



Attn: DESIGN REVIEW
PLANNING DIVISION
55 N. CENTER STREET
MESA, ARIZONA 85201
480-644-2385

PROJECT NARRATIVE

POPEYES LOUISIANA KITCHEN
1343 S GILBERT ROAD
MESA, AZ

ID Studio 4 in conjunction with Z and H Foods, Inc. is designing a new facility for Popeye Louisiana Kitchen on the east side of S Gilbert road just north of E Hampton Ave. The scope of work intended for a new free standing restaurant with drive thru. Parking and drive aisle necessary for operation are to be included with scope. Currently there is a restaurant existing on the parcel that will be demolished to accommodate the new Popeyes.

The 53,521-sf parcel is zoned LC. Approximate square footage of the building is 3,350 sf located in the center of the parcel. The building will include the restaurant component as well as a training room at the rear of the building. Glazing is directed toward the main access street for maximum curb appeal. Pedestrian access from the street to the main entrance is also included.

Main access to the site is off S Gilbert road. Parking and traffic flow for the drive thru is contained to the site. Plenty of open space is included within the parking area for landscaping. The drive thru is located around back of the building for optimal traffic flow without hindering the design aesthetic.


The new restaurant is intended to enhance the surrounding landscape and existing buildings by using a bright pallet that compliments the design of the existing businesses in the complex. All faces of the building are aesthetically designed to be appealing from all directions without hindering the building function. Architectural elements complement the nature of the building services while providing visual breaks to the overall façade.

Please see the attached documents which further explain the design intent. Should you have any question in regards to the proposed design, please do not hesitate to contact us.

Thank you,

Alex Ramon

Office Director
ID Studio 4
602-938-1452
aramon@idstudio4.com



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4

FRAMING NOTES:

1. CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL, AND SOFFIT FRAMING. WHERE USED, METAL FRAMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
2. REFER TO FRAMING NOTES FOR WALL SECTIONS.
3. ALL INTERIOR WALL FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RATED YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
4. ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
5. ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.
6. ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

2. FASTENERS:

- A. GWB-54-1/8" LONG ANNUAL RING SHANK NAILS MEETING THE REQUIREMENTS OF ASTM C-360.
- B. 1-1/4" LONG TYPE-H DRYWALL SCREWS TO WOOD STUDS.
- C. 1-1/4" LONG TYPE-H DRYWALL SCREWS TO INTERIOR METAL STUDS.
- D. 1-1/4" LONG TYPE-S12 CORROSION RESISTANT SCREWS FOR EXTERIOR GYPSUM SHEATHING TO METAL STUDS.
- E. JOINT TREATMENT COMPOUND SHALL BE READY MIXED. JOINT TAPE SHALL BE CROSS FIBERED, PERFORATED, FEATHER EDGED. CORNER BEADS SHALL BE GALVANIZED STEEL ROLL-FORMED U-SHAPED CHANNELS.
- F. HANGERS AND SUPPORTS: 2X4 WOOD FRAMING. SUBSTITUTION: FOR STEEL TRUSS BUILDINGS 1-1/2" CARPENTRY CHANNELS, 3/4" FURRING CHANNELS, 8 GAGE HANGER WIRES, 16 GAGE TIE WIRES, AND 1" TYPE S SCREWS.

E. JOINTS FINISHING: JOINT COMPOUND, QUICK-TREAT, AND TOPPING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH PRINTED INSTRUCTIONS CONTAINED IN THE PACKAGE. A UNIFORMLY THIN LAYER OF JOINT COMPOUND SHALL BE APPLIED OVER THE JOINT UNDER THE TAPE TO PROVIDE PROPER BOND. CEILING AND WALL ANGLES AND INSIDE CORNER ANGLES SHALL BE REINFORCED WITH THE TAPE FOLDED TO CONFORM TO THE ANGLE AND EMBEDDED IN THE COMPOUND.

AFTER THE COMPOUND IS THOROUGHLY DRY, APPROXIMATELY TWENTY FOUR (24) HOURS FOR REGULAR COMPOUND, 2-1/2 HOURS FOR QUICK TREAT, THE TAPE SHALL BE COVERED WITH A COAT OF JOINT COMPOUND OR TOPPING COMPOUND SPREAD OVER THE TAPE APPROXIMATELY 3" ON EACH SIDE OF TAPE, AND FEATHERED OUT AT THE EDGE. AFTER THOROUGHLY DRY, APPLY ANOTHER CROWN OVER JOINTS. THIS COAT SHALL BE SMOOTH AND THE EDGES FEATHERED APPROXIMATELY 3" BEYOND THE PRECEDING COAT. ALLOW EACH APPLICATION OF COMPOUND TO JOINTS AND NAIL HEADS TO DRY, THEN SAND IF NECESSARY. ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR PAINTING OR WALLCOVERING.

