



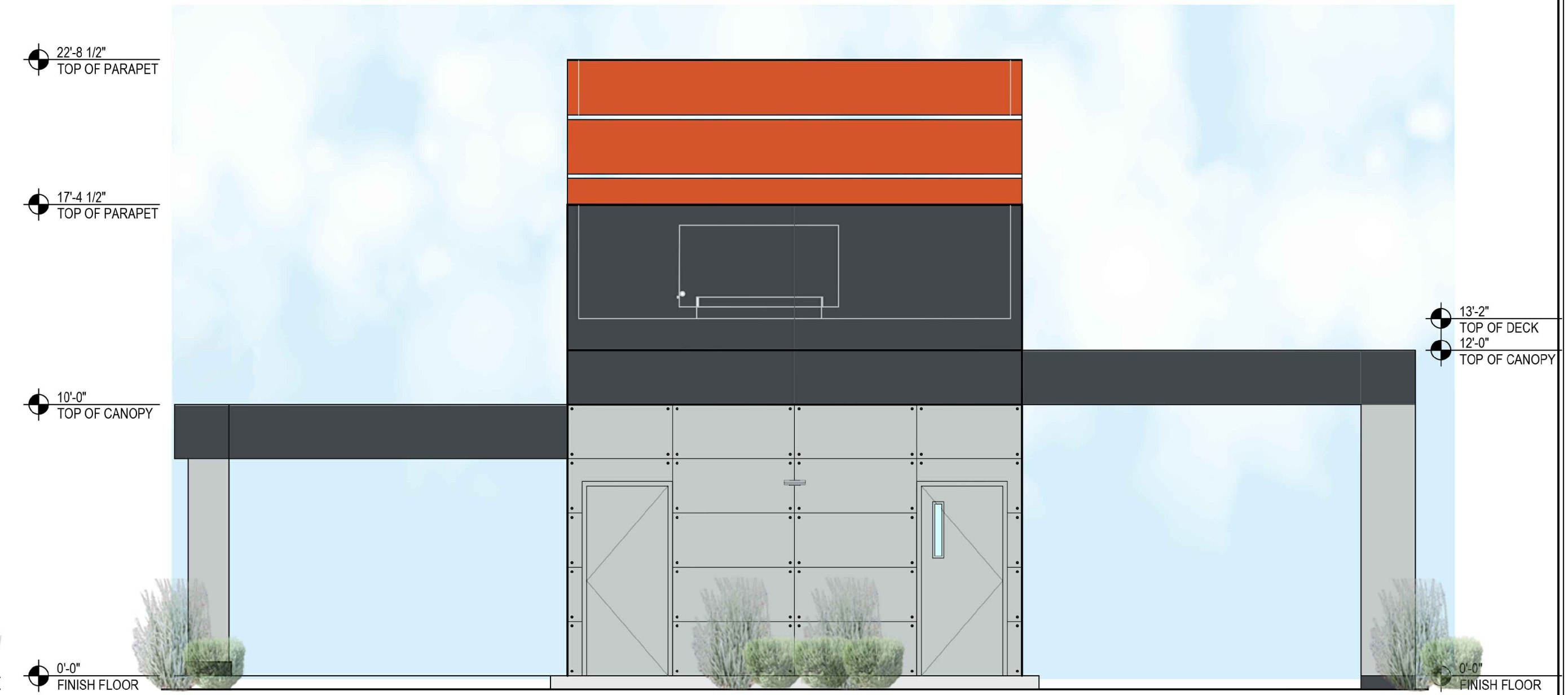
B EAST ELEVATION  
1/4" = 1'-0"



A NORTH ELEVATION  
1/4" = 1'-0"



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



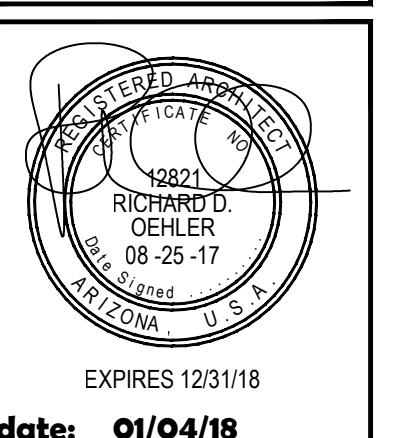
C SOUTH ELEVATION  
1/4" = 1'-0"

