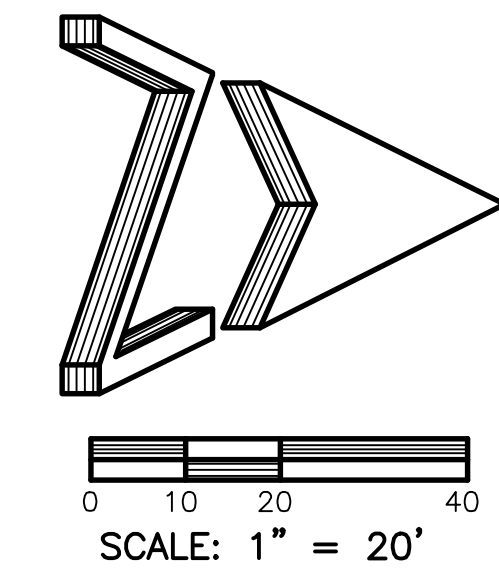
PIAZZA RESTAURANT CONSULTING
4428 E. MOUNTAIN SAGE DRIVE
PHOENIX, AZ 85044
PHONE: (480) 818-9736
CONTACT: BILL CANTIERI
E-MAIL: BILL@PIAZZA-AZ.COM

Architect

STEWART + REINDERSMA ARCHITECTURE, PLLC
5450 E. HIGH STREET, SUITE 200
PHOENIX, ARIZONA 85054
PHONE: (480) 515-5123
CONTACT: SAKEREINDERSMA, AIA
E-MAIL: SAKE@SRA360.COM



Vicinity Map



FEMA Flood Zone:

THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (DOTTED) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FEMA) NUMBER 04013C2260 L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Required Retention

'SITE' Area Weighted Run-off Coefficient

Surface	C	Area (A)	C*A (ft ²)
Roof	0.95	1,977	1,879
Asphalt Pavement	0.85	17,634	14,989
Concrete/Sidewalk	0.95	5,834	5,543
Desert Landscape	0.70	21,019	14,714
Totals		46,464 ft²	37,125 ft²

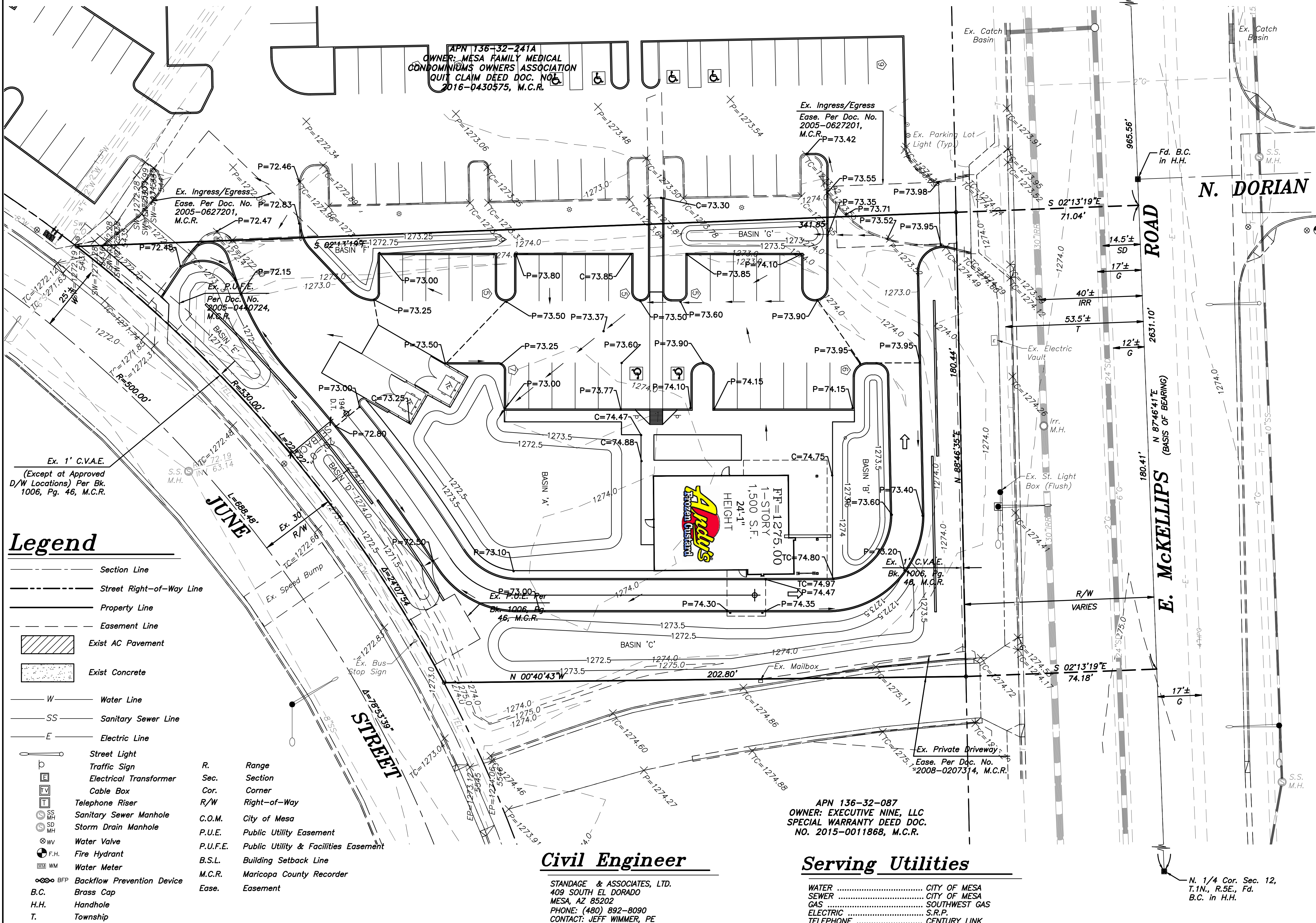
$$C_w = \frac{\sum C \times A}{A_t} = 0.80$$

Required Retention Volume

Design Storm: 100-yr, 2-hr; d = 2.2"/12"	0.183
(per NOAA Atlas 14 Point Precipitation Frequency Estimates)	
Retention Area	46,464 ft ²
$V_{req}(100\text{ yr, }2\text{ hr}) = C_w \times d \times A = 0.80 \times 0.183 \times 46,464 =$	6,802 ft³

RETENTION REQUIRED:

BASIN 'A' Retention Volume=	2,995 ft ³
BASIN 'B' Retention Volume=	384 ft ³
BASIN 'C' Retention Volume=	2,147 ft ³
BASIN 'D' Retention Volume=	619 ft ³
BASIN 'E' Retention Volume=	584 ft ³
BASIN 'F' Retention Volume=	408 ft ³
BASIN 'G' Retention Volume=	260 ft ³
Total Retention Volume=	7,396 ft³



Legend

- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- ▨ Exist AC Pavement
- ▨ Exist Concrete
- W Water Line
- SS Sanitary Sewer Line
- E Electric Line
- Street Light
- Traffic Sign
- Electrical Transformer
- Cable Box
- Telephone Riser
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Water Valve
- Fire Hydrant
- Water Meter
- BFP Backflow Prevention Device
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- R. Range
- Sec. Section
- Cor. Corner
- R/W Right-of-Way
- C.O.M. City of Mesa
- P.U.E. Public Utility Easement
- P.U.F.E. Public Utility & Facilities Easement
- B.S.L. Building Setback Line
- M.C.R. Maricopa County Recorder
- Ease. Easement

Civil Engineer

STANDAGE & ASSOCIATES, LTD.
409 SOUTH EL DORADO
MESA, AZ 85202
PHONE: (480) 892-8090
CONTACT: JEFF WIMMER, PE
E-MAIL: JEFF@STANDAGEENG.COM

Serving Utilities

WATER CITY OF MESA
SEWER CITY OF MESA
GAS SOUTHWEST GAS
ELECTRIC S.R.P.
TELEPHONE CENTURY LINK

PRELIMINARY GRADING & DRAINAGE PLAN



Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 1 OF: 1
PROJECT No.: 160820
SCALE: 1" = 20'
PREPARED: TWS/JLW

MESA, AZ 85203

1415 E. MCKELLIPS RD

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/COMMERICAL 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 TREES 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".

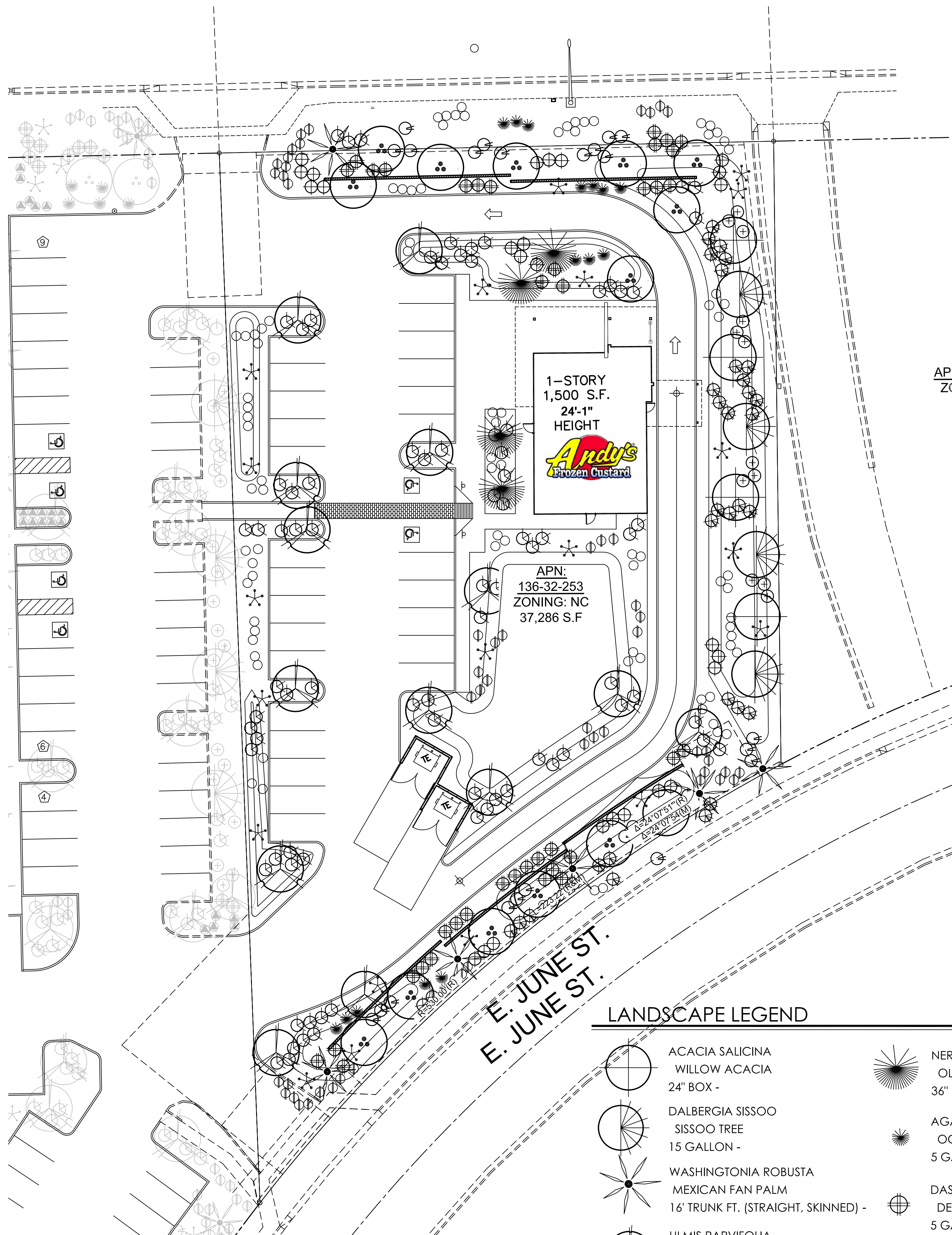
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