- 6 HOOD WALL TO BE CONSTRUCTED WITH 3-5/8" 16 GAUGE (GA.) METAL STUDS AT 24" o.c. AND 1/2" DURALOCK ON HOOD WALL SIDE.
- 7 G.C. TO INSTALL 18 GA. STAINLESS STEEL PANELS ON WALL. REFER TO MECHANICAL HOOD DRAWINGS FOR PANEL SIZES.
- 8 ELECTRIC DRIVE-THRU WINDOW SHOWN. G.C TO PROVIDE JUNCTION BOX UNDERNEATH THE WINDOW. VERIFY REQUIRED ROUGH-IN AND ELECT. REQUIREMENTS W/MANUF. DRAWINGS.
- 9 HANDICAP ACCESS TO BUILDING IS DESIGNED ACCORDING TO APPLICABLE CODE. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FIELD CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.

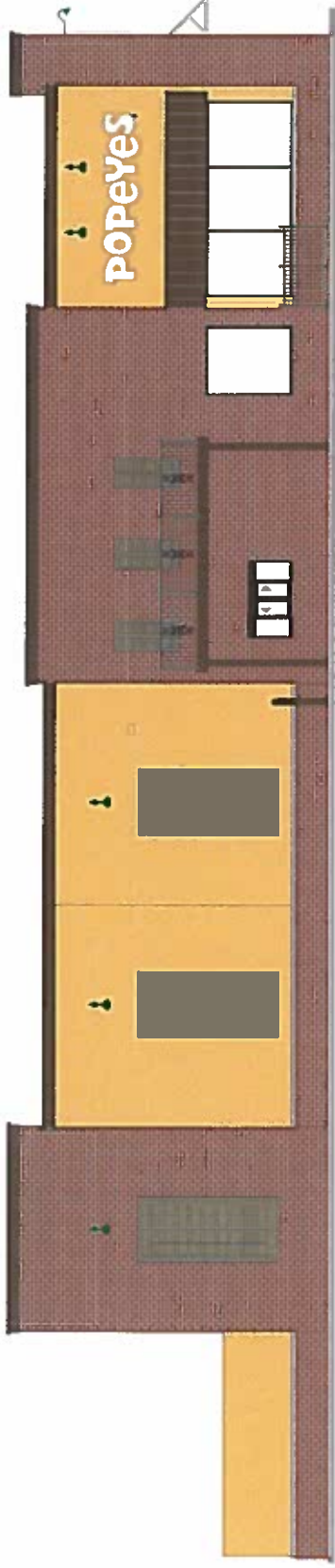
15	PROVIDE 1/2" PLYWOOD SHEATHING AT (3) PLYWOOD SHELVES AS DIMENSIONED ON ELEVATION 4/A426
16	SOLID SURFACE SPLASH GUARD.
17	GUARDRAIL, SEE DETAIL 18/A400
18	SEE P100 SHEET FOR SODA LINE CHASES.
19	WOOD HEADER ABOVE COUNTER STAINED TO MATCH CR-1 (SERVES AS BOUNDARY FOR CEILING CHANGE BETWEEN KITCHEN AND DINING).
20	CERAMIC WALL TILE IF REQUIRED BY LOCAL CODE. COORDINATE WITH CORPORATE.
21	NOTCH IN WALL AT FLOOR, SEE ELEVATIONS 9 AND 10 ON SHEET A123

