

March 1, 2016

Pre-Submittal Conference Staff
City Of Mesa Planning Division
55 N. Center Street
Mesa, AZ. 85201

PROJECT NARRATIVE - THE HUMAN BEAN at APACHE PLAZA - 6800 E. MAIN ST. MESA, AZ. 85207

Pre-Submittal Conference Staff,

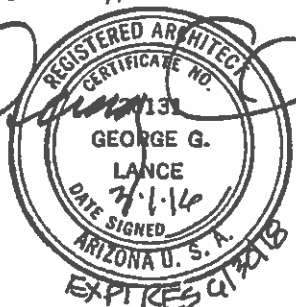

Per Planning Division Conference Guidelines, we are submitting the following brief narrative for the proposed Human Bean coffee store at the above location. The Human Bean chain of coffee stores started in Southern Oregon and have been warmly received in all the various multi-state locations they have been built in since 2010. Rival competitor chain, 'The Dutch Brothers' coffee stores have been previously approved and built in Mesa with success. This location would offer the first entry into the Mesa market. The Human Bean chain and stores offers a mature architectural version and brand aimed at a mature adult audience.

The proposed free standing building would contain 640 GSF, of slab-on-grade, concrete footing, framed parapet walls, wood roof framing with built-up roofing. The exterior facade is based on a branded Human Bean version of colored stucco and faux-stone veneer with the familiar illuminated Human Bean name, logo and site lighting fixtures. The Human Bean coffee stores offer dual drive-thru lanes for efficiency and exterior patio and walk-up service which can be enjoyed in the Arizona climate.

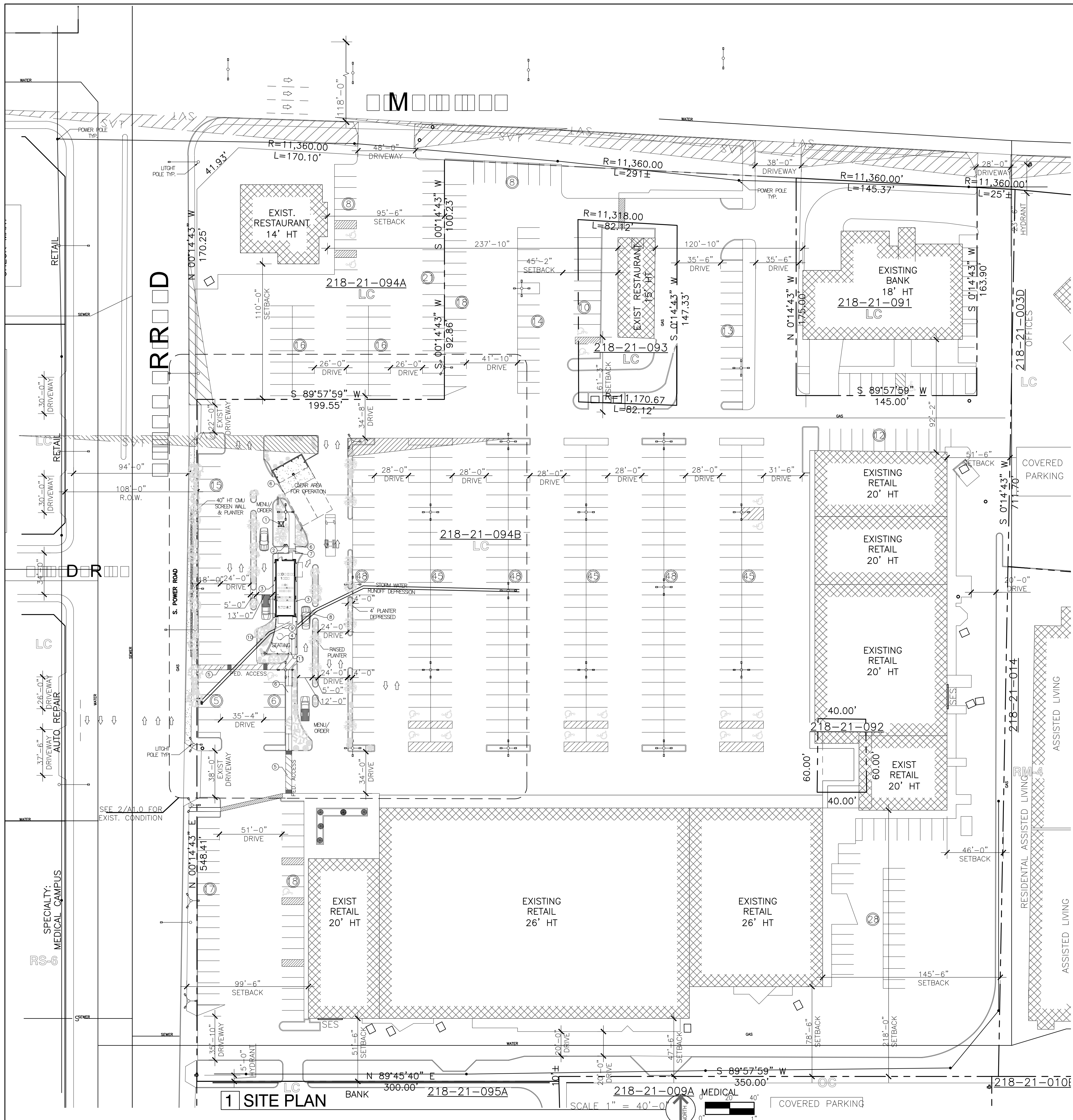
This application is based on review and application of the City of Mesa zoning requirements, General Plan, initial infrastructure review, solid waste disposal and City Code requirements in its planning and site compatibility with the existing shopping center and adjacent properties.

It is my professional opinion that this project will be a positive addition to The City of Mesa, Apache Plaza and citizens of Mesa. I hope this provides the documentation you need, best wishes!

Sincerely,



George G. Lance, NCARB, ICC
Principal



GENERAL NOTES:

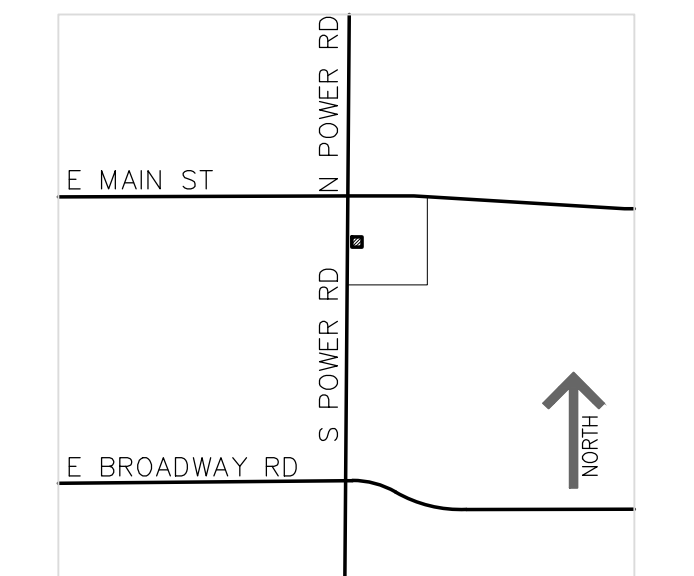
- A. ZONING AND LAND USE NOTES
- EXISTING ZONING IS LC. CURRENT LAND USE IS NEIGHBORHOOD COMMERCIAL. PROPOSED LAND USE IS TO REMAIN NEIGHBORHOOD COMMERCIAL.
 - GROSS AREA OF SITE IS 408,586 S.F. OR 9.38 ACRES
 - EXISTING SITE HAS RETAIL.
 - PROPOSED NEW GROSS FLOOR AREA = 640 S.F., TOTAL GROSS FLOOR AREA TBD.
 - ADMINISTRATIVE SITE ADDRESS IS 6837 E MAIN ST, MESA, AZ 85208.
 - ASSESSORS TAX PARCEL NUMBER: 218-21-094B