2 BUILDING ELEVATIONS  
1/4" = 1'-0"

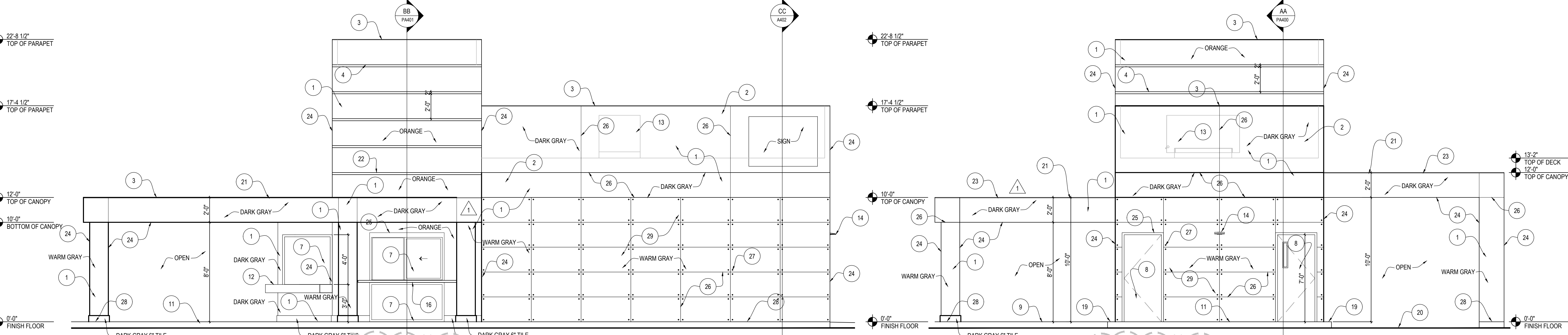
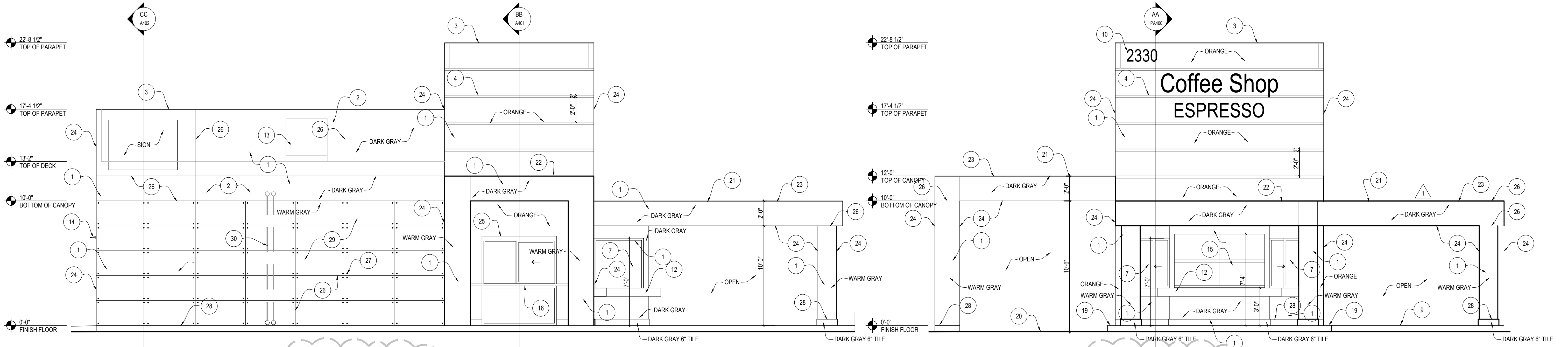
design: RDO  
drawn: JO  
check: JDO

revisions:	
1	12-20-17 OWNER CHANGES

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date: 01/04/18



**2 BUILDING ELEVATIONS**  
1/4" = 1'-0"

- |                                                                                                      |                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 2"x4" WOOD STUD WALL W/3 COAT STUCCO ON WIRE MESH OVER TYVEK BUILDING WRAP OVER 3/8" CDX SHEATHING | 17 CONCRETE FOUNDATION FOOTINGS                                                                                                                      |
| 2 3 COAT STUCCO SYSTEM (DARK GRAY) OVER TYVEK BUILDING WRAP OVER 1/2" CDX SHEATHING                  | 18 COMPACTED BASE                                                                                                                                    |
| 3 METAL CAP FLASHING - PAINTED TO MATCH ADJACENT COLOR                                               | 19 CONCRETE CURB                                                                                                                                     |
| 4 2" FRY ALUMINUM REVEL BETWEEN FIBER CEMENT BD. PANELS - PAINT TO MATCH PANELS                      | 20 ASPHALT PAVING - SEE CIVIL                                                                                                                        |
| 5 WOOD TRUSSES @ 24" O.C. WITH 1/2" PLY WD. DECK                                                     | 21 SINGLE PLY ROOFING OVER 1" FOAM INSULATION ON 1/2" PLY WD. DECK                                                                                   |
| 6 5/8" GYP. BD. CEILING ATTACHED TO BOTTOM OF TRUSS                                                  | 22 FRY WALL FLASHING WITH FOAM CANT                                                                                                                  |
| 7 ALUMINUM STOREFRONT WINDOWS - DARK ANODIZED FINISH                                                 | 23 CUSTOM PAINTED METAL DRIP EDGE                                                                                                                    |
| 8 HOLLOW METAL DOOR & FRAME - PAINT TO MATCH WALL COLOR                                              | 24 CORNER KEY BEAD - ALL OUTSIDE EDGES                                                                                                               |
| 9 4" CONCRETE SLAB WITH SEALED STEEL TROWEL FINISH ON 4" ABC BASE                                    | 25 CASING BEADS - ALL WINDOW & DOORS                                                                                                                 |
| 10 12" BUILDING ADDRESS NUMBER - ILLUMINATED BY HALO ILLUMINATION                                    | 26 M METAL STUCCO CONTROL JOINTS - PAINT TO MATCH SURFACE                                                                                            |
| 11 4" CONCRETE PATIO OR SIDEWALK - SLOPE TO DRAIN AWAY FROM BUILDING                                 | 27 1/2" DIA. 1 1/2" LG. (3/4" BOLT HEADS) ON 1 1/2" DIA. WASHERS - STAINLESS STEEL - DECORATION ONLY                                                 |
| 12 STAINLESS STEEL ADA SHELF                                                                         | 28 J MOLD - ALL WALL EDGES                                                                                                                           |
| 13 HVAC UNIT ON ROOF SCREENED BY PARAPET WALL                                                        | 29 2"x4" WOOD STUD WALL HARDIE BD. CEMENT BD. SIDING OVER TYVEK BUILDING WRAP OVER 3/8" CDX SHEATHING WITH 3/4" LAG BOLTS AND WASHERS AT EACH CORNER |
| 14 EXTERIOR WALL LIGHT FIXTURES - MUST MEET DARK-SKY ORDINANCE                                       | 30 INTERNAL ROOF DOWNSPOUT LOCATIONS WITH BRASS BOOTS                                                                                                |
| 15 ALUMINUM UPWARD ACTING COUNTER DOOR WITH INSULATED GLASS - DARK ANODIZED FINISH                   |                                                                                                                                                      |
| 16 STAINLESS STEEL SERVICE SHELF                                                                     |                                                                                                                                                      |