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1

POP16014



BENJAMIN MOORE
CHESTERTOWN BUFF
HC-9



SHERWIN WILLIAMS
STATUS BRONZE
7034

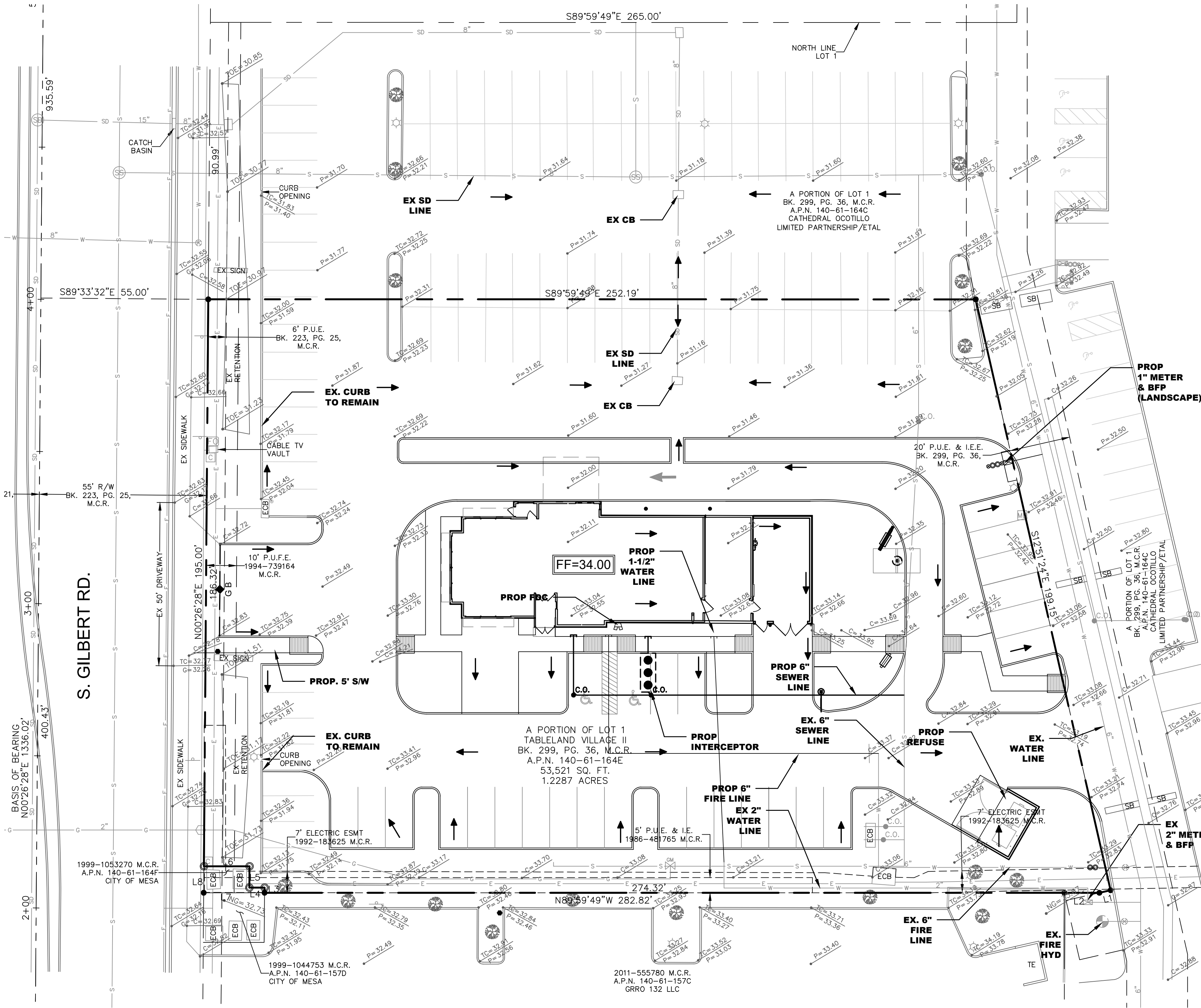


BENJAMIN MOORE
TATE OLIVE
HC-112



PHOENIX BRICKYARD
THIN BRICK VENEER
BROWNSTONE

POPEYE'S LOUISIANA KITCHEN
CONCEPTUAL DRAINAGE & UTILITY PLAN
1343 S. GILBERT ROAD, MESA, ARIZONA



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.78	S77°08'36"W
L2	11.50	N89°59'49"W
L3	1.68	N00°26'28"E
L4	5.00	N89°59'49"W
L5	7.00	N00°26'28"E
L6	15.00	N89°59'49"W
L7	20.00	N89°59'49"W
L8	8.68	N00°26'28"E

RETENTION STATEMENT
THIS SITE WILL RESPECT THE CURRENT DESIGN CONDITIONS. NO OFF-SITE FLOWS IMPACT THIS SITE.

LEGEND OF EXISTING FEATURES

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP RLS #45763
- SCHEDULE B ITEM PER TITLE COMMITMENT
- ☼ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗⊗⊗ BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- ⊗ SANITARY SEWER MANHOLE
- C.O. SEWER CLEANOUT
- ⊗ STORM DRAIN MANHOLE
- ☼ LIGHT POLE
- ⊗ ELECTRIC JUNCTION BOX
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ CABLE TV RISER
- ⊗ FIBER OPTIC LINE MARKER
- IRRIGATION CONTROL VALVE
- ♿ HANDICAP PARKING
- SIGN
- BOLLARD
- ⊗ MAILBOX
- TREE
- I.D. IDENTIFICATION
- BK. BOOK
- PG. PAGE

- A.P.N. ASSESSOR PARCEL NUMBER
I.E. IRRIGATION EASEMENT
I.E.E. INGRESS EGRESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
M.C.R. MARICOPA COUNTY RECORDER
R/W RIGHT-OF-WAY
ESMT EASEMENT
FF FINISH FLOOR
ECB ELECTRIC CABINET
PL PROPERTY LINE
SB SPEED BUMP
TE TRASH ENCLOSURE
GROUND ELEVATION
PAVEMENT ELEVATION
TOP OF CURB & GUTTER ELEVATION
TOP OF CURB & PAVEMENT ELEVATION
CONCRETE ELEVATION
BOTTOM OF SLOPE ELEVATION