SITE PLAN NOTES AND CALCULATIONS # = PARKING COUNT

- PARKING CALCULATION AS PER TABLE 11-32-3: PARKING SPACES REQUIRED OF THE MESA ZONING ORDINANCE
 GENERAL OFFICES, RETAIL, AND SERVICES USE GROUP REQUIREMENT:
 EXISTING CONDITIONS
 1 SPACE PER 375 S.F. 97,059 / 375 = 259 SPACES REQD
 PROPOSED BUILDING
 1 SPACE PER 100 S.F. 640 / 100 = 7 SPACES REQD
 CLIENT REQUIRES 3 SPACES FOR STORE EMPLOYEES = 3 SPACES
 TOTAL SPACES REQUIRED = 269 SPACES
 TOTAL SPACES PROVIDED = 409 SPACES
 H.C. PARKING SPACES REQUIRED 201-300 SPACES = 7 SPACES
 TOTAL H.C. PARKING SPACES PROVIDED = 15 SPACES
 H.C. VAN PARKING SPACES REQUIRED 16 / 6 = 3 SPACES REQD
 H.C. VAN PARKING SPACES PROVIDED = 10 SPACES
- CITY OF MESA GENERAL PLAN: MIXED USE ACTIVITY DISTRICT WITH LC ZONING

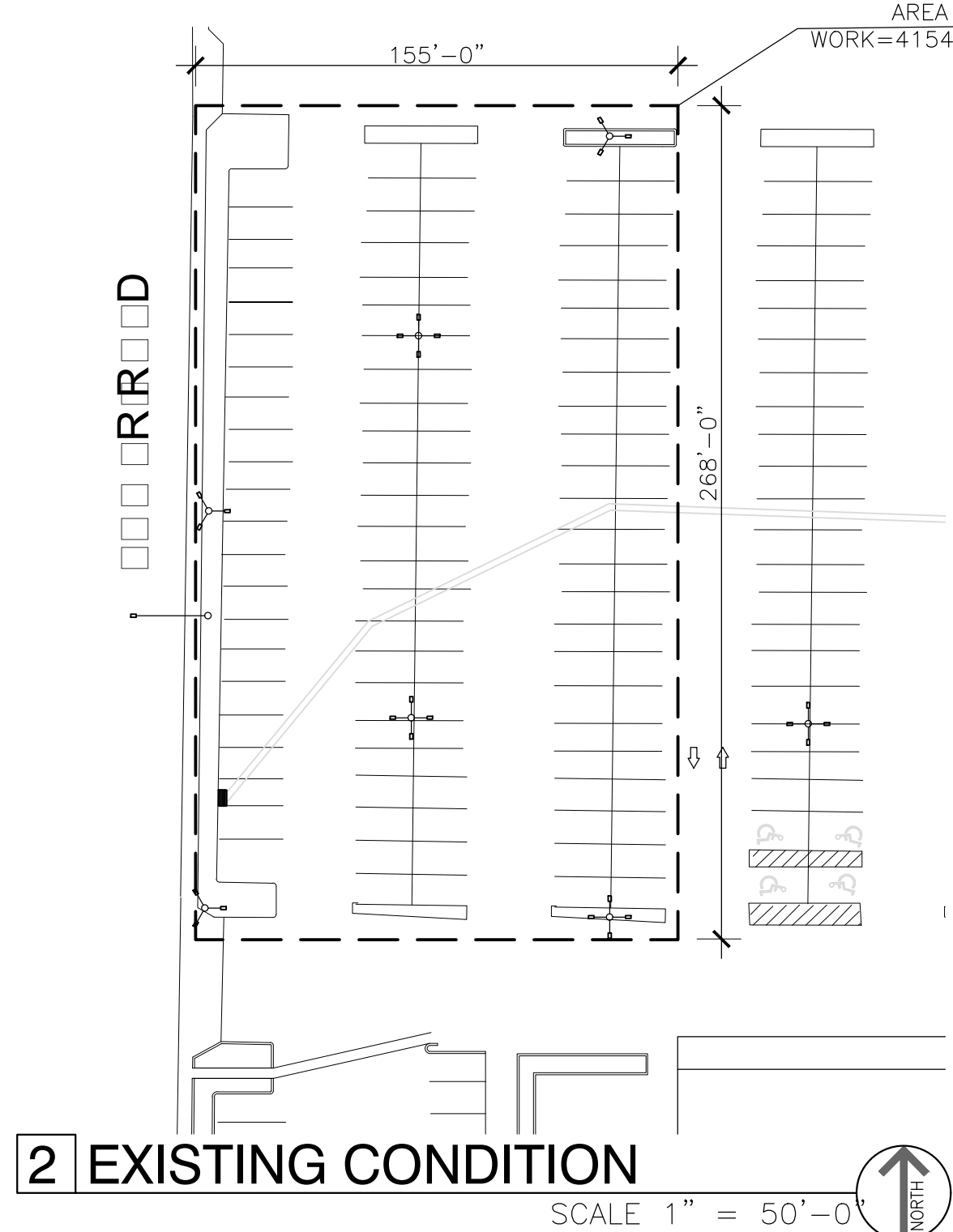
SITE PLAN KEY NOTES ○

- NEW ELECTRIC TRANSFORMER WITH LANDSCAPE SCREEN & PROTECTED W/BALLARDS
- NEW ELECTRIC SERVICE.
- NEW 6" STEEL PIPE BOLLARD AT POPOUTS TYP.
- NEW OUTDOOR SEATING AREA WITH SHADED TABLES.
- NEW CROSSWALK
- NEW CONCRETE SIDEWALK
- METAL GRATE WITH TRENCH DRAIN.
- MODIFIED DRAINAGE WAY
- TRENCH DRAIN OR PIPE TBD.
- DEPRESSED PLANTER W/RIP-RAP DRAINAGE WAY
- ADA ACCESSES



TOWNSHIP --, RANGE 7E, SECTION 19, QUARTER SW
VICINITY MAP
 6837 E. MAIN STREET MESA AZ 85208 3"=1 MILE

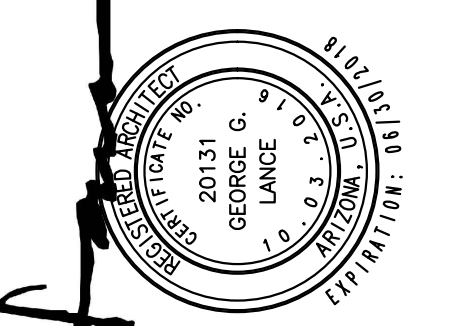
PT LTS 2 & 3 SEC 19 LY S OF HWY 60-70 DAF BEG AT INT OF S R/W LN HWY 60-70 & W LN SEC 19 TH S 750F TH E 715F TH N 711.98F TO PT ON SD S R/W LN THE NWLY ALG SD S R/W LN TO POB EX PCLS A THRU D INCL P/F 99-768263 & 99-867653 & 99-867654 & 99-867655 & ALSO E