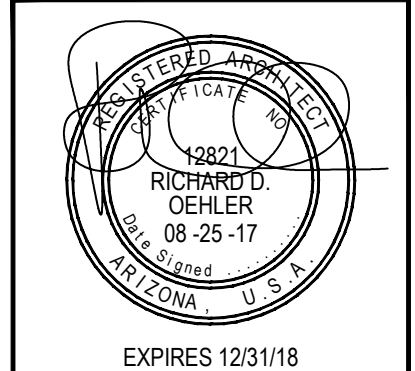
**1 ELEVATION KEYNOTES**  
NOT ALL NOTES MAY BE USED

design: RDO  
drawn: JO  
check: JDO

**revisions:**

12-20-17	OWNER CHANGES
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date: 08/31/17

**SHEET**  
**A300**  
of  
PROJECT: A0090117



2816

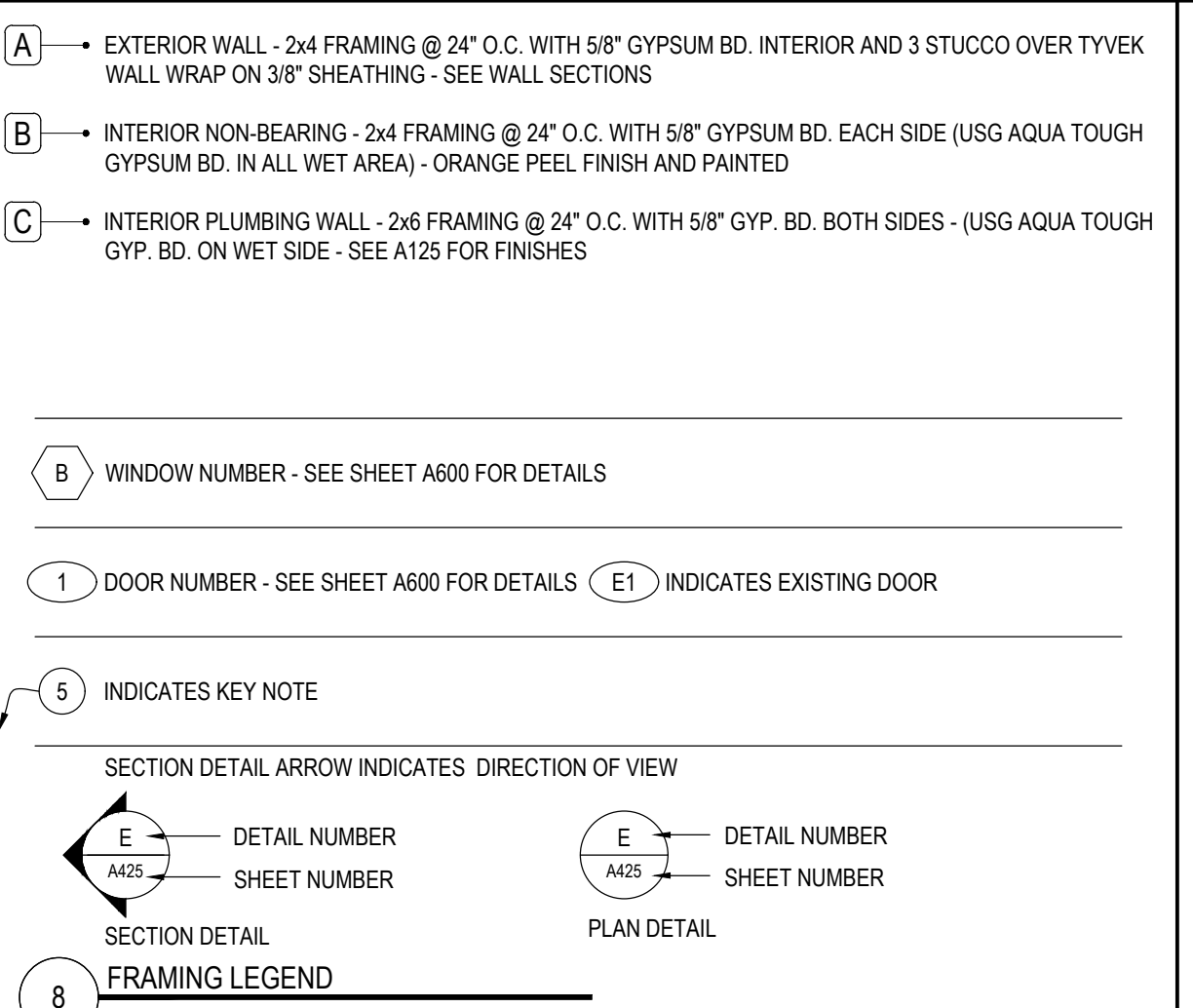
Coffee Shop  
ESPRESSO

- ALL DIMENSIONS ARE FROM FACE OF STRUCTURE TO FACE OF STRUCTURE
- FOR ALL MATERIALS AND EQUIPMENT SPECIFIED OR INDICATED IN THE DRAWINGS THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE ASSEMBLIES AND WORKING SYSTEMS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN THE SPECIFICATIONS, THAT CAN BE LEGITIMATELY OR REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED, OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE ASSEMBLY OR SYSTEM, SHALL BE FURNISHED AS THOUGH ITEMIZED IN EVERY DETAIL. IN ALL INSTANCES, MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH EACH MANUFACTURER'S MOST RECENT PUBLISHED RECOMMENDATIONS AND SPECIFICATIONS.
- THE FIRE SPRINKLER SYSTEM, OCCUPANCY NOTIFICATION SYSTEM (ALARM) AND FIRE DETECTION SYSTEM PLANS SHALL ALL BE SUBMITTED TO CITY OF TEMPE (DEFERRED SUBMITTAL) WITH SPECIFICATIONS AND CUT SHEETS, FOR REVIEW PRIOR TO ISSUANCE OF BUILDING PERMIT. SEE G100 FIRE SEPARATION NOTES
- REFER TO CIVIL DRAWINGS FOR ALL INFORMATION REGARDING SITE GRADING AND DRAINAGE. ALL GRADING AND DRAINAGE SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED IN THE WORKMANSHIP AND MATERIALS.
- BEFORE PERFORMING WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY WORK
- SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR FIND ANY AMBIGUITY, INCONSISTENCY OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS, OR SHOULD THAT THE CONTRACTOR BE IN DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. WHENEVER AMBIGUOUS OR CONTRADICTIONS IN THE PROJECT OCCUR, IT IS THE ARCHITECT'S INTENT THAT THE MOST DEMANDING REQUIREMENTS BE FOLLOWED.
- REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING SYSTEM REQUIREMENTS AND EQUIPMENT. ALL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY.
- REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL SYSTEM REQUIREMENTS AND EQUIPMENT. ALL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY
- REFER TO MECHANICAL DRAWINGS FOR ALL HVAC SYSTEM REQUIREMENTS AND EQUIPMENT. ALL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY.