- SD— STORM DRAIN LINE
- S— SANITARY SEWER LINE
- W— WATER LINE
- E— ELECTRIC LINE
- G— GAS LINE
- CTV— CABLE TV LINE

DEVELOPER/OWNER

Z&H FOODS RE, LTD.
3100 MAIN STREET
SUITE 301
DALLAS, TX 75226
CONTACT: AMIN DHANNI

ARCHITECT

ID STURDIO 4, LLC
15650 N. BLACK CANYON HWY. #B-235
PHOENIX, AZ 85053
PH: (602) 938-1453
CONTACT: ALEX RAMON

ENGINEER:

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TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: JENNIFER SMITH

SURVEYOR:

LSRS LAND SURVEY
2231 W. CALLE DEL SOL
PHOENIX, AZ 85085
PH: (480) 650-4006
FX: (480) 718-7668
CONTACT: JAY VANLANDSCHOOT

BENCHMARK

GILBERT RD. AND SOUTHERN AVE. BRASS TAG T.C. N.E. CORNER
ELEVATION=1233.80 NAVD88 (CITY OF MESA DATA)

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, WHICH BEARS N00°26'28"E AS SHOWN ON TABLELAND VILLAGE II, RECORDED IN BOOK 299 OF MAPS, PAGE 36, M.C.R.

PARCEL & SITE ADDRESS

APN: 140-61-164E
SITE ADDRESS 1343 S. GILBERT ROAD, MESA, ARIZONA
ZONING: THIS SITE IS CURRENTLY ZONED AS LC

AREA:

SUBJECT PROPERTY CONTAINS 53,521 SQUARE FEET OR 1.2287 ACRES.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2270M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL 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.

LEGAL DESCRIPTION

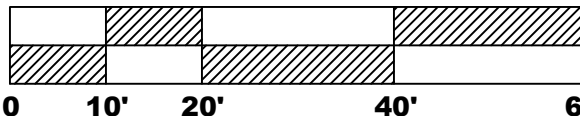
THAT PORTION OF LOT 1, TABLELAND VILLAGE II, A SUBDIVISION RECORDED IN BOOK 299 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST HAMPTON DRIVE A DISTANCE OF 178.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST A DISTANCE OF 175.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 282.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH GILBERT ROAD ALSO BEING THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 26 MINUTES 28 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 195.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST A DISTANCE OF 252.19 FEET TO A POINT; THENCE SOUTH 12 DEGREES 51 MINUTES 24 SECONDS EAST A DISTANCE OF 199.15 FEET TO A POINT; THENCE SOUTH 77 DEGREES 08 MINUTES 36 SECONDS WEST A DISTANCE OF 3.78 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA BY WARRANTY DEED RECORDED NOVEMBER 18, 1999 AS 99-1053270 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15.00 FEET (ABUTTING GILBERT ROAD RIGHT-OF-WAY) OF THE SOUTH 8.68 FEET AND THE EAST 5.00 FEET OF THE WEST 20.00 FEET (ABUTTING GILBERT ROAD RIGHT-OF-WAY) OF THE SOUTH 1.68 FEET OF LOT 1, TABLELAND VILLAGE 2, A SUBDIVISION ACCORDING TO BOOK 299 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGEND OF PROPOSED FEATURES

- G.B.— GRADE BREAK
- DRAINAGE FLOW
- ⊗ SD MH
- ⊗ CATCH BASIN
- FF=XX.XX FINISH FLOOR
- STORM DRAIN PIPE
- ⊗ FDC
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗⊗⊗ BACKFLOW PREVENTION DEVICE
- LOT OUTFALL
- C.O. SEWER CLEANOUT



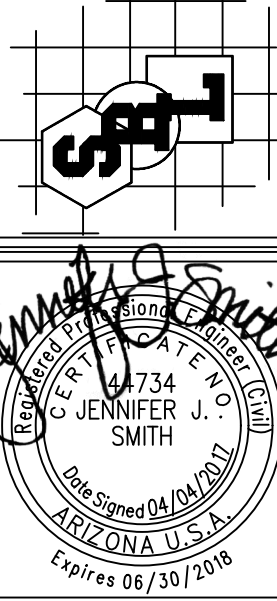
SCALE: 1"= 20'



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

CALL TWO WORKING DAYS
BEFORE YOU DIAL
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SBL Engineering, LLC.
PH: (602) 326-5848
WWW.SBL-ENG.COM