2 EXISTING CONDITION
 SCALE 1" = 50'-0"



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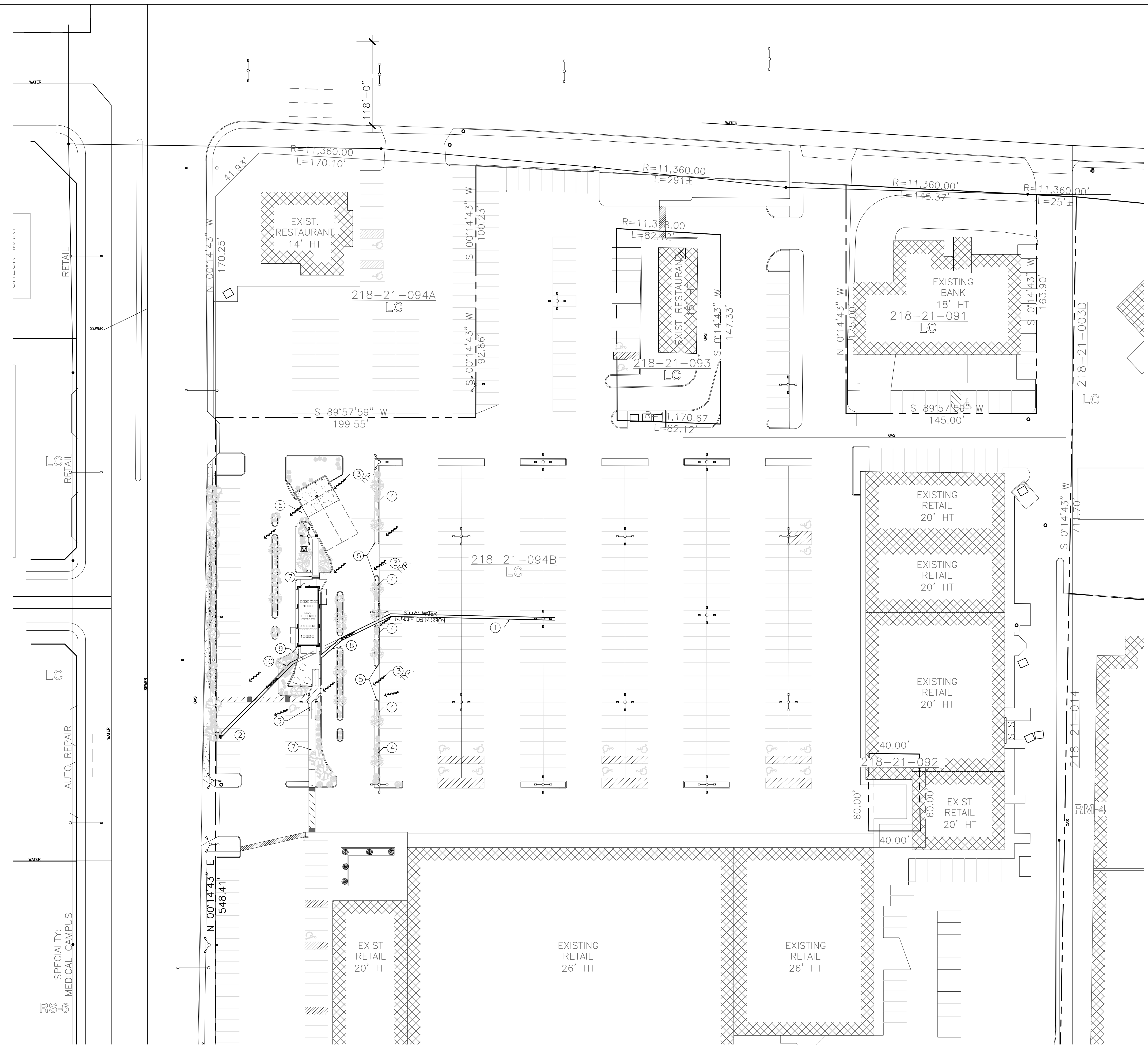
Clayton Co. P.

THE HUMAN BEAN
 POWER RD. & E. MAIN ST., MESA, AZ 85208

TENANT IMPROVEMENT FOR:

OCT.03.2016
 BY: MJL/CSS
 JOB: #15.039

C1.0



1 CONCEPTUAL GRADING & DRAINAGE PLAN
 SCALE 1" = 40'-0"
 NORTH
 0' 10' 20' 40' 60'

DRAINAGE STATEMENT
 June 24, 2016

After examining the surrounding Topographic contours, the upstream watershed area is small enough to fall well below the threshold of a jurisdictional floodplain. It also appears that the site by itself, with the proposed improvements will not generate enough runoff to reach that threshold. The project does not lie within a FEMA floodplain.

The project consists of a new small steel stud & stucco building on concrete slab/footing to house a new Human Bean Coffee Store.

The existing site is not in a floodplain, and is not subject to substantial runoff or erosion under existing conditions. The proposed improvements will not include placement of fill to elevate the site, will not restrict existing surface runoff and will not redirect flow exiting the property on the downstream (west) side.

The proposed conceptual site design is materially identical to and including the location and size of the existing catch basin. Use of the same drainage structures as the previous plan (basin geometry, parking and planters will occur). The new building will be elevated a minimum of 60" above the existing grade, and the immediate asphalt surface will be graded to drain away from the building at a minimum of 2% for a distance of at least 50' in all direction.

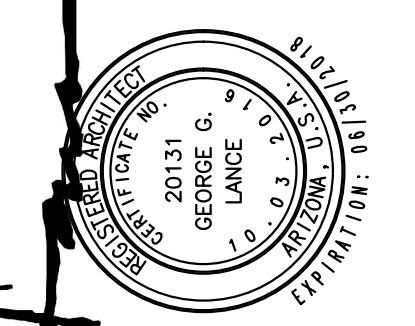
The project concept, as designed, is consistent with applicable drainage standards, and will not present a hazard of flooding or erosion to this property or the neighboring properties.

GRADING/DRAINAGE PLAN KEY NOTES

1. EXISTING DEPRESSED DRAINAGE WAY.
2. EXISTING STORM DRAIN.
3. WATER FLOW DIRECTION.
4. DEPRESSED PLANTERS AT GRADE ON EAST SIDE AND RAISED ON WEST SIDE TO INTERCEPT WATER FLOW AND PROVIDE PASSIVE WATER HARVESTING.
5. OPENINGS TO CHANNEL WATER FLOW.
6. NEW CONCRETE SIDEWALK.
7. METAL GRATE WITH TRENCH DRAIN.
8. MODIFIED DRAINAGE WAY.
9. CHANNEL UNDER CONCRETE TRENCH DRAIN OR PIPE TO BE DETERMINED.
10. DEPRESSED PLANTER WITH RIP-RAP CHANNEL.



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C1.1

IRRIGATION GENERAL NOTES

1. INSTALL VALVES, FILTER AND PRESS, REG. IN METER BOXES WITH LOCKABLE COVERS.
2. IRRIGATION IS VIA PERMANENT AUTOMATIC DRIP SYSTEM USING POTABLE WATER. THERE IS NO RECLAIMED WATER USAGE.
3. MAINTENANCE OF DRIP IRRIGATION SYSTEM WILL BE BY OWNER, ONCE EACH YEAR CHECK AND REPLACE ANY NON-WORKING ELEMENTS IN THE SYSTEM
4. THERE IS WATER HARVESTING, DEPRESS LANDSCAPE AREAS'S 6" FOR RAIN WATER HARVESTING.
5. ALL ROOF DISCHARGE IS DIRECT INTO PAVED VEHICULAR CIRCULATION AREAS, NO DISCHARGE INTO LANDSCAPED AREAS.
6. THERE ARE NO NATIVE SEEDED AREAS.
7. THERE IS NO IRRIGATION IN THE RIGHT-OF-WAY AREAS.