16 GENERAL CONSTRUCTION NOTES

- NOTES:
- G.C. TO INSTALL SOLID BLOCKING IN WALLS/FURRING FOR ANCHORING ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
  - ALL APPLICABLE ITEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE "AMERICAN WITH DISABILITIES ACT" (ADA) REGULATIONS AND GUIDELINES.
  - HOT WATER/DRAIN PIPES SHALL BE INSULATED
  - MOUNTING HEIGHT SCHEDULE - FOR HANDICAP ACCESSIBLE TOILET ROOM FIXTURES & ACCESSORIES TYPICAL FOR ALL TOILET ROOMS - UNLESS NOTED OTHERWISE.
  - TOILET PARTITION DOORS SHALL BE SELF-CLOSING AND HAVE PULLS ON EACH SIDE OF THE DOOR NEAR THE LATCH. ICC/ANSI A117.1-2009 SECTION 604.9.3
  - THE ADA TOILET STALLS AND ROOMS SHALL BE PROVIDED WITH SIGNAGE PER 2010 ADAAG SECTION 4.30

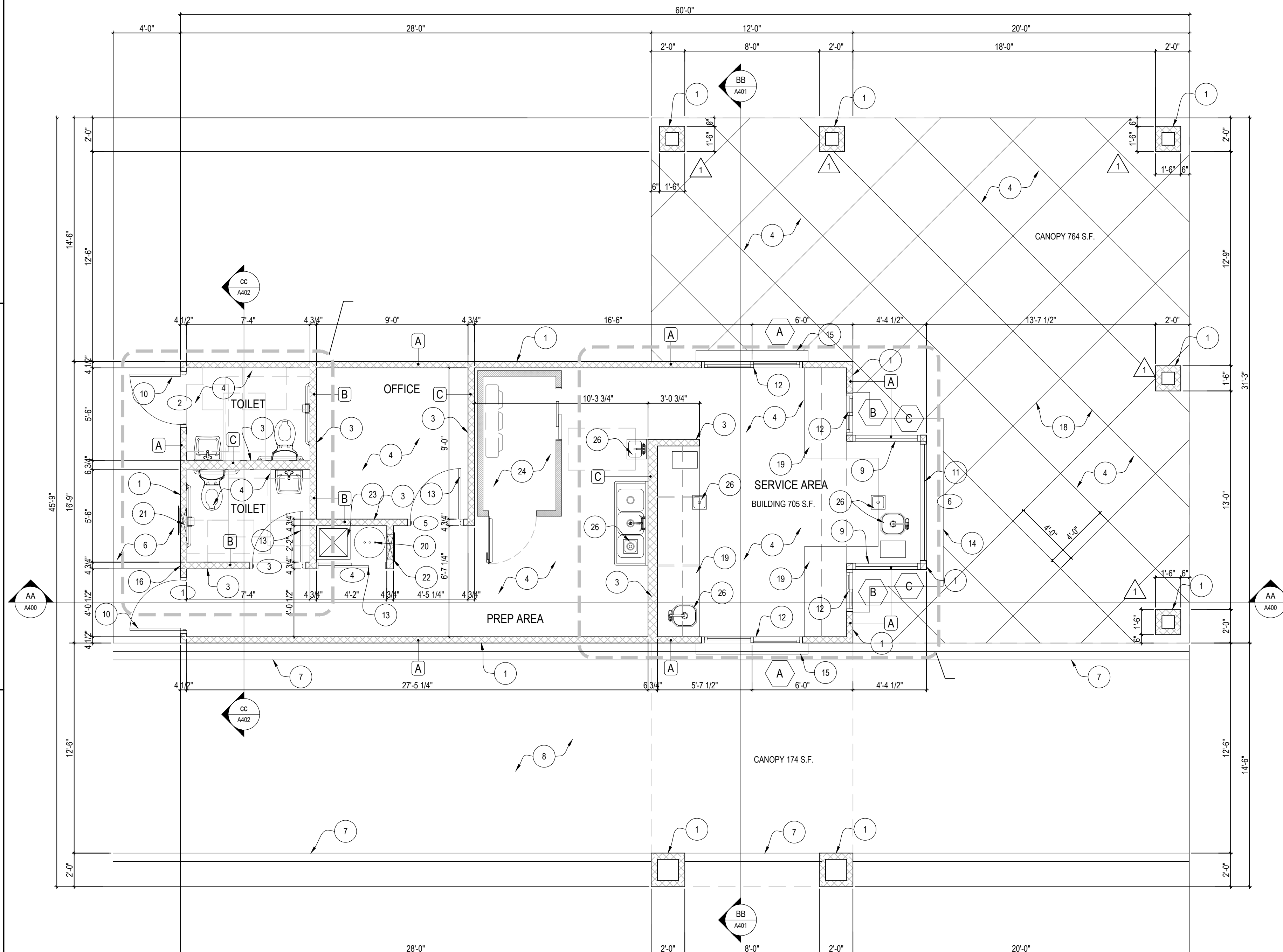
12 ADA MOUNTING NOTES



- CONTRACTOR SHALL SUBMIT SAMPLES OF EACH FINISH TO THE ARCHITECT FOR APPROVAL FINISH SAMPLES WILL BE APPLIED TO THE SAME MATERIAL AS WILL OCCUR IN THE FIELD, ALONG WITH THE FINISH SAMPLES. CONTRACTORS SHALL SUBMIT EVIDENCE OF COMPLIANCE WITH CITY OF PHOENIX FIRE AND BUILDING CODES AND REGULATIONS WITH RESPECT TO FLAME SPREAD, SMOKE, ETC.
- ALL SURFACES SHALL BE PRIMED AND PRIMED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS FOR MATERIAL AND FINISH RELATIONSHIPS SO THAT THEY ARE CONSISTENT WITH THE PLANS. ARCHITECT SHALL BE CONTACTED FOR CLARIFICATIONS IF CONFLICTS ARISE.
- PRIOR TO INSTALLATION OF NEW FLOOR FINISHES, REMOVE EXISTING FLOOR FINISH AND CLEAN FLOOR OF ANY RESIDUE TO PREPARE FLOOR FOR NEW INSTALLATION OF NEW FLOOR FINISHES.
- COMPLY WITH CARPET MANUFACTURER'S PRINTED INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN DIRECTION OF PATTERN AND TEXTURE INCLUDING LAY OF FILE.
- SEE FINISH SCHEDULE OR PLAN FOR FINISHES. BASE SHALL BE B-1 UNLESS OTHERWISE NOTED. A CARPET SEAMING DIAGRAM SHALL BE PROVIDED FOR THE ARCHITECT'S REVIEW AND APPROVAL BEFORE ORDERING AND INSTALLATION OF CARPET. PROVIDE 5%% ATTIC STOCK FOR OWNER'S STOCK WITHIN THEIR SPACE.
- WHERE FLOOR FINISHES CHANGE AT A DOOR OPENING CENTERLINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR UNLESS OTHERWISE NOTED.
- PROVIDE BLACK NEOPRENE REDUCER STRIPS AT FLOOR MATERIAL JUNCTIONS.