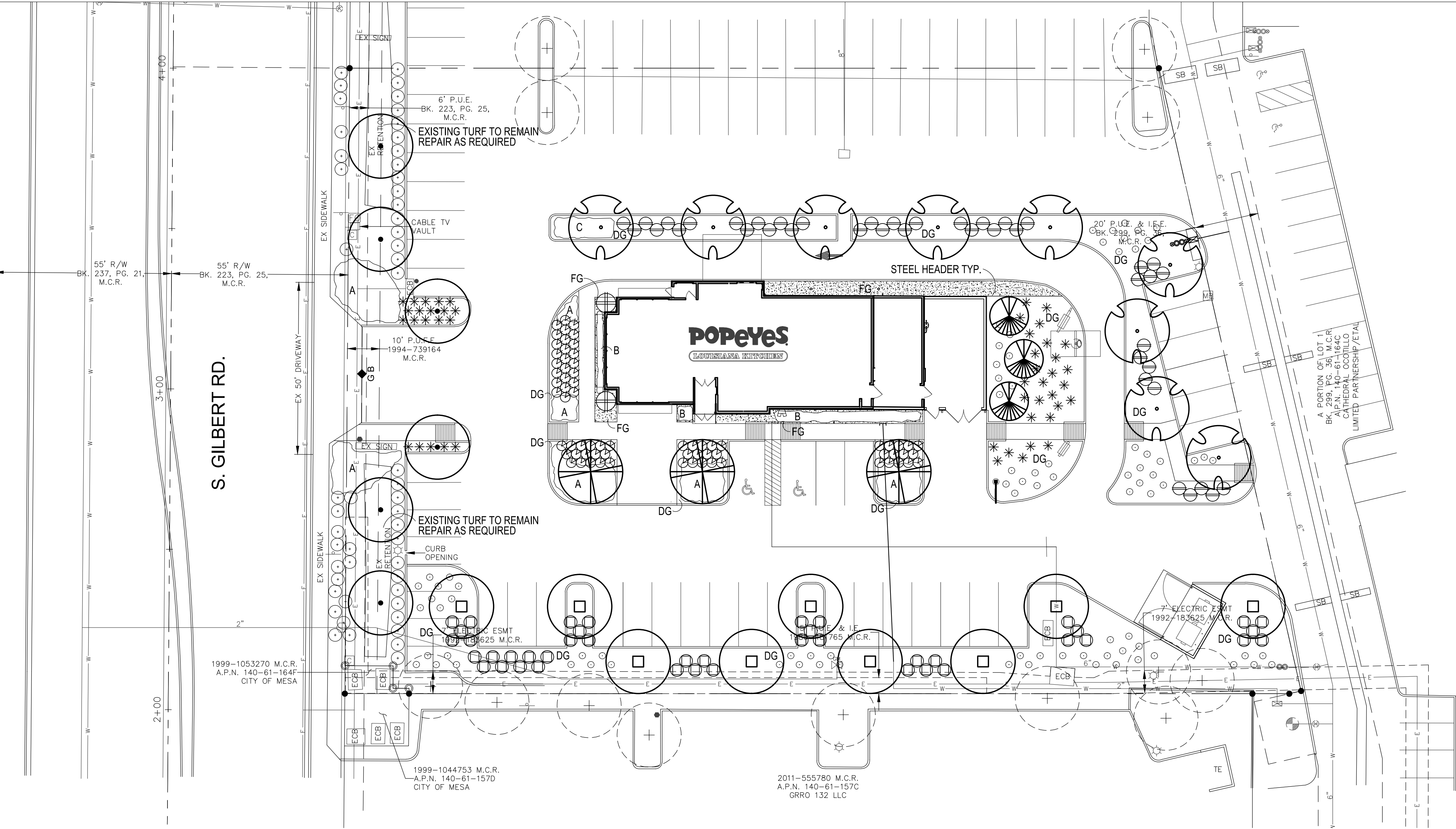


POPEYE'S LOUISIANA KITCHEN
1343 S. Gilbert Road, MESA, AZ
CONCEPTUAL DRAINAGE & UTILITY PLAN

DATE	
REVISIONS	

DATE: 04/04/17
PROJ. NO: 16-149
DESIGN: CB
DRAWN: CB
CHECK: JS
SCALE: 1"=20'
CAD FILE: 16149DX

CONCEPT G&D
UTILITY PLAN
CP1
1 of 1



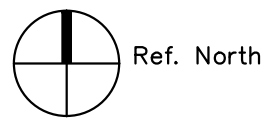
CITY NOTES

- ALL EXISTING VEGETATION NEEDS DEBRIS SET ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE TO A MINIMUM 4 INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS FOR TURF AND ORNAMENTALS SHALL BE MADE SEVEN DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STATE TREE AND SHRUB LOCATIONS FOR 1 GALLON PLANTS AND LARGER. STATES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION 48 HOURS IN ADVANCE FOR APPROVAL OF STATED PLANT LOCATIONS.
- PLANT SITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48 HOURS IN ADVANCE.
- HERE WHERE ENCOUNTERED IN PLANT SITS DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE THIRD OVER SPECIFICATION AND A LIQUID PENETRANT "ALALICHE" OR APPROVED EQUAL SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOxious WEEDS. SEE SECTION 02 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 PARTS NATURAL FERTILE FRIABLE SOIL AND ONE PART HUMUS BY VOLUME THOROUGHLY MIXED PRIOR TO BACKFILLING IN SITS. BACKFILLING SHALL BE IN 6 INCH LIFTS. EACH LIFT SHALL BE COMPACTED WITHOUT BULDLING.
- PLANT MATERIAL SHALL CONFORM TO GRADING CITY SPECIFICATIONS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSEYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS CONDITIONS WHICH MAY DESTROY ROOT BALLS CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 100 VOLT CORDER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE CORDER UTILITY BY CONTRACTOR. CONTRACTOR AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ADJUSTANCE OF THE PROJECT AND THEN TRANSFERRED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.02 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ADJUSTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING UTILITIES: DRIVES, CURBS, SET...
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - 3. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT OR.