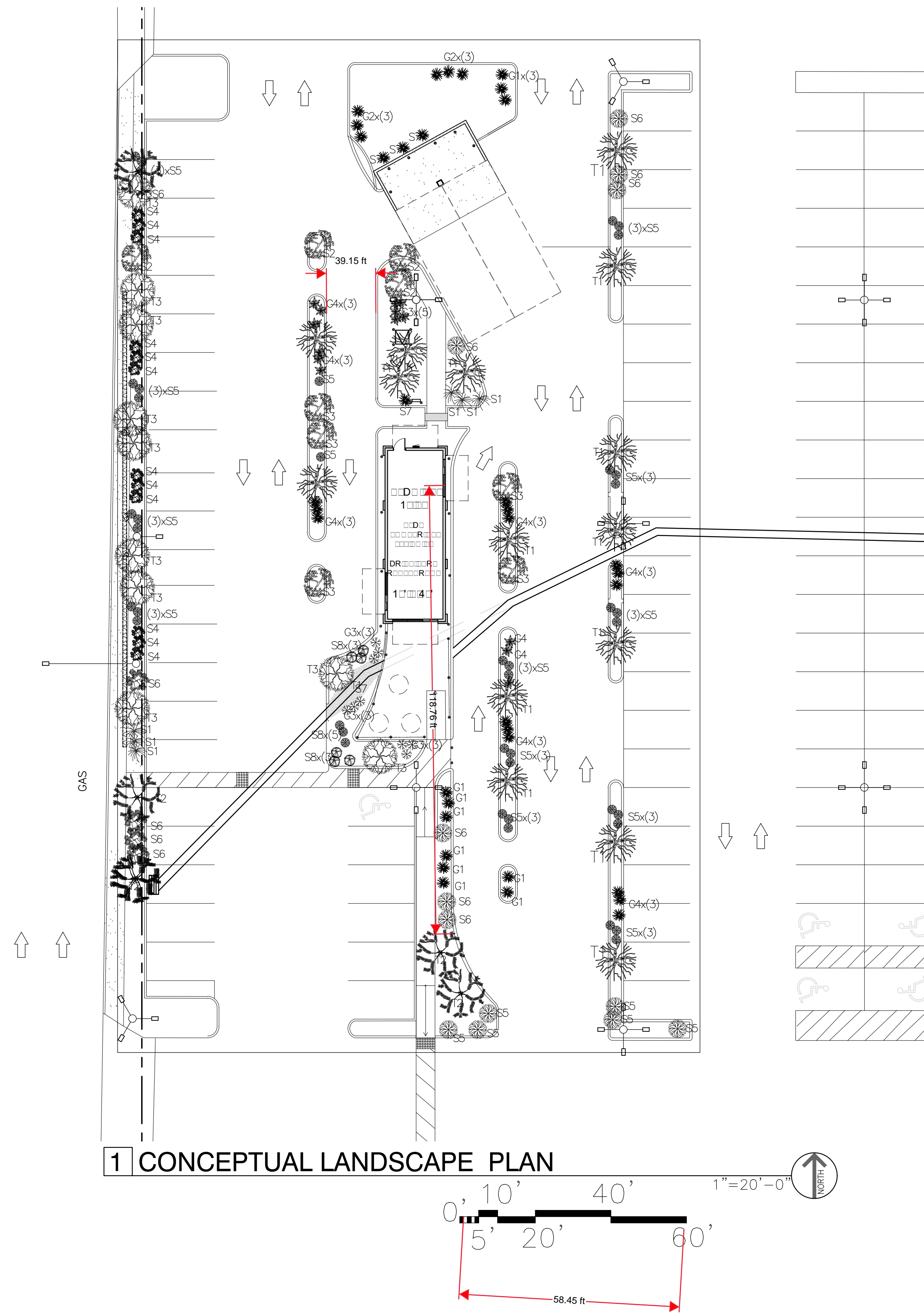
GENERAL NOTES

1. ALL TREES AND SHRUB PLANS TO HAVE PLANT BASIN ADEQUATE TO CONTAIN 8 CU FT OF WATER
2. ALL OPEN AREAS NOTED WITHIN THIS PROJECT AND SHALL HAVE DECOMPOSED GRANITE "MOUNTAIN ROSE, 3/8" OR SMALLER, TO DEPTH OF 1 1/2". REPLACE AREAS AS REQUIRED ON REVIEW BASIS OF ONCE A YEAR
3. RAKED EARTH (R.E) AND DECOMPOSED GRANITE (D.G.) AREAS SHALL INCLUDE ALL WEED/GRASS REMOVAL AND PRE-EMERGENT
4. THERE IS NO MIN-OASIS APPLICATION THIS PROJECT
5. GRADING OF EXISTING SITE TO REMAIN AS SHOWN EXCEPT FOR IMPROVED AREAS (SEE GRADING PLAN) AND DOES NOT REQUIRE REVEGETATION/SLOPE STABILIZATION
6. SITE WAS ORIGINALLY MASS GRADED FOR COMMERCIAL DEVELOPMENT, THERE IS NO ON-SITE VEGETATION TO COMPLY WITH A.R.S. SECTION 30904(NATIVE PLANT LAW)
7. THERE IS NO PHASED CONSTRUCTION IMPLEMENTATION OF THIS LANDSCAPE PLAN
8. MAINTENANCE STANDARDS:
 - a. ANY PLANT MATERIAL IN AREAS OF REQUIRED LANDSCAPING THAT DOES NOT SURVIVE WILL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS
 - b. PLANT MATERIAL WILL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED
 - c. CLIPPING AND PRUNING OF THE PLANT MATERIAL ARE REQUIRED TO ALLOW MAXIMUM SHADING WHILE PRESERVING SURVEILLANCE OPPORTUNITIES AND PREVENTING OBSTRUCTIVE OVERHANG INTO WALKS, CURB AREAS, DRIVES, AND LINE OF SIGHT TRIANGLES. FOR GENERAL GUIDELINES ON HEIGHT CLEARANCE OF TREE CANOPIES, REFER TO SEC. 2-06.3.6.D, SEC. 2-06.3.6.E, SEC. 2-06.3.6.F, AND SEC. 2-06.3.7.D
 - d. ALL DEAD OR REMOVED PLANT MATERIAL WILL BE REPLACED WITH PLANT MATERIAL ACCEPTABLE UNDER THE REQUIREMENTS OF THE XERISCAPE LANDSCAPING REGULATIONS. REPLACEMENT MATERIAL WILL BE A MINIMUM FIFTEEN (15) GALLON SIZE FOR TREES AND FIVE (5) GALLON SIZE FOR SHRUBS
 - e. REGULAR LANDSCAPE MAINTENANCE SHOULD ENSURE WATER EFFICIENCY AND INCLUDE, BUT NOT BE LIMITED TO, PRUNING, WEEDING, AND LITTER REMOVAL
9. GUARANTEE PLANT MATERIALS UNTIL WELL ESTABLISHED, NOT LESS THAN 6 MONTHS. COMPONENTS OTHER THAN PLANTING, GUARANTEE AGAINST FAULTY INSTALLATION OR WORKMANSHIP FOR TWO (2) YEARS.