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

ACACIA SALICINA WILLOW ACACIA 24" BOX -	NERIUUM OLEANDER OLEANDER TREE 36" BOX -	CALLIANDRA ERIOPHYLLA BAJA FAIRY 5 GALLON -	RUELLIA BRITONIANA 'KATIE' TRAILING RUELLIA 1 GALLON -
DALBERGIA SISSOO SISSOO TREE 15 GALLON -	AGAVE VILIMORIANA OCTOPUS AGAVE 5 GALLON -	RUELLIA BRITONIANA RUELLIA 5 GALLON -	1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
WASHINGTONIA ROBUSTA MEXICAN FAN PALM 16' TRUNK FT. (STRAIGHT, SKINNED) -	DASYLIION WHEELERII DESERT SPOON 5 GALLON -	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON -	
ULMIS PARVIFOLIA EVERGREEN ELM 24" BOX -	NERIUUM OLEANDER 'PETITE PINK' PETITE OLEANDER 5 GALLON -	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON -	
DALBERGIA SISSOO SISSOO TREE 36" BOX -	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON -	CONVULVULUS CNEORUM BUSH MORNING GLORY 1 GALLON -	



site data

SCOPE: ANDY'S FROZEN CUSTARD
DRIVE-THRU RESTAURANT

ADDRESS: 1353 E. MCKELLIPS ROAD
MESA, AZ 85203

USE: RESTAURANT
ZONING: NEIGHBORHOOD COMMERCIAL
APN: 136-32-253
S/T/R: 12 1N 5E
CONSTR. TYPE: V-B, SPRINKLERED
OCCUPANCY: (F) FACTORY

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A NEW RESTAURANT SERVING ONLY FROZEN CUSTARD DESSERTS, DRINKS AND FLOATS. THE STAND-ALONE BUILDING IS AN APPROXIMATELY 1,500 S.F ANDY'S FROZEN CUSTARD DRIVE-THRU RESTAURANT WITH A COVERED WALK UP ORDER AREA AND DRIVE-THRU.

BUILDING AREA: 1,500 S.F.
BUILDING AREA: 1,500 S.F.
OUTDOOR DINING AREA: 560 S.F.
TOTAL S.F.: 2,060 S.F.

SITE AREA:
SITE AREA (PARCEL) 46,464 S.F. (1.07 AC)

PARKING CALCULATION
PARKING SPACES REQUIRED:
1/300 (RETAIL/MTD. RESTAURANT): 5 SPACES REQ'D
1/50 (OUTDOOR DINING): 16 SPACES REQ'D
TOTAL SPACES REQ'D: 21 SPACES

PARKING SPACES PROVIDED: 27 INCL. 2 H/C

BUILDING AREA: 1,500 S.F.
BUILDING HEIGHT: 24'-1"
MECHANICAL SCREENING: SCREEN WALL



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architect:
plazza - restaurant consulting
4428 e. mountain sage dr.
phoenix, az 85044
contact bill canitien
c: (480) 818-9736
e: bill@plazza-az.com

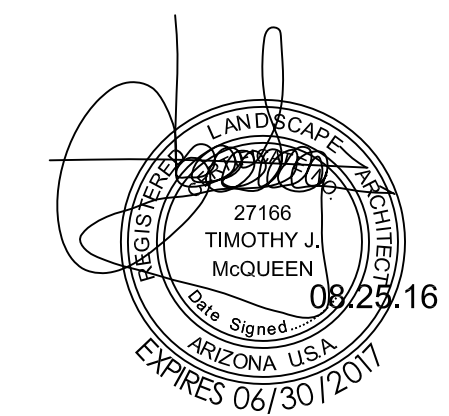
applicant/contact:

ANDY'S FROZEN CUSTARD
1353 E. MCKELLIPS RD
MESA, AZ 85203

project:

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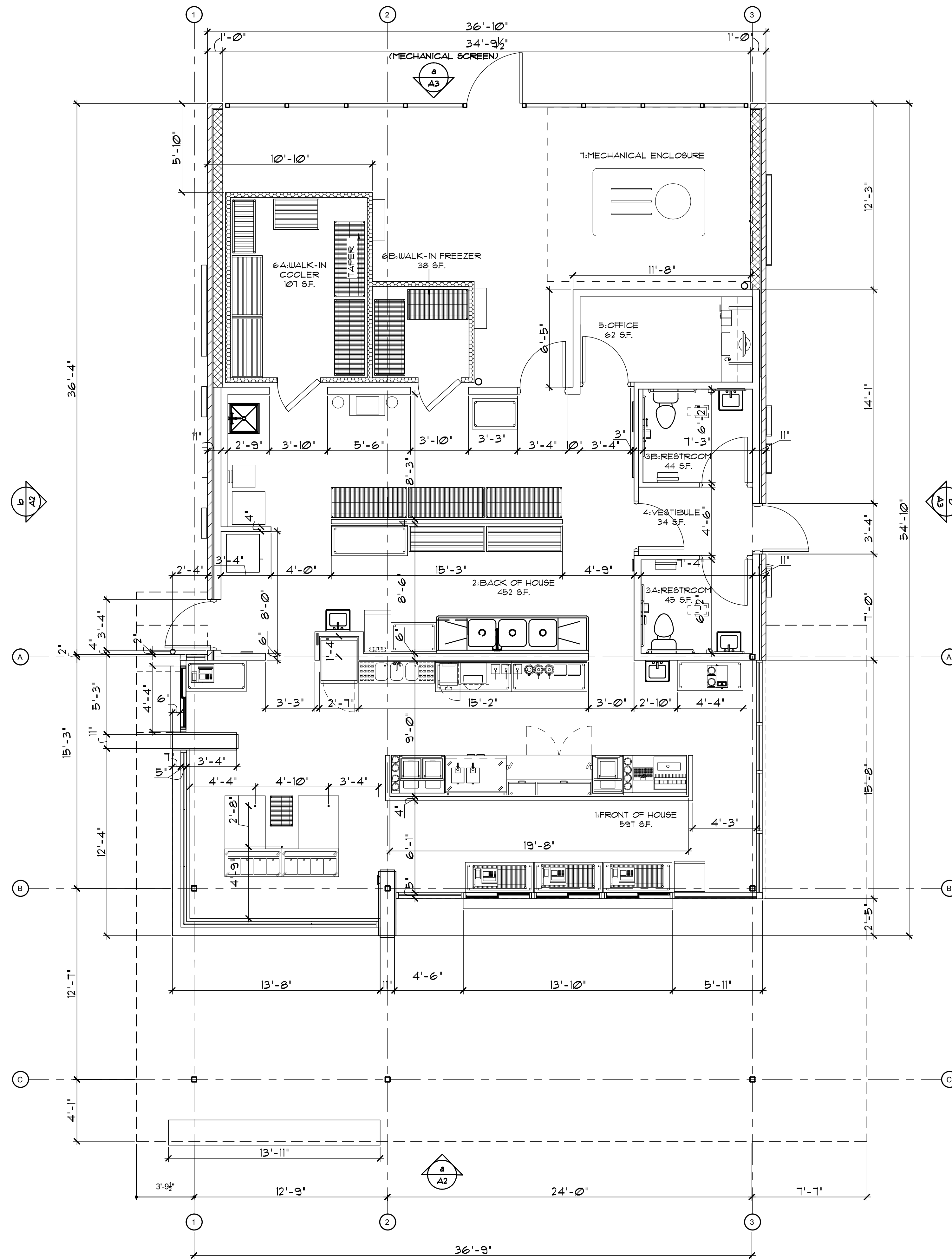
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issued for: PHO
job no: 16-077
sheet title: LANDSCAPE PLAN
sheet no:



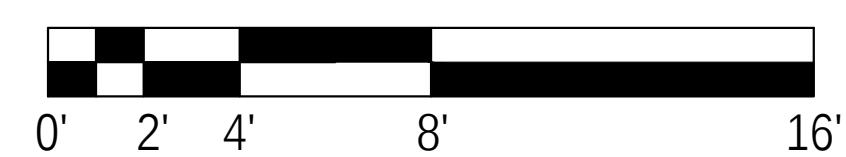
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net



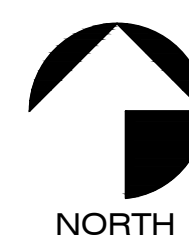
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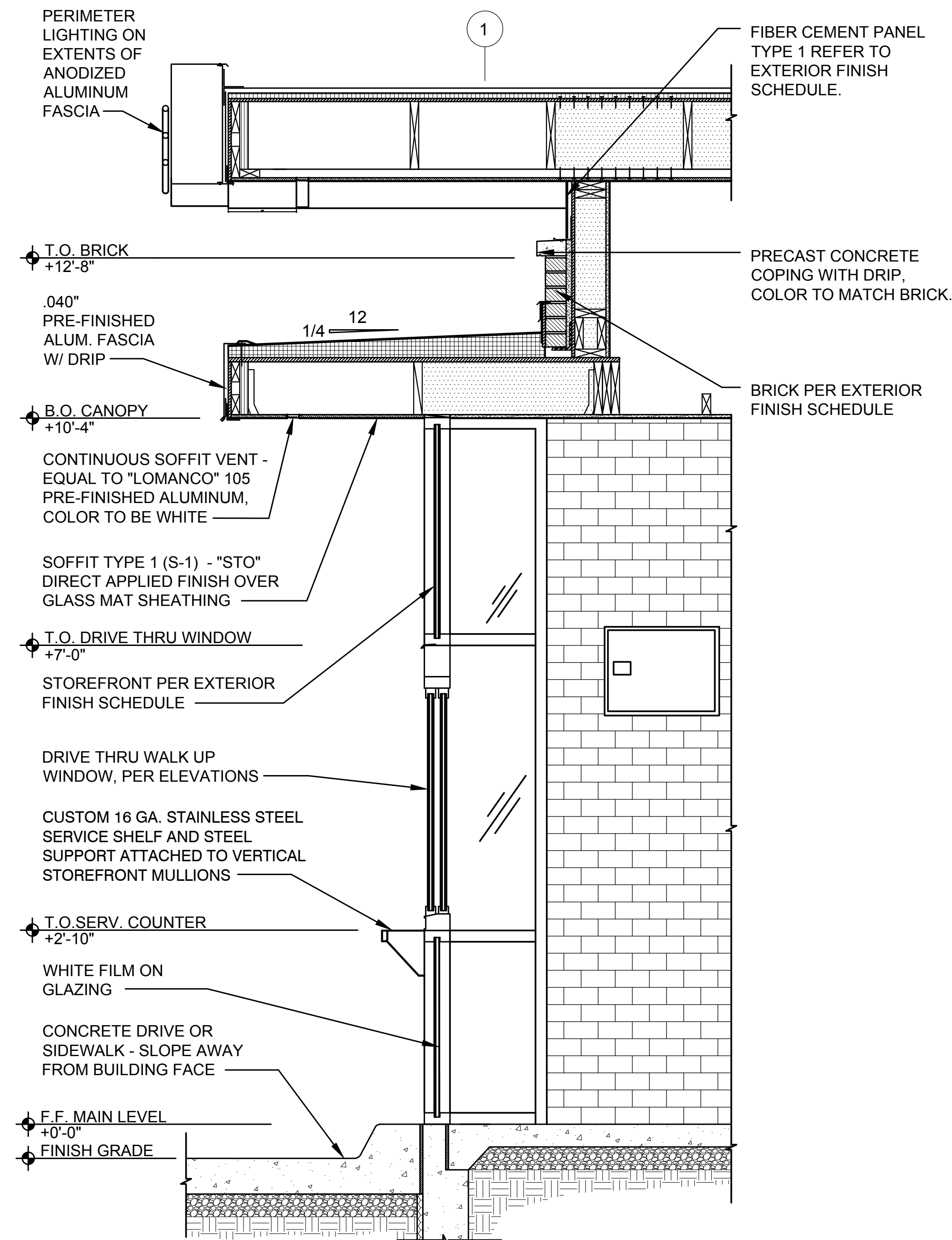
1 Floor Plan