- APPLY ALL FLOOR COVERINGS AND BASE WITH TIGHTLY BUTTED JOINTS. FREE OF GAPS, BUBBLES, AND TEARS.
- APPLY RUBBER BASE TO WALLS, COLUMNS, CASEWORK AND OTHER PERMANENT FIXTURES IN ROOMS OR AREAS WHERE BASE IS SPECIFIED. INSTALL BASE IN LENGTHS AS LONG AS PRACTICABLE. TIGHTLY BOND BASE TO BACKING THROUGHOUT THE LENGTH AND HEIGHT OF EACH PIECE WITH CONTINUOUS CONTACT AT HORIZONTAL AND VERTICAL SURFACES.
- FILL NICKS, GOUGES AND OTHER MINOR IMPERFECTIONS OF SURFACES WITH LATEX FILLER. SAND SMOOTH AND FLUSH WITH SURFACE.
- ALL WALLS ARE TO BE PRIMED AND SEALED, AND RECEIVE TWO COATS OF FINISH PAINT AS SPECIFIED. ALL SURFACES ARE TO BE SMOOTH, NO TEXTURE. PAINT IS TO BE ROLLED FLAT WITH "ORANGE PEEL" STIPPLE. APPLY EACH COAT AT THE PROPER CONSISTENCY. SAND LIGHTLY BETWEEN COATS TO ACHIEVE THE REQUIRED FINISH. ALLOW EACH COAT OF FINISH TO DRY BEFORE FOLLOWING COAT IS APPLIED, UNLESS OTHERWISE DIRECTED BY MANUFACTURER.
- INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPE WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT IN ORDER TO FLATTEN ANY NAP FORMED BY SANDING THE SURFACE.
- ALL EXPOSED SURFACES SHALL BE PAINTED UNLESS OTHERWISE NOTED. PAINTING WILL INCLUDE PARTITIONS, EXPOSED MECHANICAL DUCTS, EXPOSED PIPING, MECHANICAL GRILLS AND REGISTERS, ETC. SURFACES NOT TO BE PAINTED INCLUDE (UNLESS OTHERWISE NOTED) MATERIALS WITH COMPLETELY APPLIED FINISH, FINISH HARDWARE, LUMINAIRES, ACOUSTICAL SURFACES INCLUDING T-BAR AND PANELS, GLASS, TILE, PLASTIC, RUBBER BASE, DOORS, DOOR AND WINDOWS FRAMES, CARPET, BASE, VCT, MARBLE, ETC.
- ALL MATERIAL SURFACES SHALL BE PRIMED AND PAINTED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE ARCHITECT WITH MINIMUM OF THREE 8x10 BRUSH-OUTS OF EACH COLOR AND FINISH FOR THE ARCHITECT'S APPROVAL AT LEAST TWO WEEKS PRIOR TO SITE APPLICATION. WALL TEST WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR ONCE THE WALL TEST HAS BEEN MADE.
- NO PAINT OR INTERIOR FINISHING SHALL BE COMPLETED UNDER CONDITIONS WHICH MIGHT THREATEN THE QUALITY OF THE WORK. ANY WORKMANSHIP JUDGED UNACCEPTABLE BY THE ARCHITECT WILL BE REJECTED.
- ALL FINISH MATERIALS SHALL BE STORED, HANDLED, PREPARED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL SUB-CONTRACTORS SHALL CLEAN AND REMOVE EXCESS MATERIAL AFTER EACH DAY.