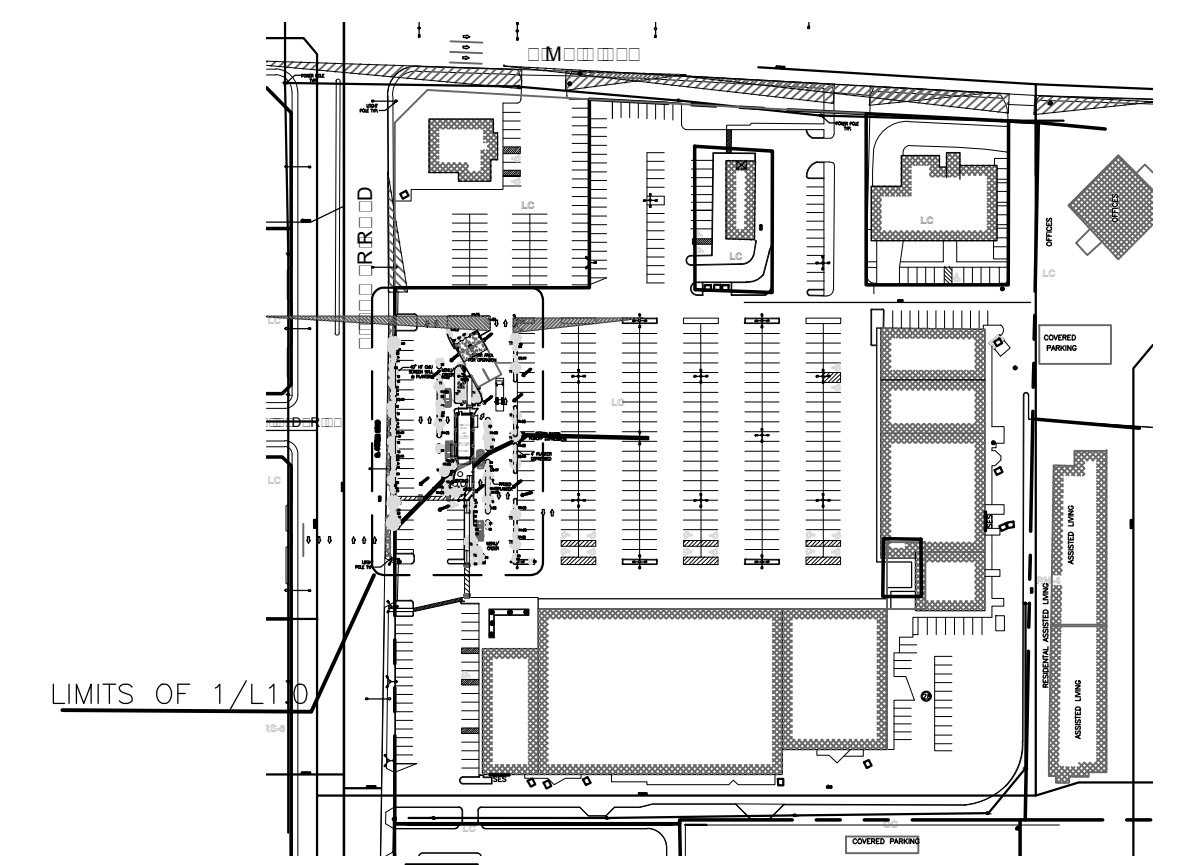
CITY OF MESA LANDSCAPE NOTES

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 'ARIZONA 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 REQUIRED 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 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
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.

NEW PLANT SCHEDULE				
KEY	QTY.	SIZE	COMMON NAME	BOTANICAL NAME
TREES				
T1	16	15" GAL	DESERT WILLOW	<i>Chilopsis linearis 'Desert Amethyst'</i>
T2	5	36" BOX	PALO BLACO	<i>Acacia willardiana</i>
T3	10	24" BOX	BLACKBRUSH ACACIA	<i>Acacia rigidula</i>
SHRUBS/ACCENTS				
S1	5	5 GAL	SLIPPER FLOWER	<i>Peilanthus macrocaprus</i>
S2	4	5 GAL	YELLOW BIRD OF PARADISE	<i>Caesalpinia gillesii</i>
S3	5	5 GAL	RED BIRD OF PARADISE	<i>Caesalpinia pulcherrima</i>
S4	12	5 GAL	LANGMAN'S SAGE	<i>Leucophyllum langmaniae</i>
S5	28	5 GAL	CHIHUAHUAN SAGE	<i>Leucophyllum laevigatum</i>
S6	10	5 GAL	TEXAS MOUNTAIN LAUREL	<i>Sophora secundiflora</i>
S7	3	5 GAL	BOUGAINVILLEA	<i>Bougainvillea 'raspberry ice'</i>
S8	6	5 GAL	LEUCOPHYLLUM CANDIDUM	<i>Violet siverleaf</i>
GROUND COVERS/PERENNIALS				
G1	8	1 GAL	NEW GOLD LANTANA	<i>lantana 'new gold'</i>
G2	6	1 GAL	DALLAS RED LANTANA	<i>lantana x 'dallas red'</i>
G3	9	1 GAL	CHRYSACTINIA MEXICANA	<i>Damiana</i>
G4	21	1 GAL	AUTUMN SAGE	<i>Salvia greggii</i>



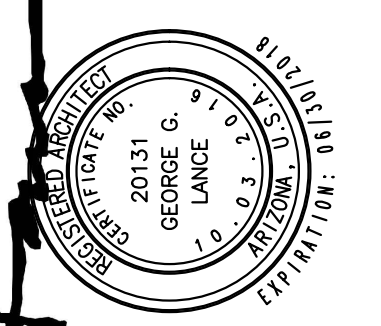
1 CONCEPTUAL LANDSCAPE PLAN



2 KEY PLAN

SCALE 1" = 200'-0"

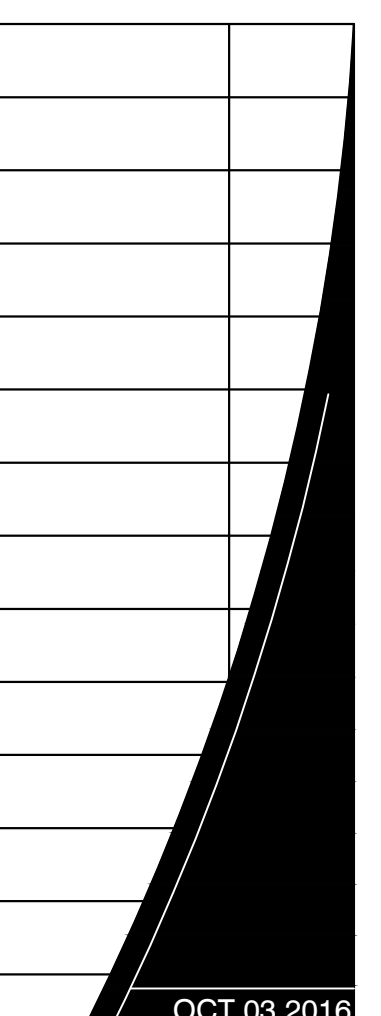
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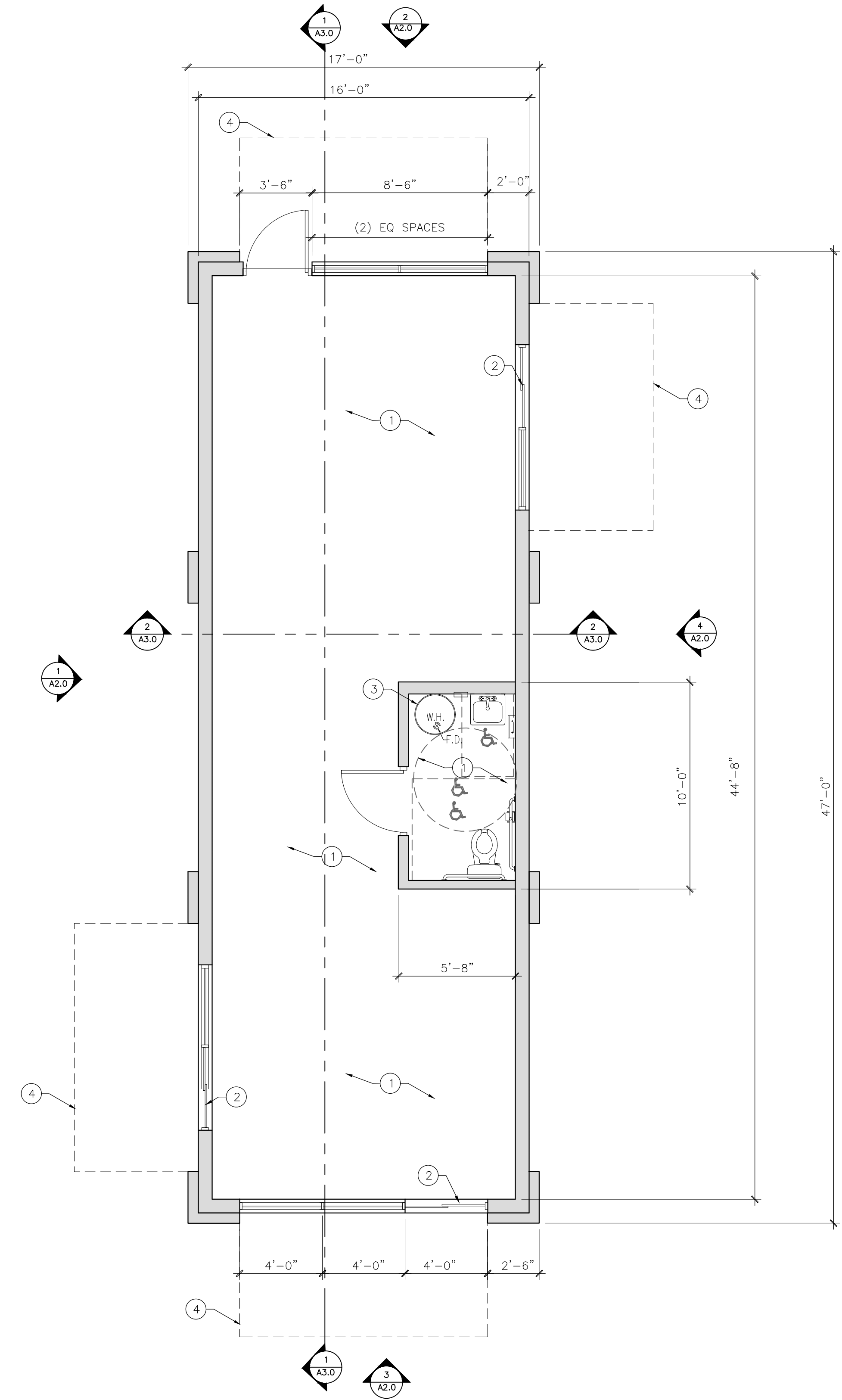