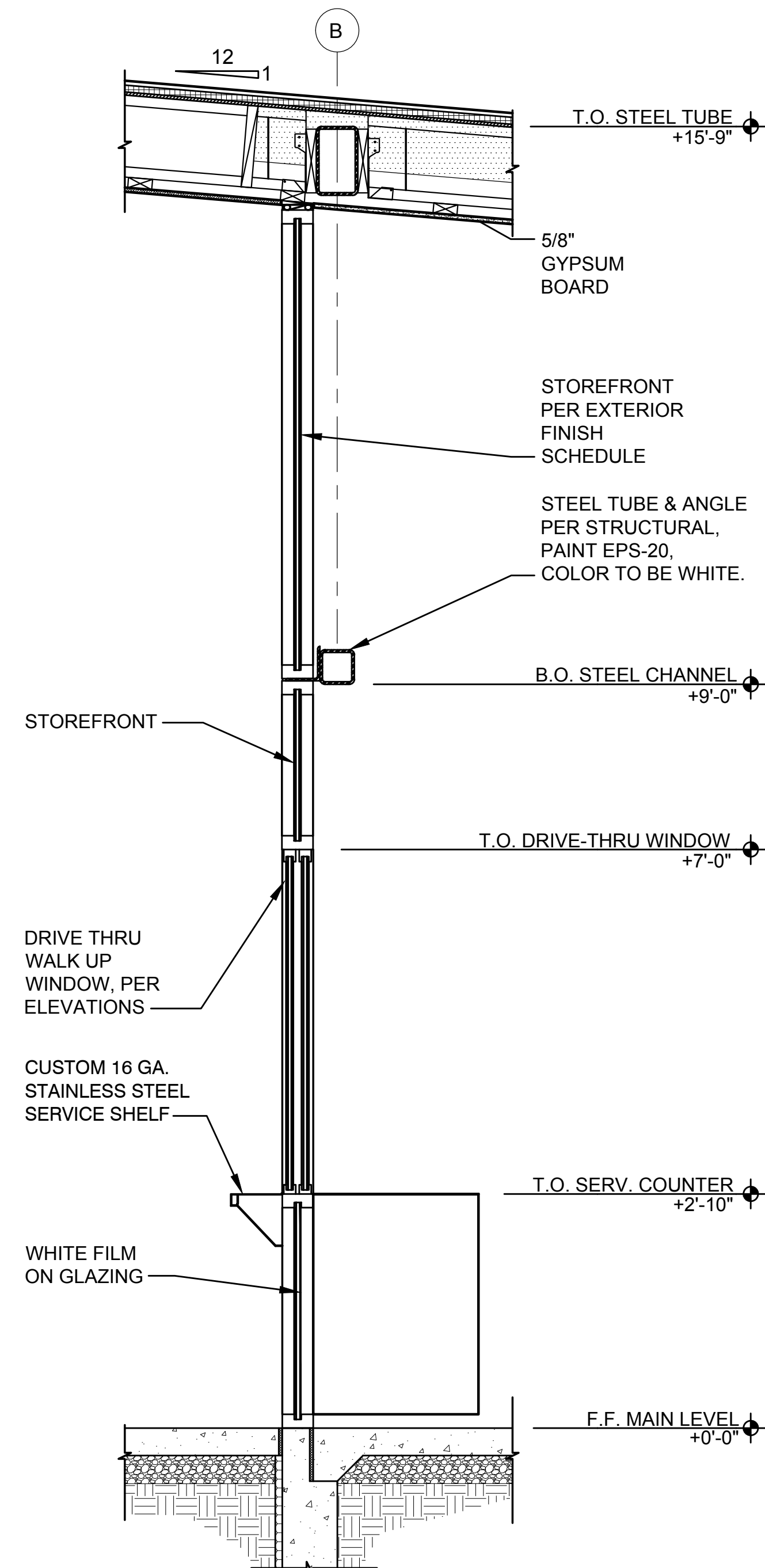
1/4" = 1'-0"



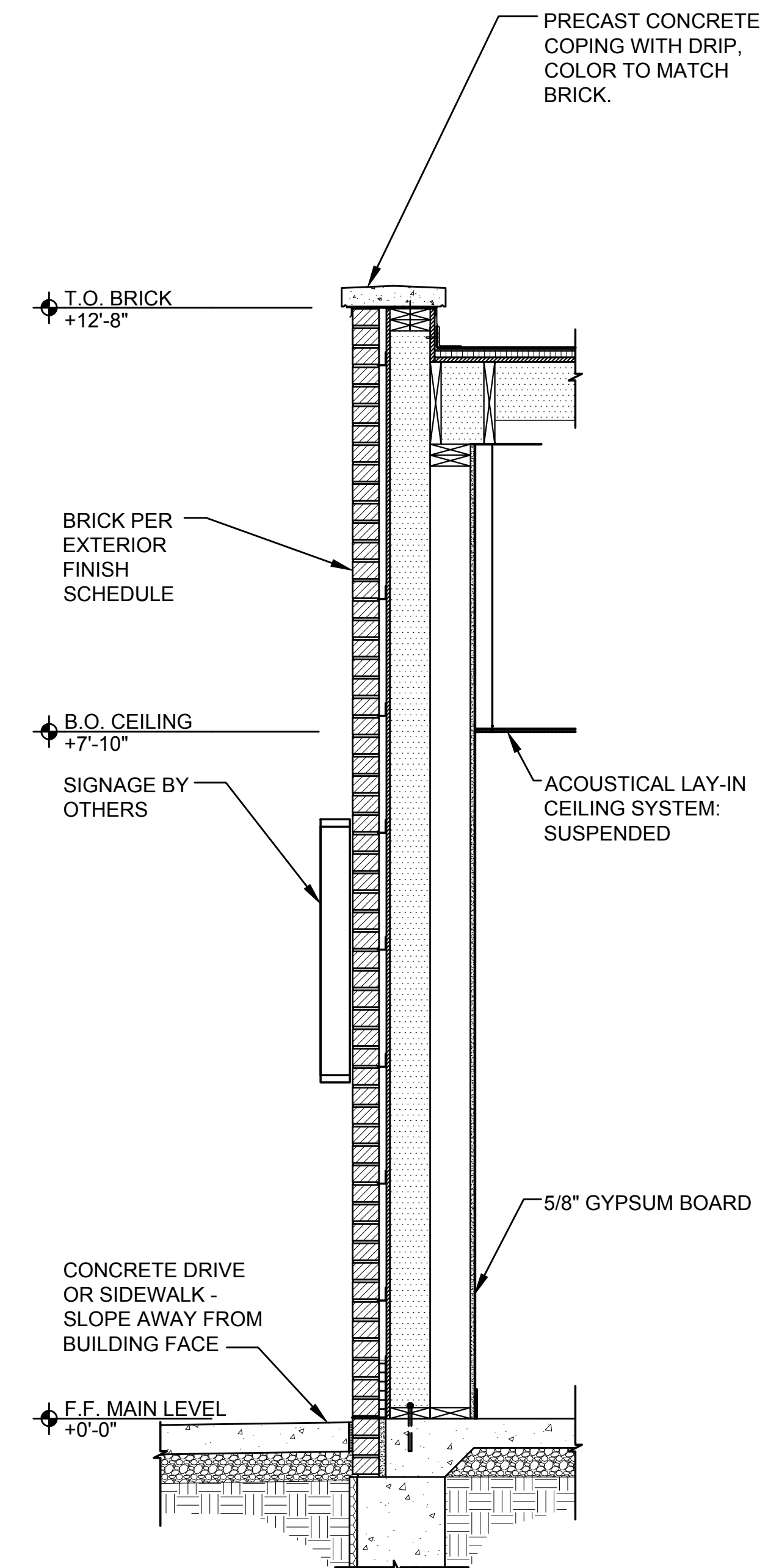
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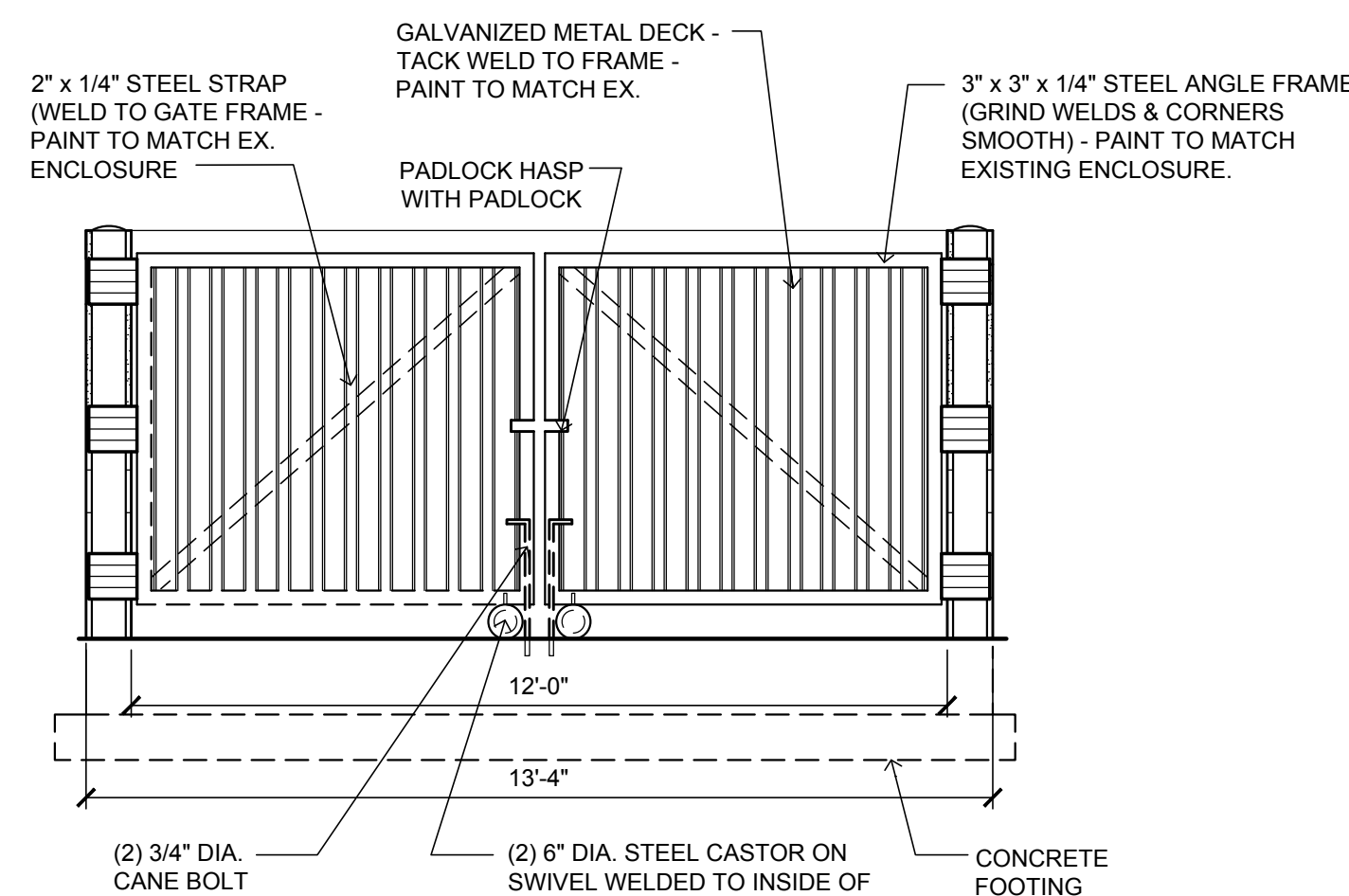
1 WALL SECTION
3/4" = 1'-0"