3 WALL NOTES

- EXTERIOR WALL - 2x4 WOOD STUDS (W/ TREATED PLATES) @ 24" O.C. WITH 3 COAT STUCCO ON METAL LATH OVER TYVEK BUILDING WRAP OVER 3/8" CDX SHEATHING
- EXTERIOR - 2x4 PARAPET STUDS @ 24" O.C. WITH 3 COAT STUCCO ON METAL LATH OVER TYVEK BUILDING WRAP OVER 3/8" CDX SHEATHING - LAP NEXT TO ROOF TRUSSES
- INTERIOR 2x4 OR 2x6 WOOD STUDS (W/ TREATED PLATES) @ 24" O.C. 5/8" GYP. BD. BOTH SIDES (USE USG AQUA TOUGH IN ALL WET AREAS - PAINT WALLS UNLESS OTHERWISE NOTED)
- 4" CONCRETE SLAB (3000 PSI) WITH SEALED STEEL TROWEL FINISH ON 4" ABC BASE - W/6" SANITARY BASE - FLOOR FINISHES AS SCHEDULED
- 3000 PSI REINFORCED CONCRETE FOUNDATION FOOTINGS MIN. 18" BELOW GRADE - SEE STRUCTURAL
- 4" CONCRETE PATIO OR SIDEWALK - SLOPE TO DRAIN AWAY FROM BUILDING
- CONCRETE CURB - SEE CIVIL
- NEW 2" ASPHALT PAVING ON 6" ABC BASE
- ALUMINUM STOREFRONT WINDOWS - DARK ANODIZED FINISH
- HOLLOW METAL DOOR & FRAME - PAINT TO MATCH WALL COLOR
- ALUMINUM UPWARD ACTING COUNTER DOOR WITH INSULATED GLASS - DARK ANODIZED FINISH
- ALUMINUM QUICK ACCESS SELF CLOSING SERVING WINDOW - 1" INSULATED GLASS - OVER ALUMINUM STOREFRONT
- SOLID CORE DOOR & FRAME - PAINT
- STAINLESS STEEL ADA SHELF ON WOOD FRAME
- STAINLESS STEEL SERVICE SHELF
- EXTERIOR WALL LIGHT FIXTURES - MUST MEET DARK-SKY ORDINANCE
- HVAC UNIT ON ROOF SCREENED BY PARAPET WALL
- SCORE PATIO CONCRETE @ 4'-0"
- MILLWORK - SEE A125
- 80 GAL. ELECTRIC WATER HEATER
- ELECTRIC SERVICE - SEE ELECTRICAL
- ELECTRIC PANEL - SEE ELECTRICAL
- MOP SERVICE SINK
- WALK-IN COOLER
- EQUIPMENT - SEE K100
- SINKS, FLOOR DRAINS, & FLOOR SINKS - SEE PLUMBING



NOTE: THIS BUILDING IS NOT REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM - PER CITY OF MESA 2012 IBC CODE EXCEPTION 7 (BUILDING IS UNDER 1000 S.F.)

- ROOMS ARE DEFINED BY WALLS, FACES OF DOORS AND ROOM CHANGE INDICATORS.
- PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACE, SHELVING, BRACKETS, DISPLAYS, GRAB BARS, HANDRAILS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF WALL FOR STRUCTURAL STABILITY. REFERENCE FLOOR PLAN FOR LOCATIONS OF SUCH EQUIPMENT. ALL CONCEALED WOOD SHALL BE FIRE-RETARDANT LUMBER.
- LUMBER AND BLOCKING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- USE WATER RESISTANT (TYPE "X" AS REQUIRED) GWB BEHIND ALL SINKS AND WET AREAS.
- NON-FIXED FURNITURE AND EQUIPMENT IS SHOWN FOR INFORMATION ONLY. REFER TO RESPONSIBILITY SCHEDULE
- USE TWO-STUD CORNERS WHERE POSSIBLE
- PROVIDE SOUND BATT INSULATION AT RESTROOMS
- PROVIDE SOUND BATT INSULATION AT DINING 2 AND SERVICE
- ALL KITCHEN WALLS SHALL BE FRP UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
- DIMENSIONS ARE TO CENTERLINE OF COLUMN LINES, FACE OF STUDS AND FACE OF MASONRY UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND PIPING, MECHANICAL AND ELECTRICAL WORK.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH LOCAL STATE AND OTHER APPLICABLE CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- USE TWO-STUD CORNERS WHERE POSSIBLE.
- PROVIDE BATT INSULATION AT PERIMETER OF THE BUILDING. PROVIDE SOUND BATTS BETWEEN DINING TO RESTROOM, IN THE WALLS BETWEEN THE TWO RESTROOMS, RESTROOM TO KITCHEN, AND DINING TO EMPLOYEE AREA.

17 GENERAL NOTES

5 FLOOR PLAN 1/4" = 1'-0"

1 FLOOR PLAN KEYNOTES 1/4" = 1'-0"



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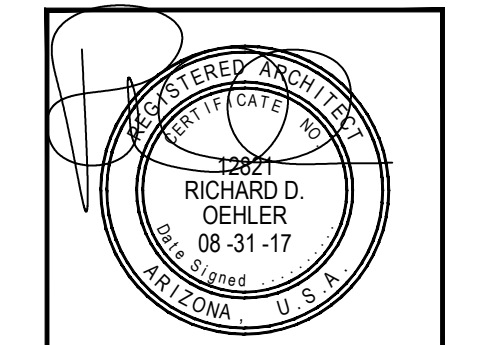
**NEW DRIVE-THRU COFFEE SHOP**  
2816 S. COUNTRY CLUB DR.  
MESA, ARIZONA  
Parcel # 302-77-001C

design: RDO  
drawn: JO  
check: JDO

revisions:

1	12-20-17	OWNER CHANGES
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date: 08/31/17

SHEET  
**A100**  
of  
PROJECT: A0090117

TYPE OF CONSTRUCTION - TYPE VB  
 TYPE OF OCCUPANCY - RESTAURANT (A-2 ASSEMBLY)  
 BUILDING AREA  
 RESTAURANT (KITCHEN) = 700 G.S.F.  
 BUILDING CANOPY = 648 G.S.F.  
 TOTAL BUILDING AREA = 1348 G.S.F.  
 BUILDING HEIGHT 24'-0" A.F.F. TO TALLEST POINT  
 LOT SIZE (LEASED) 81,443 S.F.