CONCEPTUAL PLANTING PLAN



SCALE: 1"=20'-0"

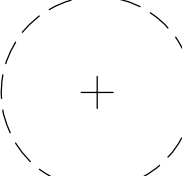
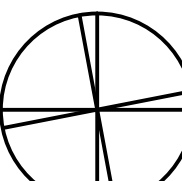
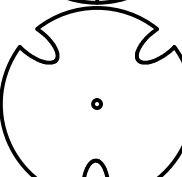
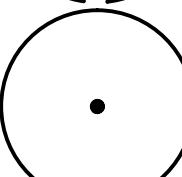
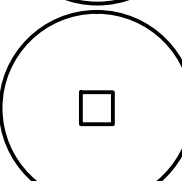
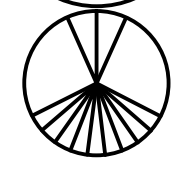








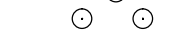




PLANT CALLOUTS

	1 GAL	4" BO	36" BO
TREE SIZE RATIO	3 QTY	1 QTY	1 QTY
TOTAL TREES: 30	60	60	30
	TREES REQ'D PROVIDED	SHRUBS REQ'D PROVIDED	
STREET FRONTAGE REQUIREMENTS TREE: 6 SHRUB: PER L.F.	6 TREES 14 TREES	36 SHRUBS 66 SHRUBS	
PAVING LOT REQUIREMENTS TREE: 3 SHRUB: PER ISLAND	1 TREES 1 TREES	30 SHRUBS 66 SHRUBS	
FOUNDATION PLANTING REQUIREMENTS TREE: 1 L.F.	4 TREES 1 TREES	1 SHRUBS 1 PROVIDED	

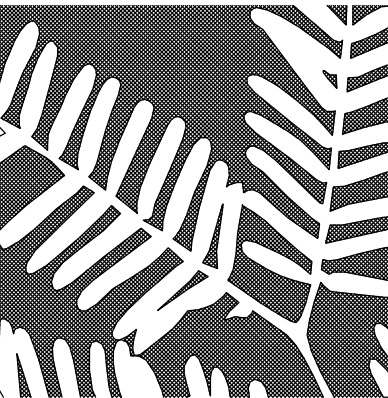
ALL TREES TO BE 1 GALLON SIZE OR LARGER
1 OF PAVING LOT TREES ARE 36" BO SIZE
ALL SHRUBS TO BE 1 GALLON SIZE

CONCEPTUAL PLANT PALETTE

TREES	SIZE/COMMENTS/QUANTITY	
	EXISTING TREE TO REMAIN	NA
	AZT HYBRID PODLESS MESQUITE PROSOPIS 'AZT PODLESS HYBRID'	36" BOX / LOW BREAKER / MATCHED / 3 QTY
	LIVE OAK QUERCUS VIRGINIANA	24" BOX / LOW BREAKER / MATCHED / 9 QTY
	EVERGREEN ELM ULMUS PARVIFOLIA	36" BOX / LOW BREAKER / MATCHED / 6 QTY
	WILLOW ACACIA ACACIA SALICINA	24" BOX / LOW BREAKER / MATCHED / 9 QTY
	SMOOTH CASCALOTE CAESALPINIA CACALACO 'SMOOTHIE'	15 GALLON / LOW BREAKER / MATCHED / 3 QTY
<u>SHRUBS</u>		
	EXISTING SHRUB (TO REMAIN)	NA
	BRITISH RUELLIA RUELLIA BRITTONIANA	5 GAL, 69 QTY
	BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL, 42 QTY
	RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 48 QTY
	CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM	5 GAL, 43 QTY
	BELLS OF FIRE TECOMA TECOMA X 'BELLS OF FIRE'	5 GAL, 2 QTY
<u>GROUND COVER</u>		
	TURPENTINE ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 85 QTY
	NEW GOLD LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C., 150 QTY
	GREEN CARPET NATAL PLUM CARISSA GRANDIFLORA 'GREEN CARPET'	5 GAL @ 2.5' O.C., 36 QTY
	TRAILING ROSEMARY ROSMARINUS 'HUNTINGTON CARPET'	1 GAL @ 3' O.C., 33 QTY
DG	DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING	2" DEPTH TYP.
	FRAGMENTED GRANITE 1'-3" GRANITE EXPRESS 'NATURAL'	4" DEPTH TYP.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVEING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.
- STEEL HEADER TO BE 3/16" COLD ROLLED STEEL.