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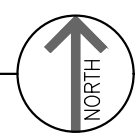
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1 CONCEPTUAL FLOOR PLAN

1/4" = 1'-0"



- FLOOR PLAN KEYNOTES ○
1. STAINED CONCRETE FLOORS.
 2. SERVING WINDOW.
 3. WATER HEATER AND FLOOR SINK.
 4. OUTLINE OF AWNING ABOVE.

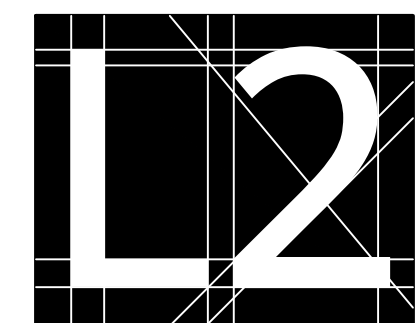


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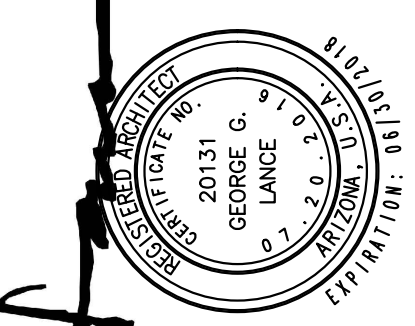
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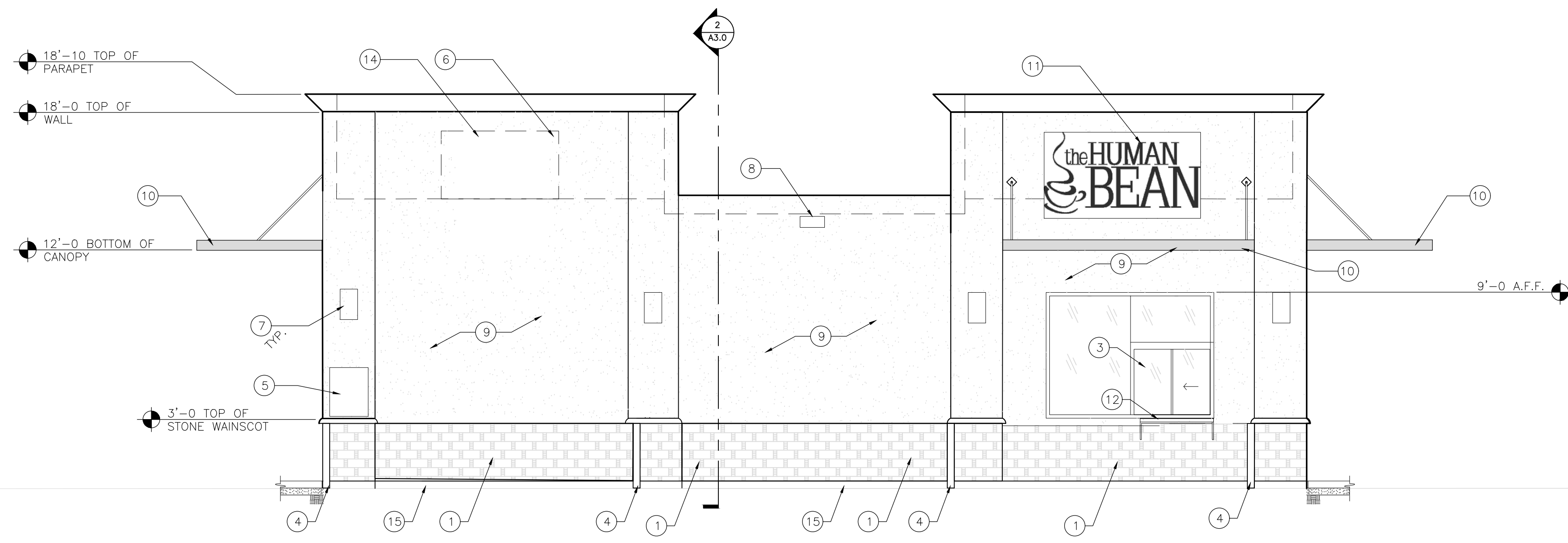
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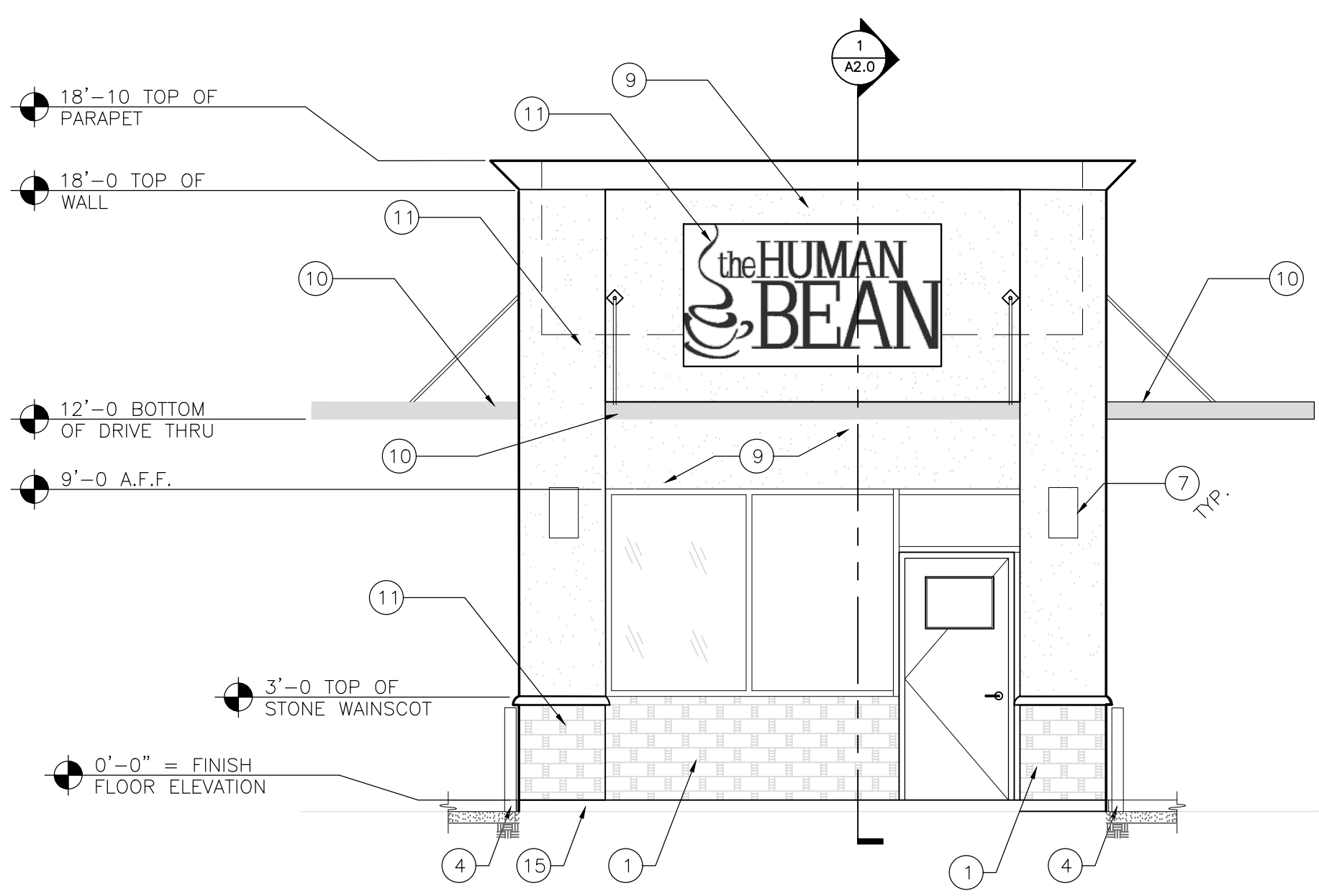
Clayton Co. Architects