PARKING REQUIREMENTS  
 REQUIRED SPACES  
 700 S.F. (RESTAURANT) @ 1/100 S.F. = 7 SPACES (NO INDOOR DINING)  
 648 S.F. (RESTAURANT) @ 1/200 S.F. = 4 (3.24) SPACES (OUTDOOR DINING ONLY)  
 11 SPACES REQUIRED  
 12 SPACES PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED  
 1 SPACES (ADA 76 - 100)  
 ACCESSIBLE PARKING SPACES PROVIDED  
 2 SPACES

BICYCLE SPACES  
 1,348 S.F. @ 1/2000 S.F.  
 1 SPACES REQUIRED  
 2 SPACES PROVIDED

20 PROJECT INFORMATION

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ANY RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
6. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
7. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
8. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
9. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
10. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.
11. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
12. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.

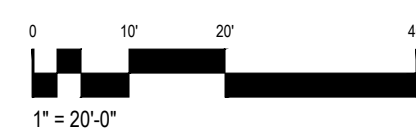
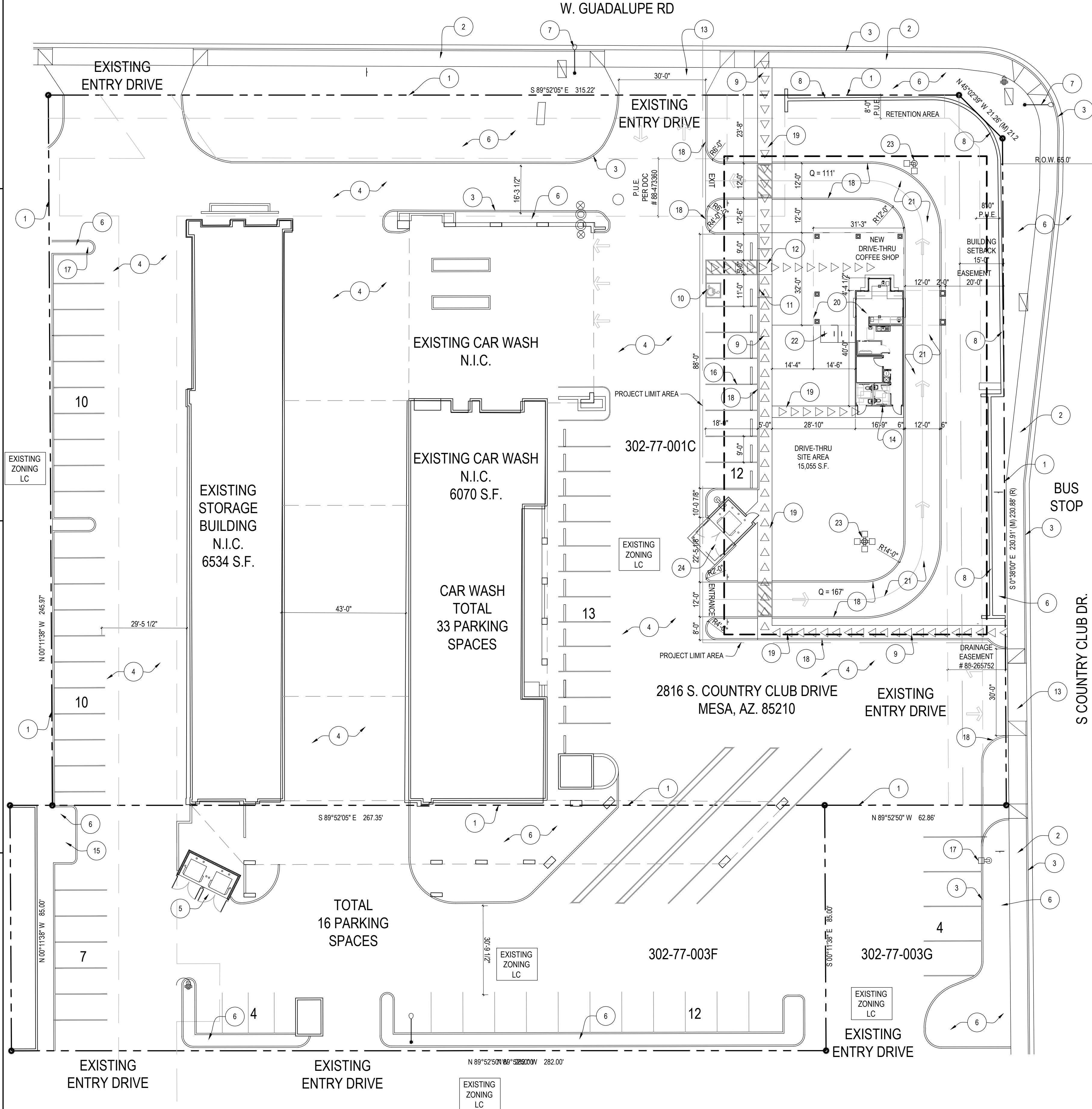
19 SITE PROJECT DATA

PROJECT LOCATION: NEW DRIVE THRU COFFEE SHOP  
 2816 S COUNTRY CLUB DRIVE  
 MESA, ARIZONA 85210  
 ADDRESS: 16487 WEST BELL ROAD, SUITE 109, SURPRISE, ARIZONA  
 PROJECT NARRATIVE: THIS PROJECT IS THE CONSTRUCTION OF A NEW ONE STORY FREE STANDING DRIVE THRU COFFEE SHOP  
 ZONING: LC  
 ASSESSOR PARCEL #: 302-77-001C  
 UTILITIES:  
 WATER - CITY OF MESA  
 SEWER - CITY OF MESA  
 ELECTRIC - SRP  
 GAS - SOUTHWEST GAS  
 HEALTH DEPARTMENT: MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ. (602) 506-6616