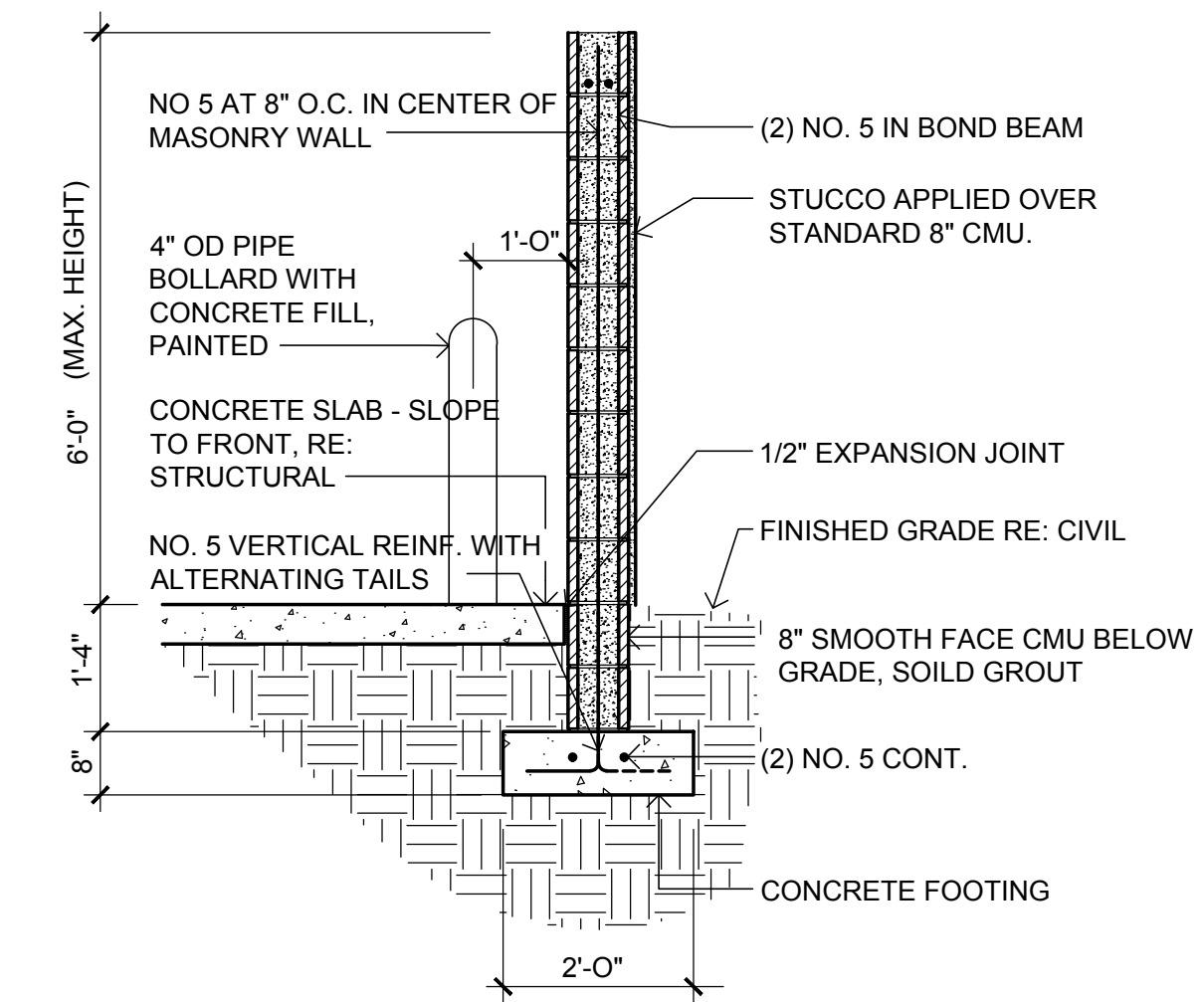
2 WALL SECTION
3/4" = 1'-0"



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



4 GATE AT TRASH ENCLOSURE
3/8" = 1'-0"



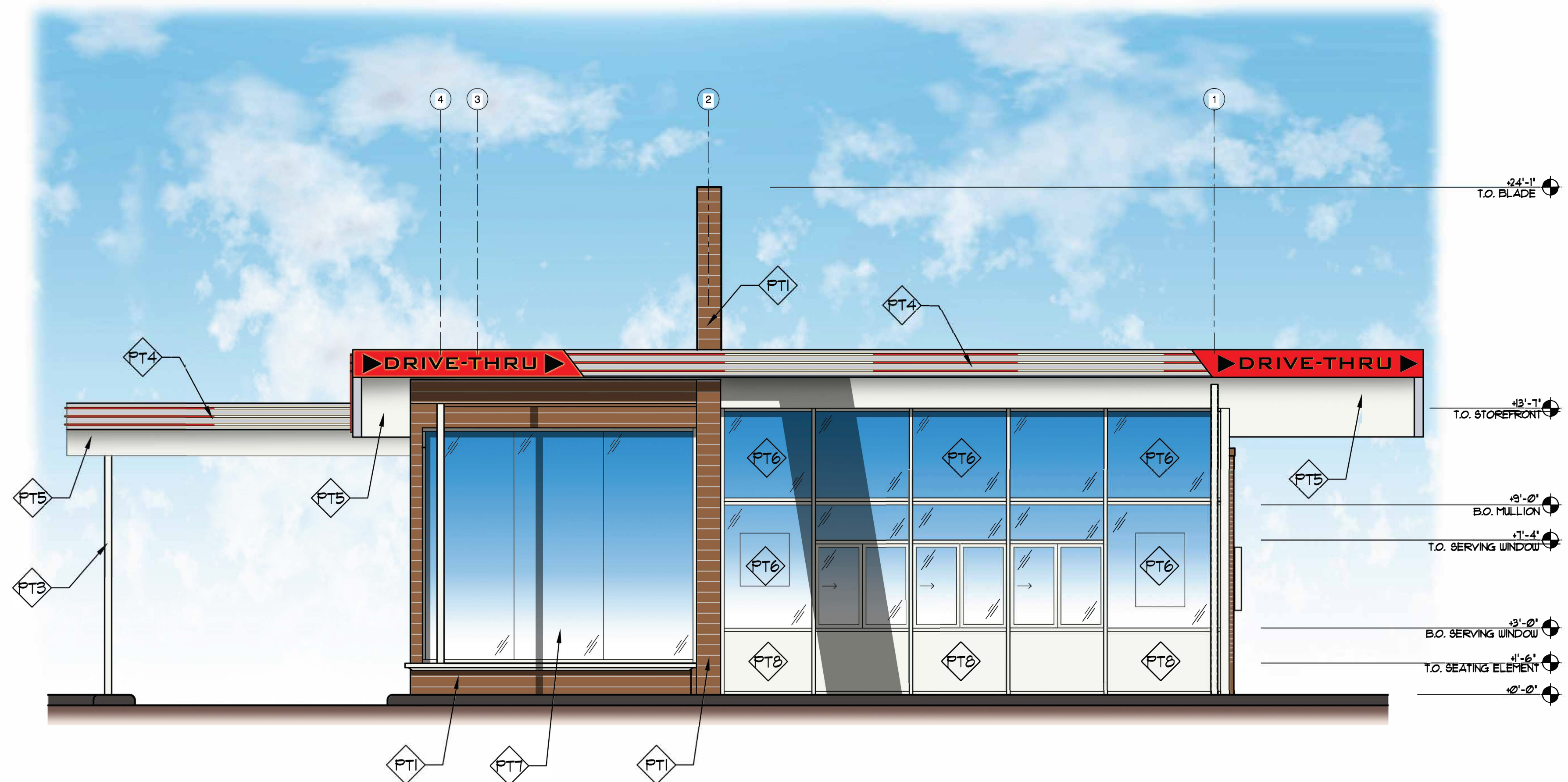
5 SECTION AT TRASH ENCLOSURE
3/8" = 1'-0"

FINISH LEGEND & SYM.

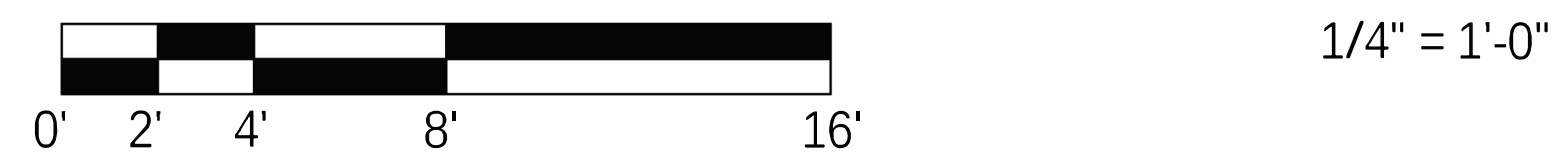
- ◆ PT1 FIBER CEMENT PANEL TYPE 2 : NICHHA 5/8" VINTAGE WOOD PANELS COLOR : CEDAR ON GALVANIZED STEEL FRAME
- ◆ PT2 GLEN GERY BRICK - "TWILIGHT" MORTAR LIGHT CHOCOLATE BOX BY SOLOMON COLORS
- ◆ PT3 STRUCTURAL STEEL COLUMN PAINTED DEWBBO "WHITE" (-) BY DUNN EDWARDS
- ◆ PT4 PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF ANODIZED ALUMINUM FASCIA
- ◆ PT5 GOLD BOND EXTERIOR GYPSUM BOARD SOFFIT WITH A STO DIRECT APPLIED FINISH. COLOR : DEWBBO "WHITE" (-) BY DUNN EDWARDS
- ◆ PT6 GLAZING TYPE 1 : STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- ◆ PT7 GLAZING TYPE 2 : STRUCTURAL GLAZED CURTAIN WALL WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- ◆ PT8 GLAZING TYPE 3 : STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR WITH WHITE VINYL APPLIED



b east elevation



a north elevation



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ANDY'S FROZEN CUSTARD

1353 E. MCKELLIPS RD
MESA, AZ 85203

project:

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date: 8/29/2016

issued for: DESIGN REVIEW

job no.: 16-011

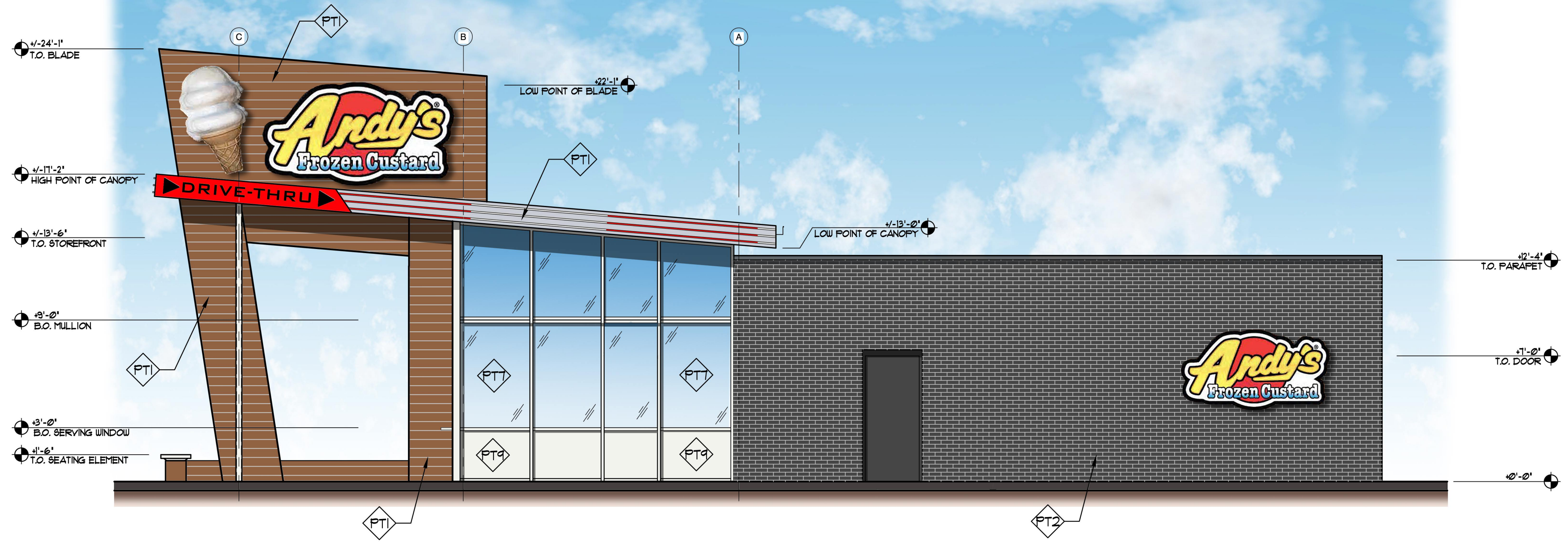
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sheet no.:

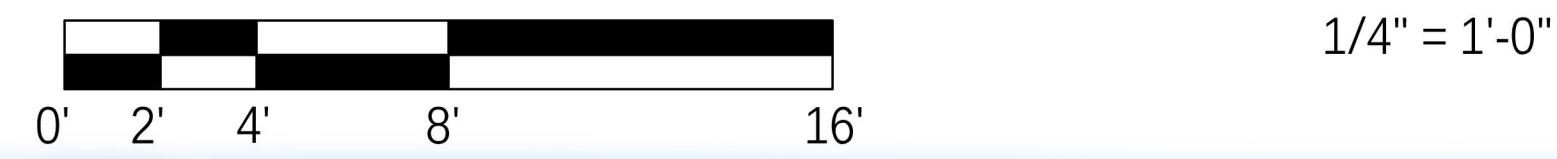


FINISH LEGEND & SYM.