POPEYE'S LOUISIANA KITCHEN

1343 S. GILBERT RD.
MESA, ARIZONA 85212

G.K. FLANAGAN
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LANDSCAPE ARCHITECTURE
PLANNING

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revisions:

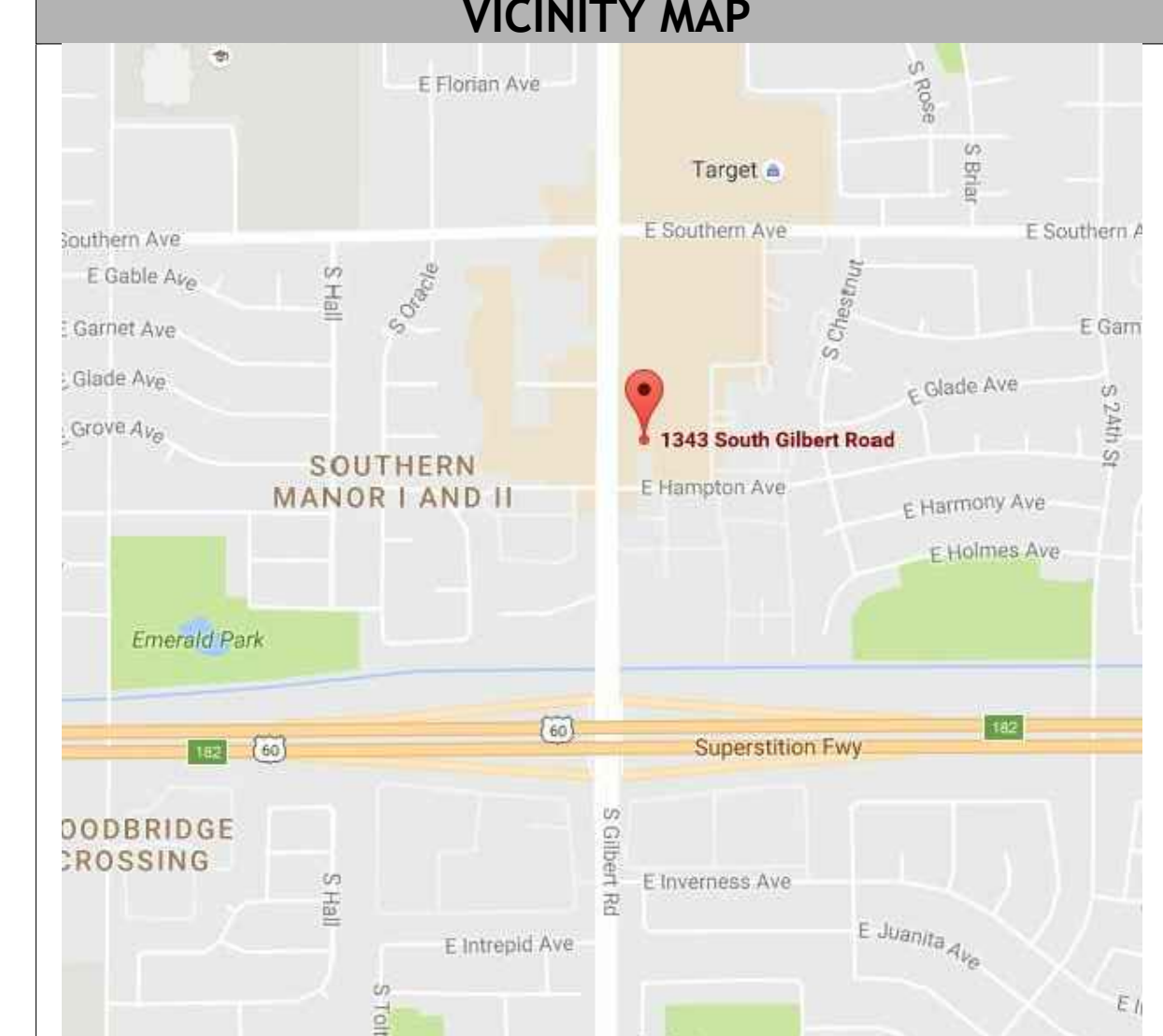
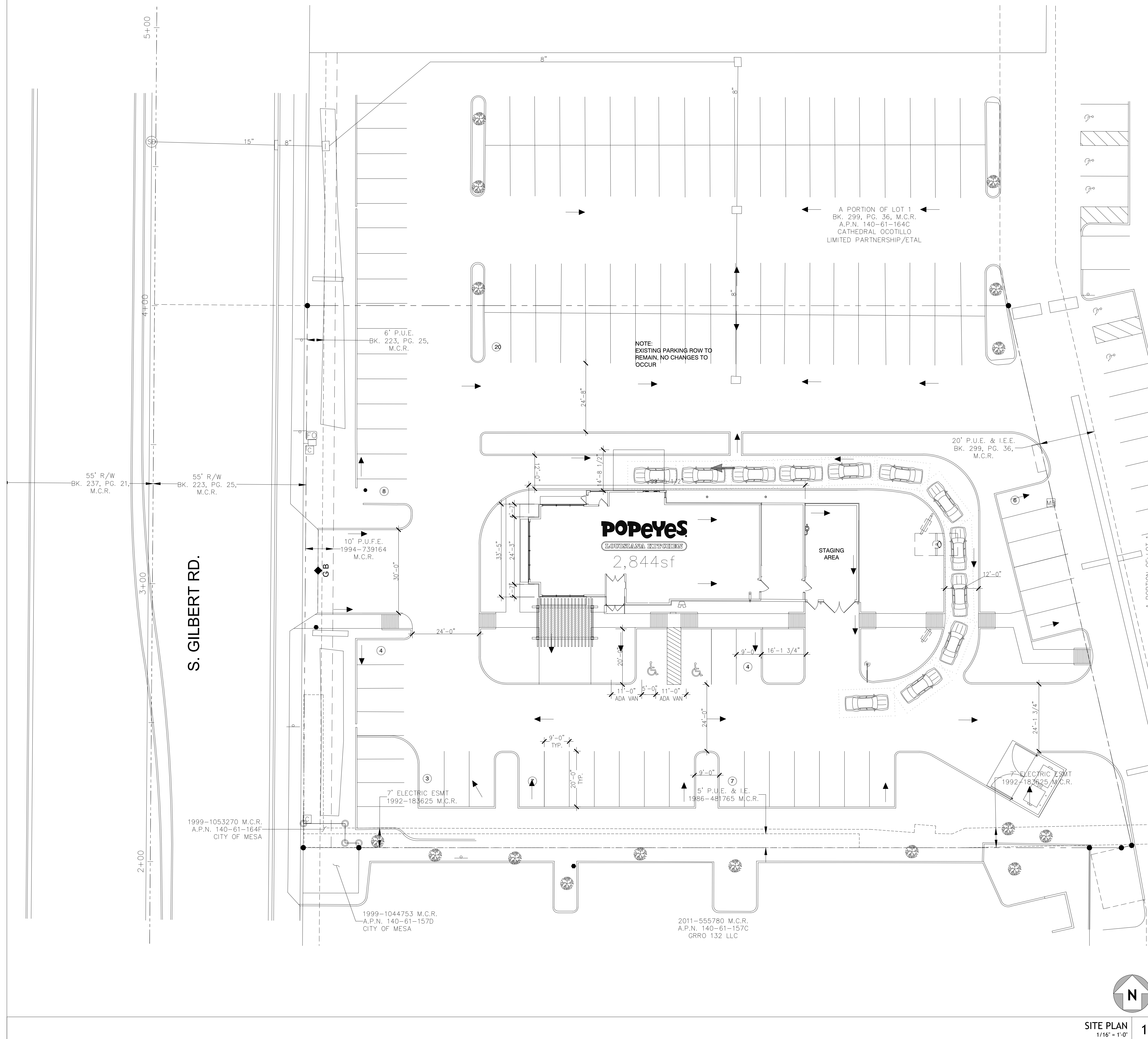
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contents: PLANTING
PLAN