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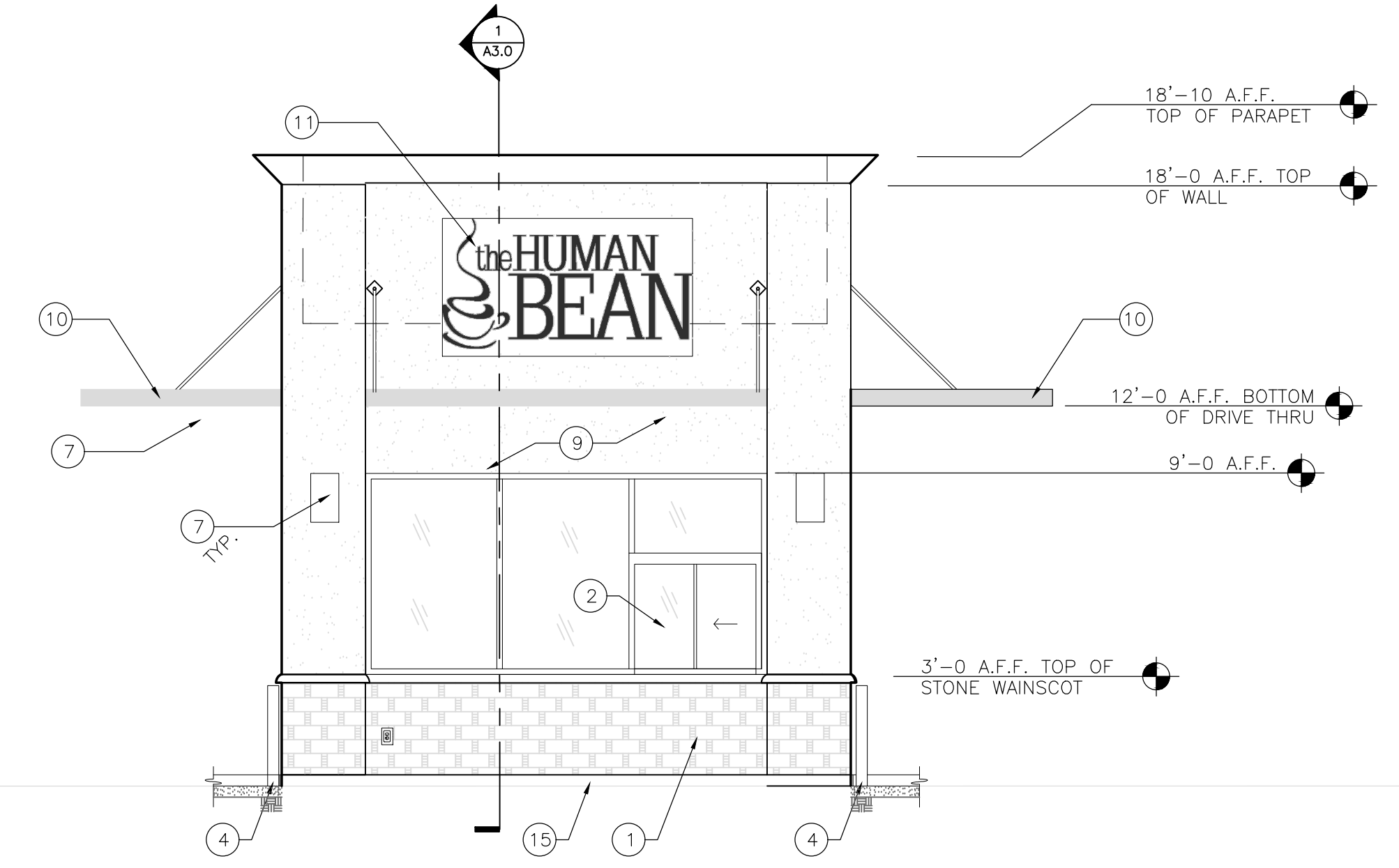
ELEVATION KEYNOTES ○	
1.	STONE VENEER WAINSCOT.
2.	WALK UP WINDOW.
3.	DRIVE THRU WINDOW.
4.	STEEL PIPE BALLARD.
5.	MENU LOCATION.
6.	ROOF TOP MECHANICAL UNITS.
7.	EXTERIOR WALL SCONCE WITH LOGO TYPICAL ON ALL EXTERIOR POP-OUTS.
8.	LED EXTERIOR DOWN LIGHT.
9.	EXTERIOR STUCCO SYSTEM, PAINTED WITH HUMAN BEAN CORPORATE COLORS, SEE COLORED ELEVATIONS FOR COLOR SCHEME AND PAINT COLOR.
10.	METAL AWNING/CANOPY EXTENDING OUT 6'-0" FROM BUILDING.
11.	"HUMAN BEAN" LIGHT FIXTURE, CENTERED.
12.	STAINLESS STEEL SHELF.
13.	NOT USED.
14.	"HUMAN BEAN" ILLUMINATED CUP LOGO.
15.	BUILDING CURB.