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- PT6 LOUVER PANELS - TREX SELECT SERIES COLOR: SADDLE
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b west elevation



a south elevation



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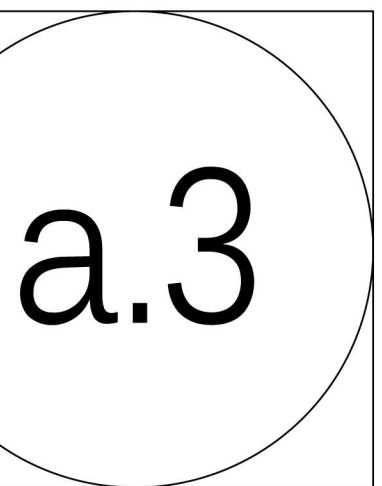
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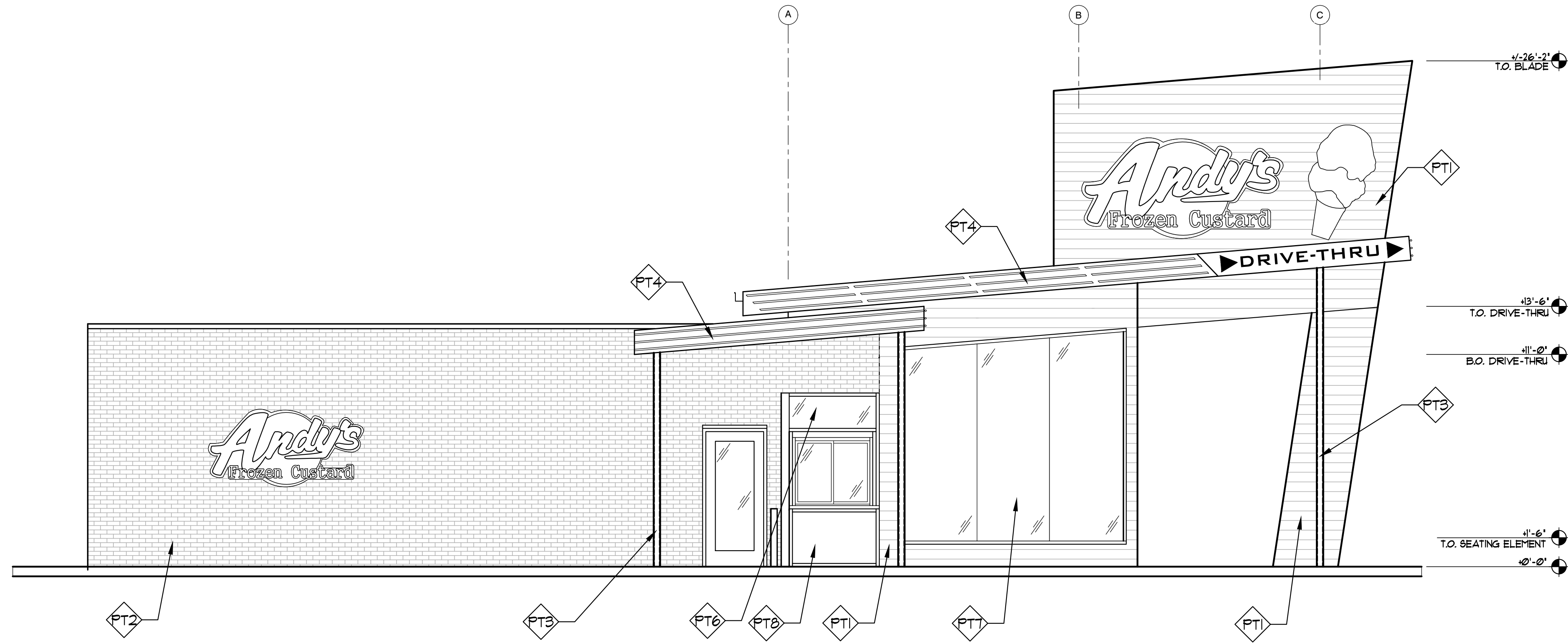
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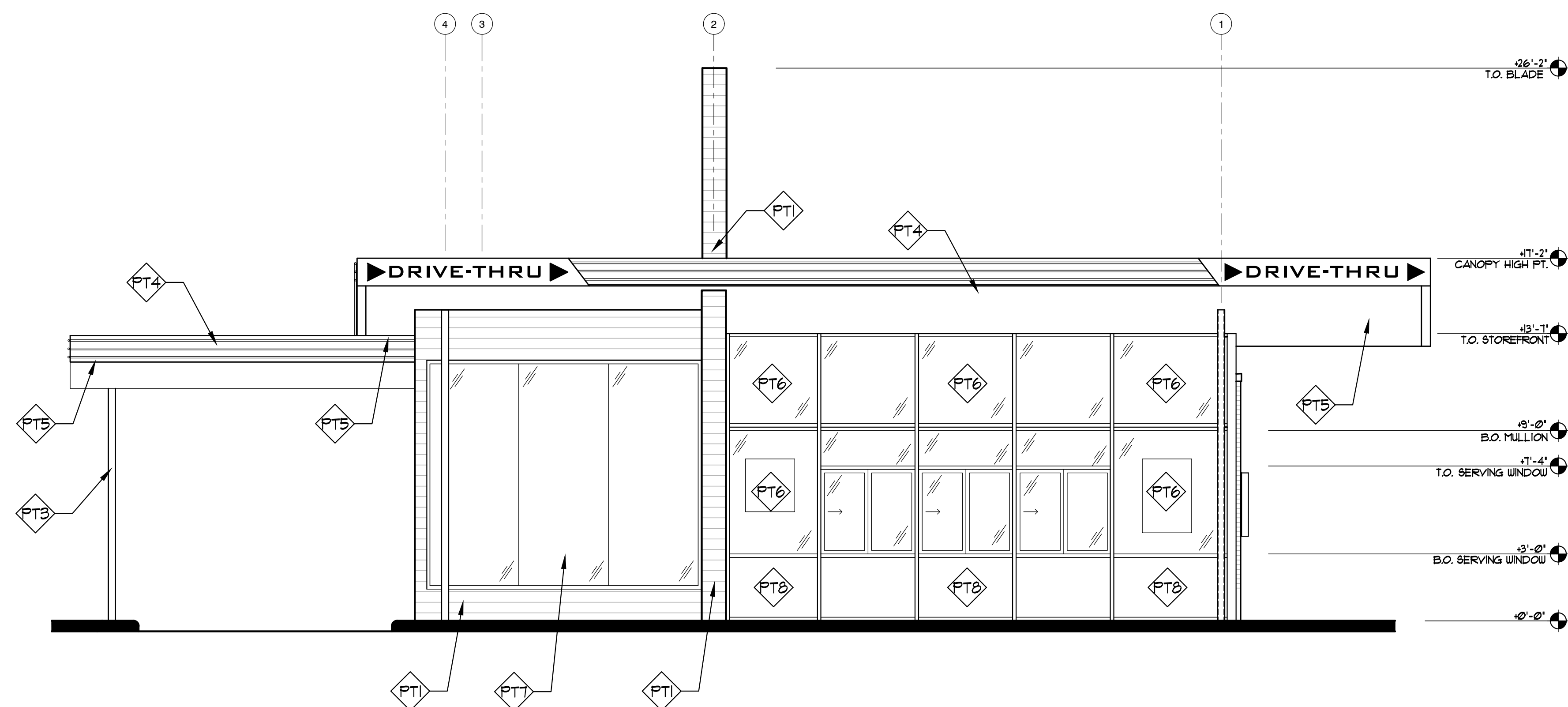


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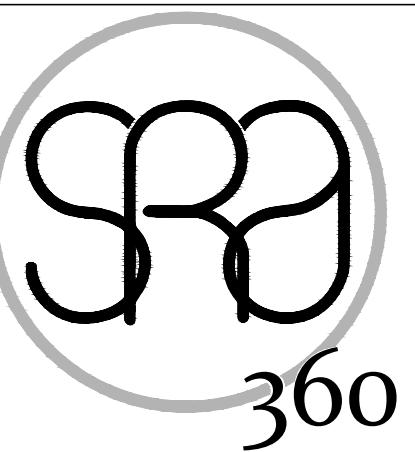
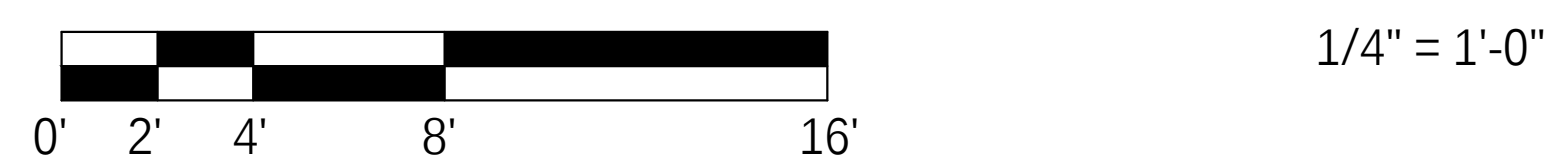
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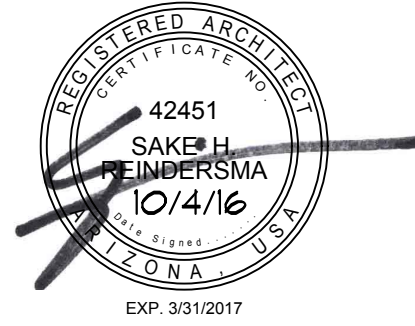
b east elevation



a north elevation



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MESA, AZ 85203

project:

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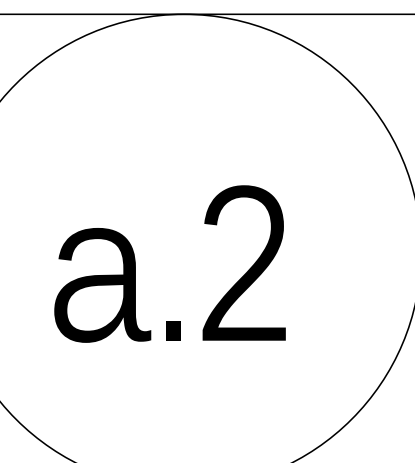
date: 10/4/2016

issued for: FHO HEARING

job no.: 16-011

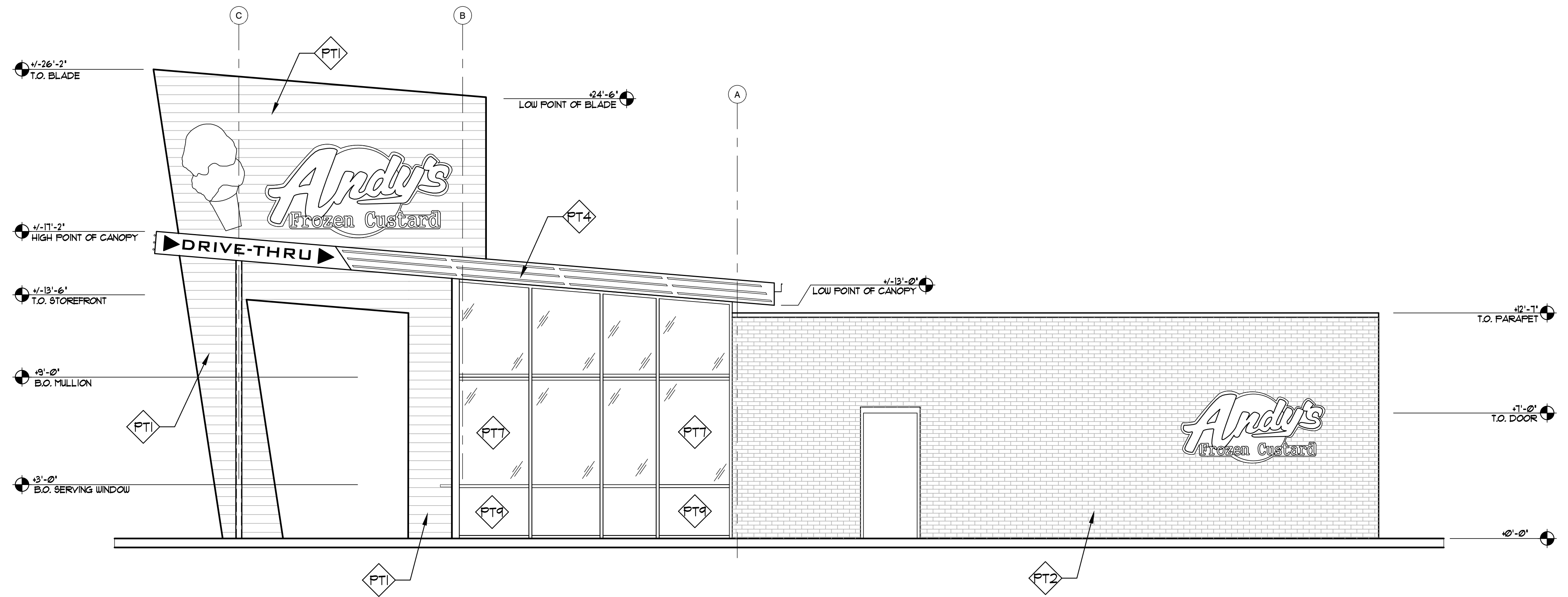
sheet title: EXTERIOR ELEVATIONS

sheet no.:

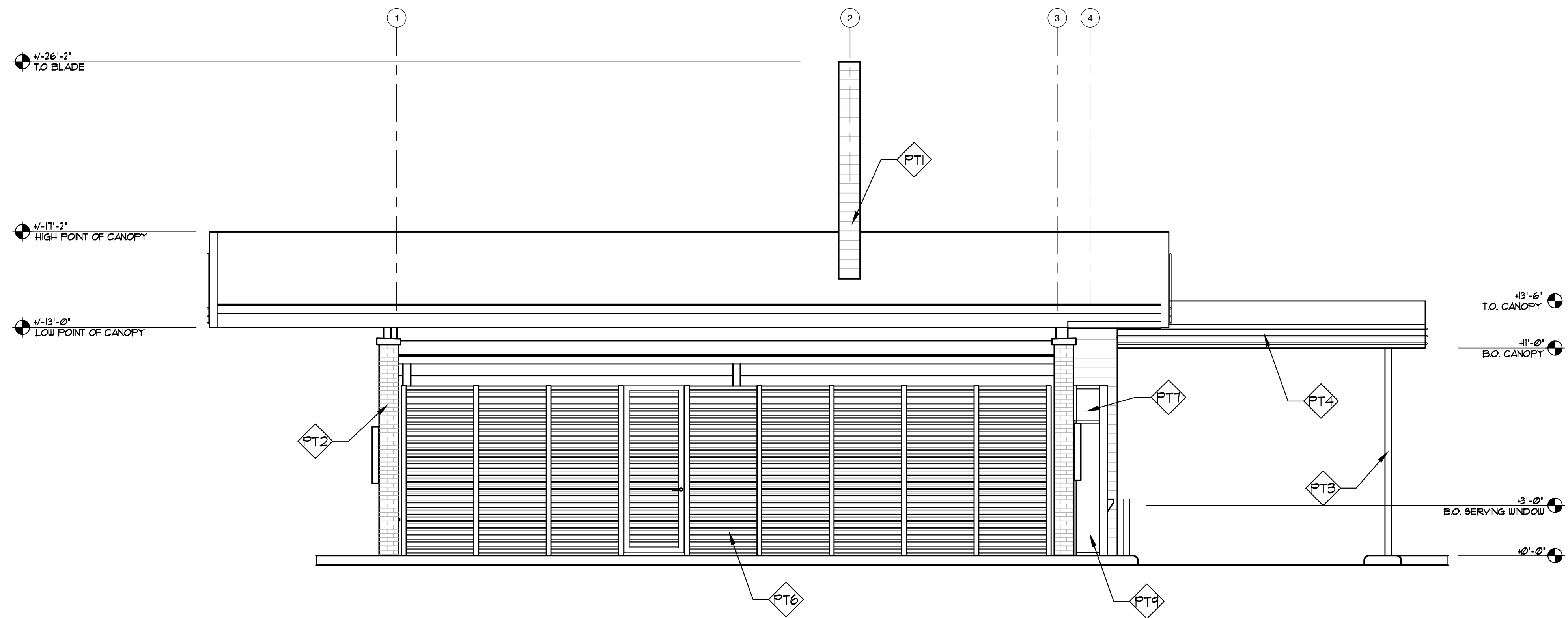


FINISH LEGEND & SYM.

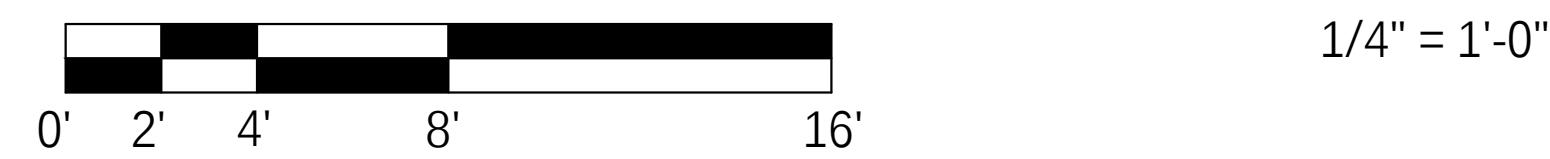
- PT1 FIBER CEMENT PANEL TYPE 2 : NICHHA 5/8" VINTAGE WOOD PANELS COLOR : CEDAR ON GALVANIZED STEEL FRAME
- PT2 GLEN GERY BRICK - "TWILIGHT" MORTAR LIGHT CHOCOLATE BOX BY SOLOMON COLORS
- PT3 STRUCTURAL STEEL COLUMN PAINTED DEWB80 "WHITE" (-1) BY DUNN EDWARDS
- PT4 PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF ANODIZED ALUMINUM FASCIA
- PT5 GOLD BOND EXTERIOR GYPSUM BOARD SOFFIT WITH A STO DIRECT APPLIED FINISH. COLOR : DEWB80 "WHITE" (-1) BY DUNN EDWARDS
- PT6 LOUVER PANELS - TREX SELECT SERIES COLOR: SADDLE
- GLAZING TYPE 1 : STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- GLAZING TYPE 2 : STRUCTURAL GLAZED CURTAIN WALL WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- GLAZING TYPE 3 : STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR WITH WHITE VINYL APPLIED