sheet no.

L-1





SITE PLAN DATA	
PROJECT INFORMATION	
PARCEL NUMBER	140-61-164E
CONSTRUCTION CLASSIFICATION	TYPE VB
PROJECT ADDRESS	1343 S GILBERT ROAD
LOT SIZE	53,521SF (1.2287 ACRES)
LOT COVERAGE	2,844 SF / 53,521 SF = 5.3% LOT COVERAGE
PROJECT SIZE	2,844 SQUARE FEET
EXISTING ZONING	LC
PROPOSED ZONING	EXISTING TO REMAIN
ADJACENT ZONING	PARCEL TO THE NORTH LC
ADJACENT ZONING	PARCEL TO THE SOUTH O-C
ADJACENT ZONING	PARCEL TO THE WEST LC
ADJACENT ZONING	PARCEL TO THE EAST LC
NEW OCCUPANCY USE	A2 RESTAURANT
FULLY SPRINKLED?	YES - SEPARATE PERMIT
PARKING REQUIRED	28 SPACES
PARKING PROVIDED	59 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
BICYCLE PARKING REQUIRED	4 SPACES
BICYCLE PARKING PROVIDED	4 SPACES


[illegible]

SHEET TITLE:

SITE PLAN

SHEET NUMBER:
SD100

PROJECT NUMBER:
POP16014


5727 NORTH 7TH STREET, SUITE 401
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POPEYES
LOUISIANA KITCHEN

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