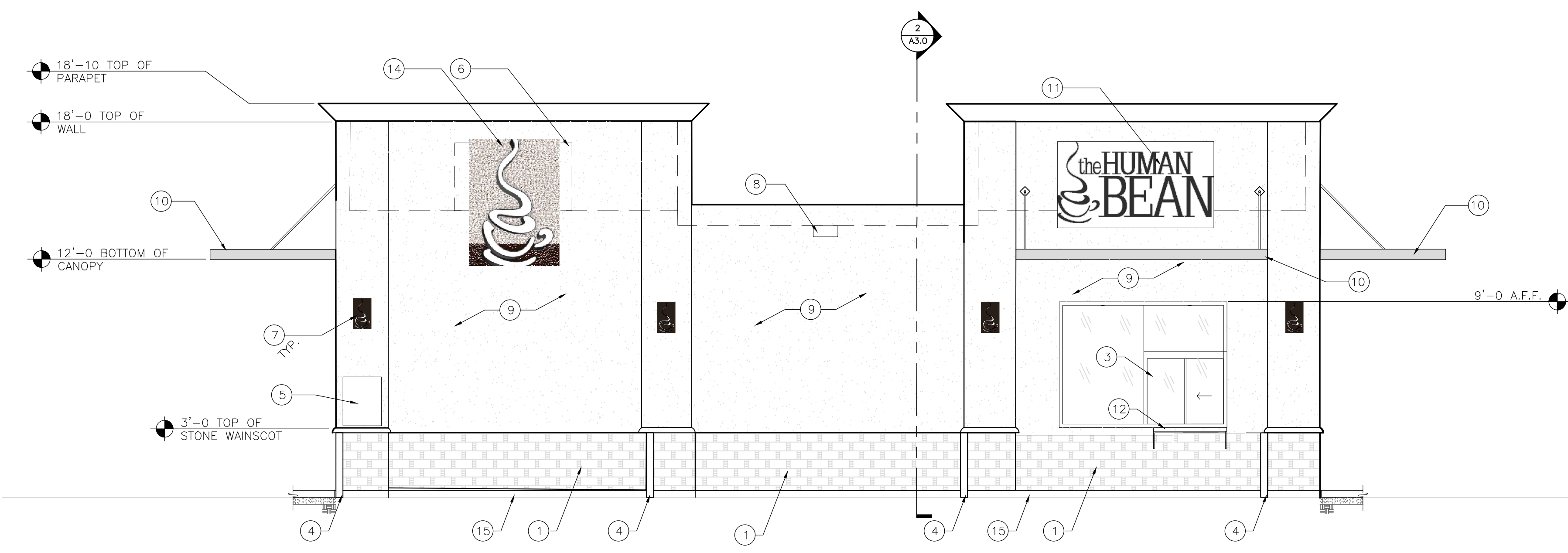
1 CONCEPTUAL WEST ELEVATION
 1/4"=1'-0"



2 CONCEPTUAL NORTH ELEVATION
 1/4"=1'-0"



3 CONCEPTUAL SOUTH ELEVATION
 1/4"=1'-0"



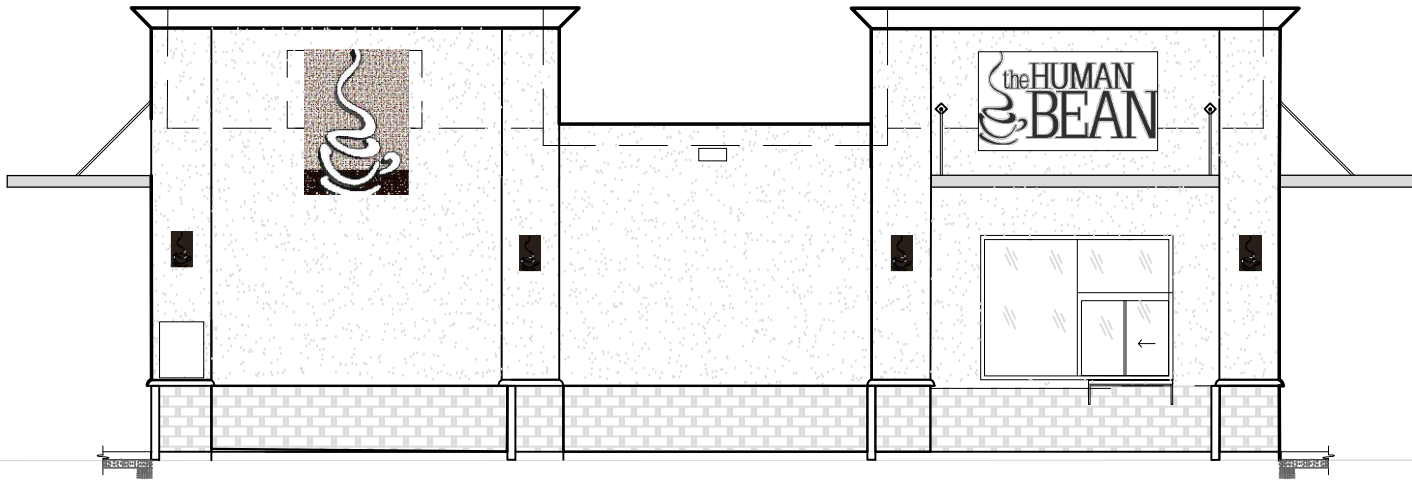
4 CONCEPTUAL EAST ELEVATION
 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



1 EAST ELEVATION

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

THE HUMAN BEAN

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

A2

PROJECT: #15.039 ADDRESS: S POWER RD & E MAIN ST, MESA, AZ 85207
DATE: 10.03.2016

APPROVED BY: _____

DATE: _____

NOT FOR CONSTRUCTION



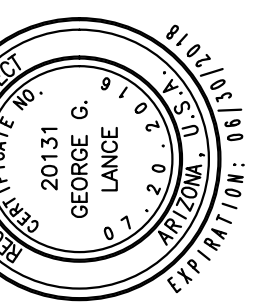
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Clayton Co. Architects

TENANT IMPROVEMENT FOR:
THE HUMAN BEAN
S POWER RD & E MAIN ST, MESA 85207



1 CONCEPTUAL WEST ELEVATION

- Columns
Sherwin Williams
Color: SW 7521 Donner Brown
- Main Body Color
Sherwin Williams
Color: MC-29065
- Awning / Flashing
Custom-Bit Metals
Color: Musket SR-30.2
- Soffit
Custom-Bit Metals
Color: Sand Beige SR-56.3
- STONE ACCENT
WARM SPRINGS LEDGE PANEL



2 CONCEPTUAL NORTH ELEVATION

- Columns
Sherwin Williams
Color: SW 7521 Donner Brown
- Main Body Color
Sherwin Williams
Color: MC-29065
- Awning / Flashing
Custom-Bit Metals
Color: Musket SR-30.2
- Soffit
Custom-Bit Metals
Color: Sand Beige SR-56.3
- STONE ACCENT
WARM SPRINGS LEDGE PANEL



3 CONCEPTUAL SOUTH ELEVATION

- Columns
Sherwin Williams
Color: SW 7521 Donner Brown
- Main Body Color
Sherwin Williams
Color: MC-29065
- Awning / Flashing
Custom-Bit Metals
Color: Musket SR-30.2
- Soffit
Custom-Bit Metals
Color: Sand Beige SR-56.3
- STONE ACCENT
WARM SPRINGS LEDGE PANEL



4 CONCEPTUAL EAST ELEVATION

- Columns
Sherwin Williams
Color: SW 7521 Donner Brown
- Main Body Color
Sherwin Williams
Color: MC-29065
- Awning / Flashing
Custom-Bit Metals
Color: Musket SR-30.2
- Soffit
Custom-Bit Metals
Color: Sand Beige SR-56.3
- STONE ACCENT
WARM SPRINGS LEDGE PANEL