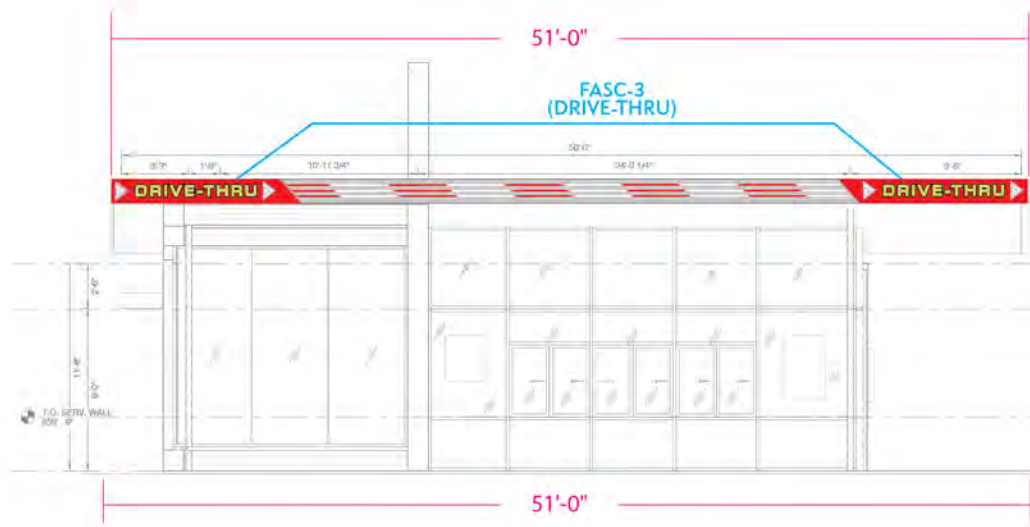
b west elevation



a south elevation



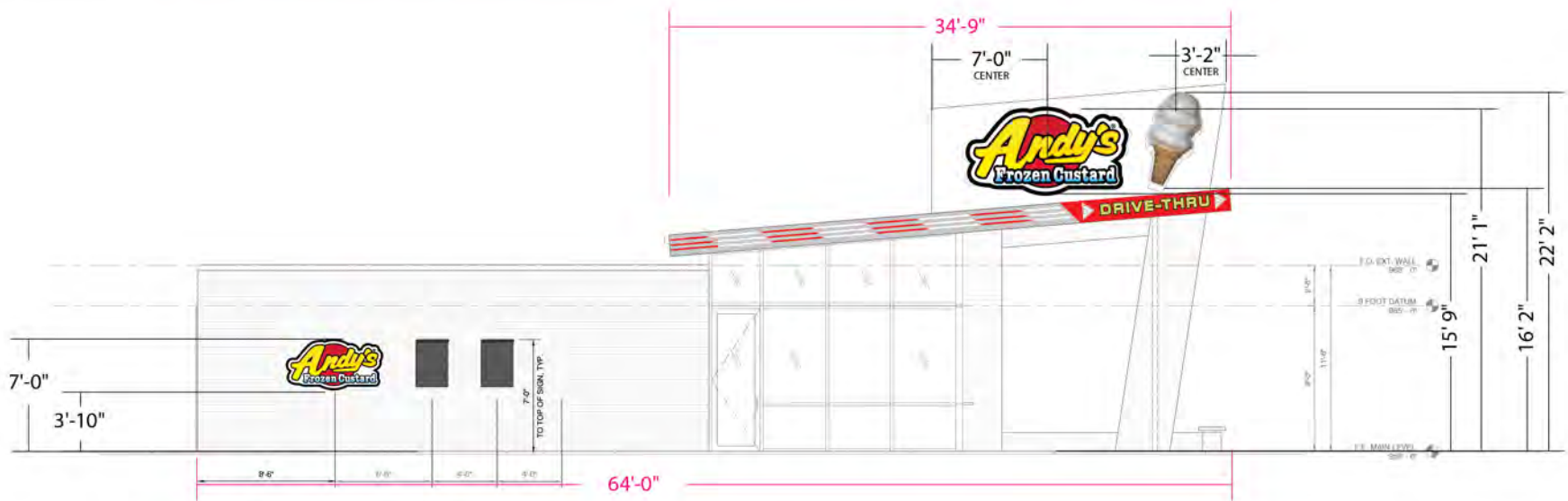




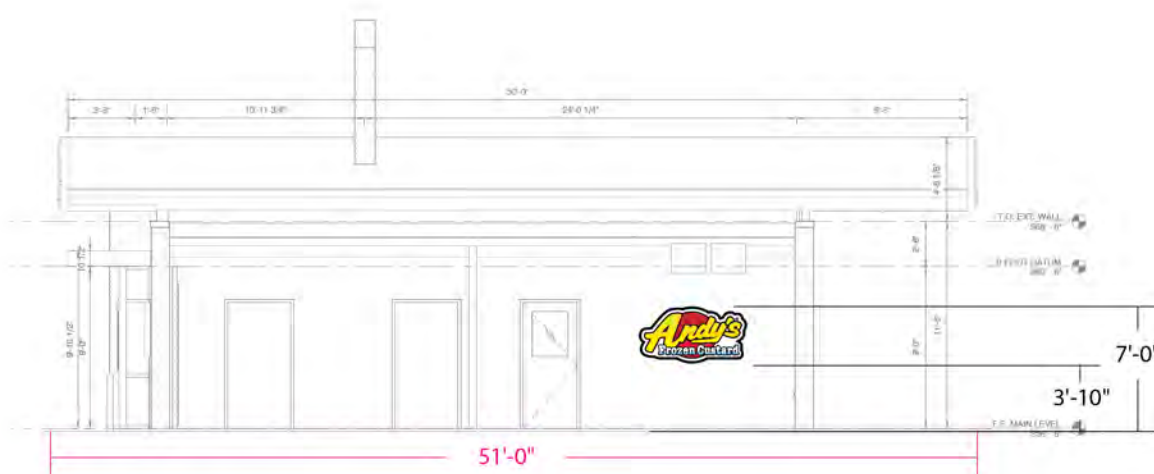
FRONT ELEVATION - 51' LN. FT. / 0' SQ - EXTERIOR WALL SIGN / NEON = 68 sq ft / NON-ANIMATED



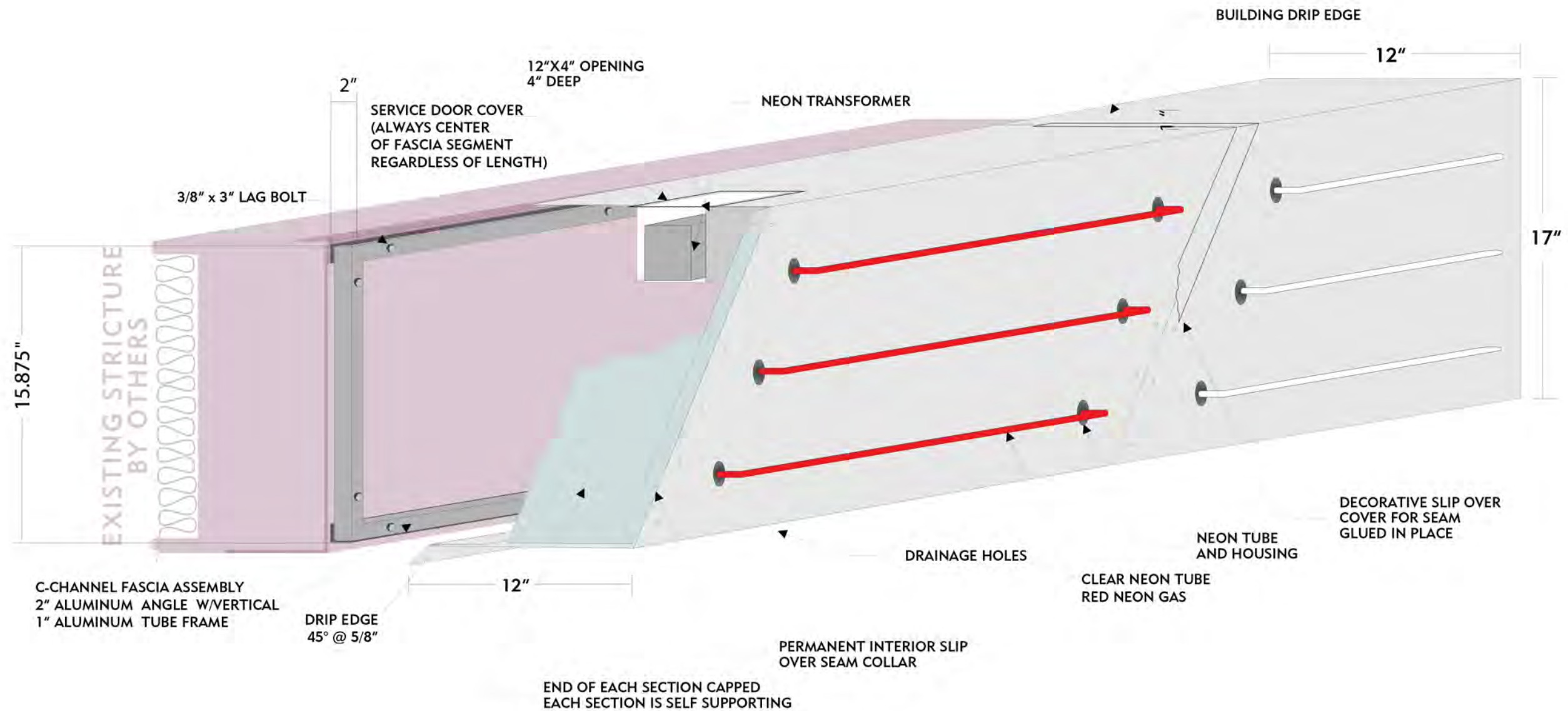
SIDE ELEVATION A - 64' LN. FT. / 73' SQ - EXTERIOR WALL SIGN / NEON = 58.5 sq ft / NON-ANIMATED



SIDE ELEVATION B - 64' LN. FT. / 104' SQ - EXTERIOR WALL SIGN / NEON = 46.5 sq ft / NON-ANIMATED



REAR ELEVATION - 51' LN. FT. / 18.5' SQ - EXTERIOR WALL SIGN / NEON = 0 sq ft



*STANDARD INFO = NEED ENGINEERING AND SURVEY

ELECTRICAL REQUIREMENTS

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHER TIGHT SEAL BETWEEN NEON FASCIA AND ROOF SYSTEM.

A

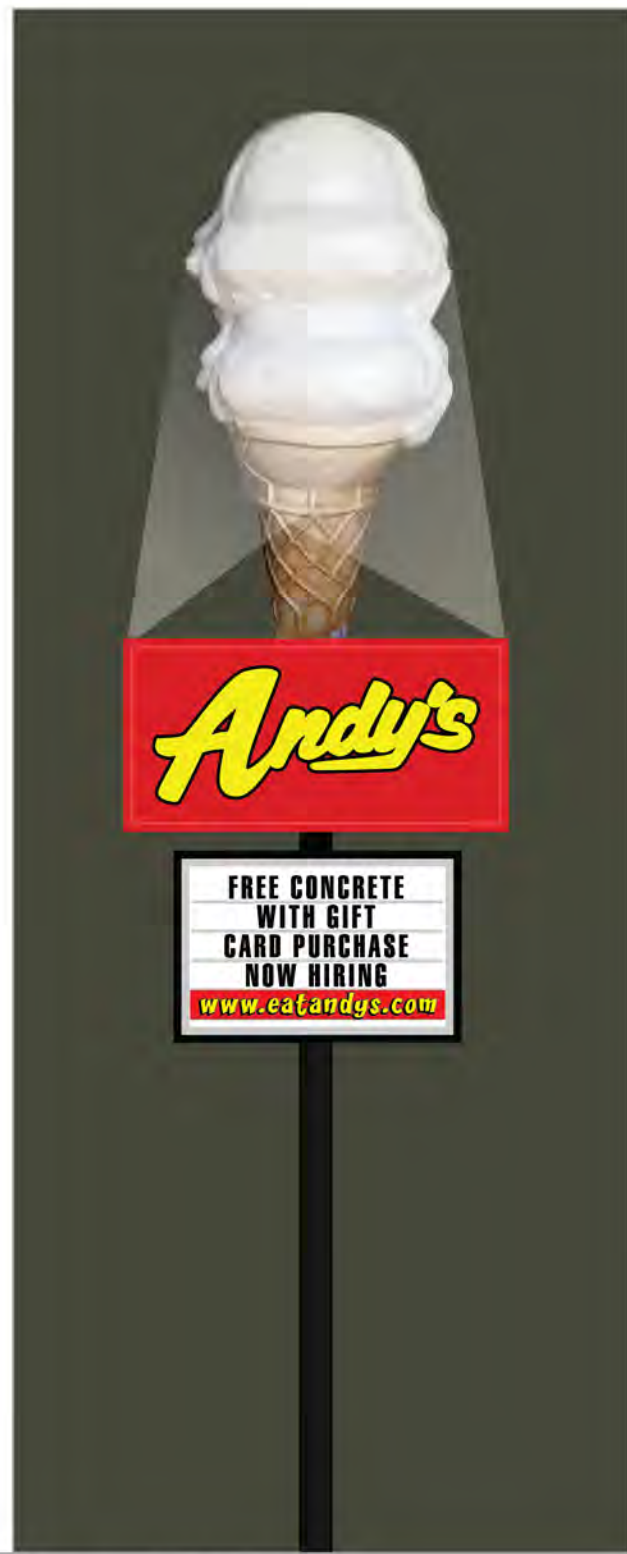
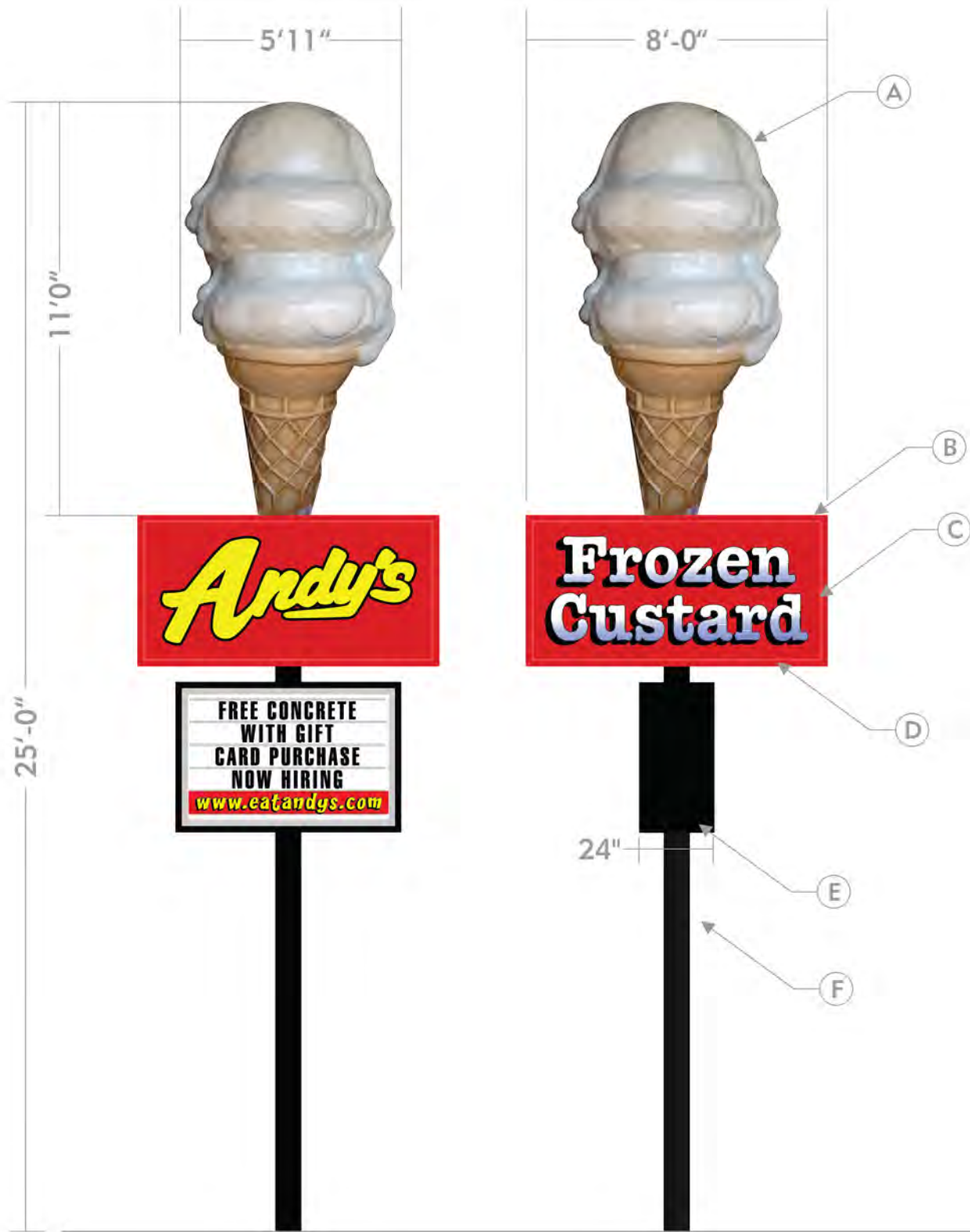
STANDARD NEON FASCIA LAYOUTS



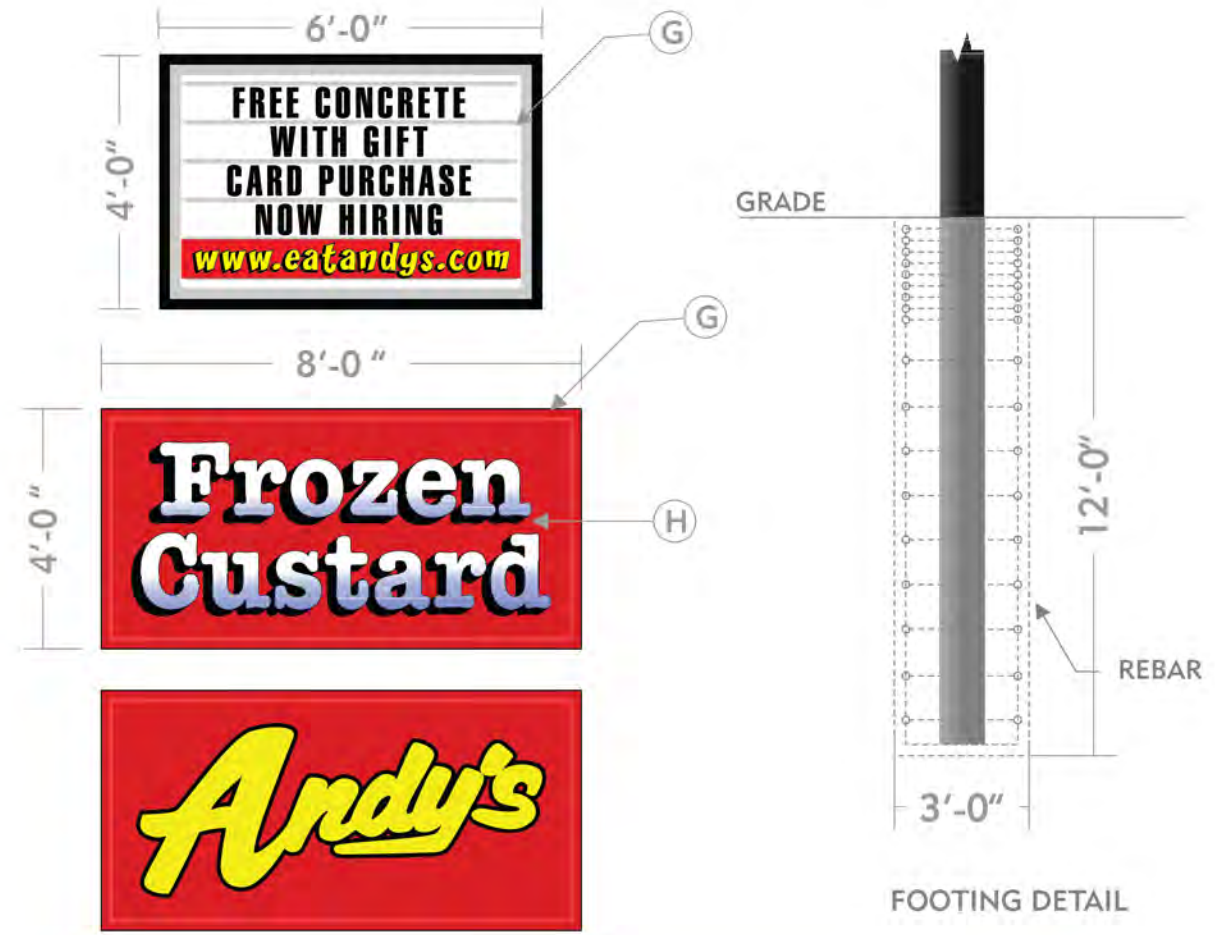
STANDARD

PYLON FORMAT
(WHEN POSSIBLE)

Andy's



ILLUMINATED VIEW



ELECTRICAL REQUIREMENTS
 FOUR (4) DEDICATED 20 AMP CIRCUITS
 FOUR (4) DEDICATED NEUTRAL FOR EACH CIRCUIT

A

- (A) EXTERNALLY ILLUMINATED CONE
- (B) LED DIRECTIONAL SPOTLIGHTS CONTAINED WITHIN CABINET WITH CLEAR COVER OVER TOP FACE
- (C) 4-SIDED CABINET & CONE
 - OPTIONAL ROTATION INCLUDES
 AUTOMATIC SHUT-OFF FOR HIGH WINDS
- (D) 4-SIDED LED INTERNALLY ILLUMINATED CABINET
 - MP 10224 HOT ROD RED
- (E) INTERNALLY LED ILLUMINATED CHANGEABLE
 READER BOARD WITH 8" COPY
- (F) 12" O.D. PIPE
- (G) 2" RETAINER
- (H) PAN EMBOSSED FACE

ELECTRICAL REQUIREMENTS
 ARCHITECT OF RECORD AND ENGINEER OF RECORD TO COORDINATE
 AND SHOW POWER REQUIREMENTS IN CONSTRUCTION DRAWINGS.

STRUCTURAL REQUIREMENTS | STAMPED CERTIFIED ENGINEERING TO BE CALCULATED AND DETERMINED ON A PER SITE BASIS

PINNACLE SIGN



ANDY'S FROZEN CUSTARD

LOCATION - MASTER-16
 SCALE - 3/8" = 1'-0"

PROJECT MANAGER - JOE MYLER
 DESIGNER - TROY KUKES

DRAWING # 0000-16-PYLO-1
 DATE REVISED - 04-11-16

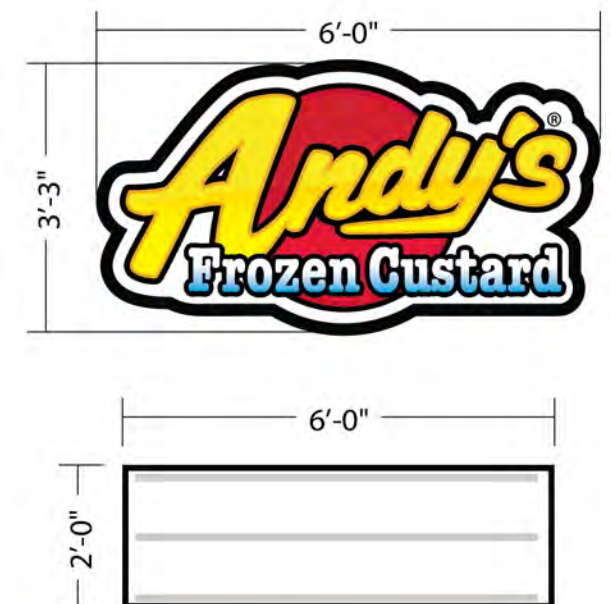
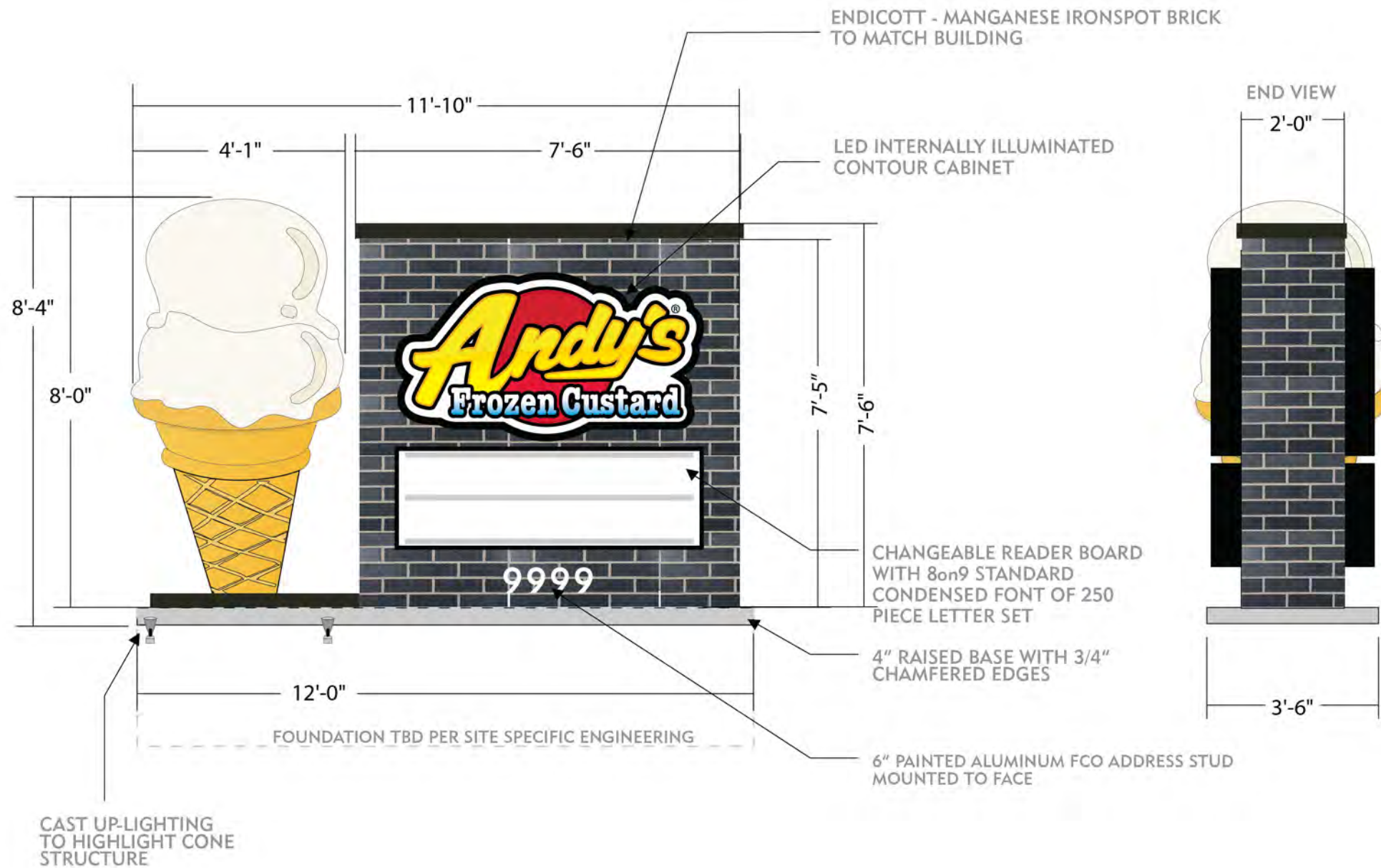
PINNACLESIGNGROUP.COM

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STANDARD

MONUMENT FORMAT
(WHEN PYLON IS NOT POSSIBLE)

Andy's



ELECTRICAL REQUIREMENTS	
ONE 120V 30 AMP CIRCUIT FOR SIGN LIGHTING	
STRUCTURAL REQUIREMENTS	
120" X 146" = 17,520 / 144 = 121.66 S/F	

PRELIMINARY-FOR REVIEW