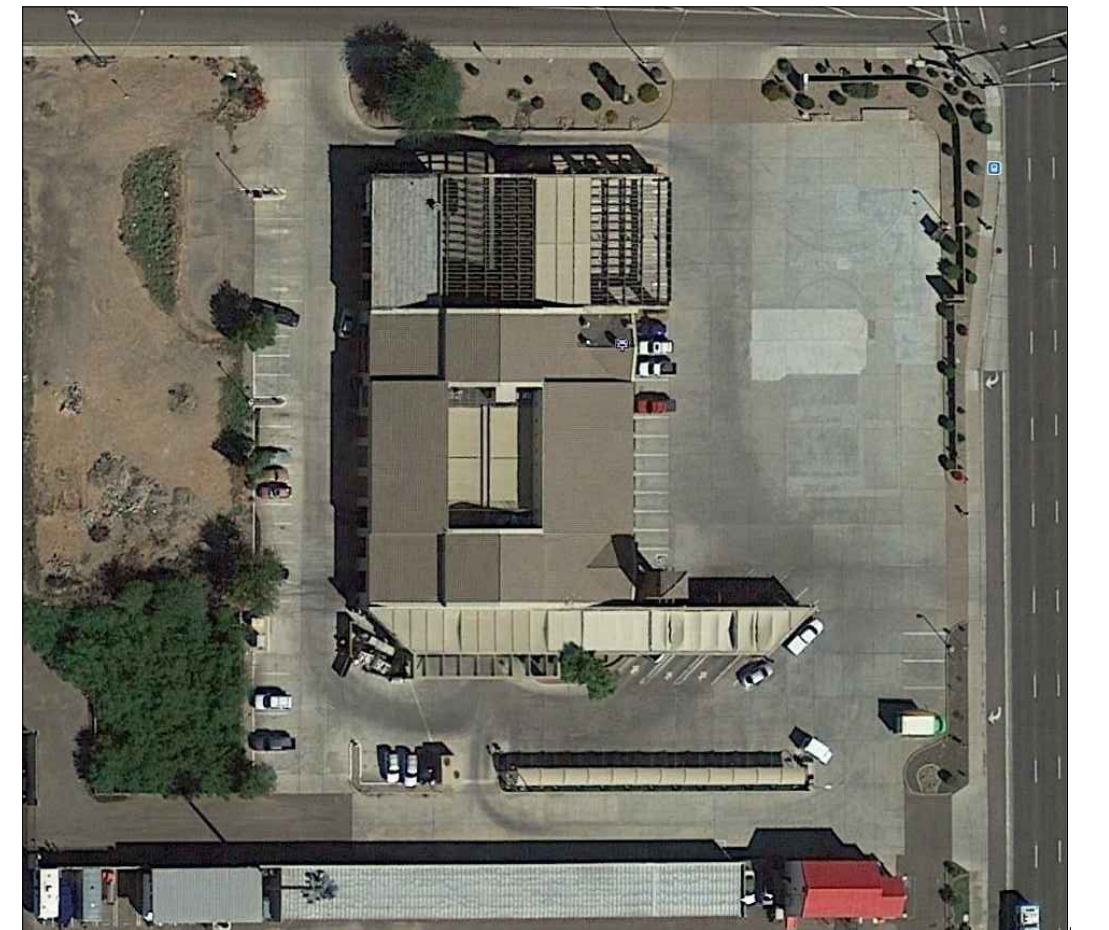
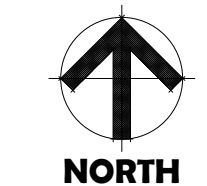
18 SITE PROJECT DATA

NOTE: ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50 (ADAAG 4.3.7). TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5.

17 SITE PROJECT DATA



5 PROPOSED SITE PLAN  
 1" = 20'-0"



4 SITE PLAN  
 N.T.S.



3 VICINITY MAP  
 N.T.S.



- 1 PROPERTY LINE
- 2 EXISTING CONCRETE SIDEWALK
- 3 EXISTING 6" CONCRETE CURB (TYP.)
- 4 EXISTING CONCRETE PAVED PARKING AREA
- 5 EXISTING TRASH DUMPSTER LOCATION TO PROVIDE NEW TRASH ENCLOSURE GATE
- 6 EXISTING LANDSCAPE - DO NOT CHANGE
- 7 EXISTING 20' HT. STREET LIGHTING IN COMPLIANCE WITH DARK SKY CODE
- 8 EXISTING CMU SITE FENCE - NO CHANGES
- 9 ADA ACCESSIBLE ROUTE
- 10 NEW ADA PARKING SPACES
- 11 NEW ADA SIGN
- 12 NEW ADA RAMP
- 13 EXISTING SITE ACCESS - CHANGES NARROW TO 30'-0"
- 14 NEW BUILDING S.E.S.
- 15 EXISTING ELECTRICAL TRANSFORMER
- 16 4" WIDE PAINTED PARKING STRIPE
- 17 EXISTING 20' HT. PARKING LOT LIGHT - NOT PART OF THIS CONTRACT - NOT TO BE REMOVED
- 18 NEW 6" CONCRETE CURB
- 19 NEW 4" CONCRETE SIDEWALK
- 20 NEW BUILDING WITH CANOPIES
- 21 ASPHALT PAVING - SEE CIVIL
- 22 NEW BIKE PARKING - MEETS MESA REQUIREMENTS
- 23 14' HIGH NEW LED SITE LIGHTING - MUST MEET DARK SKY REQUIREMENT
- 24 NEW TRASH ENCLOSURE - MEETS MESA REQUIREMENTS

1 SITE PLAN KEYNOTES

**arc one**  
 associates LLC  
 1427 N. 3rd Street  
 Phoenix, Arizona 85004  
 Phone: 602 241 7871  
 Fax: 602 241 7874  
 info@arconeassociates.com

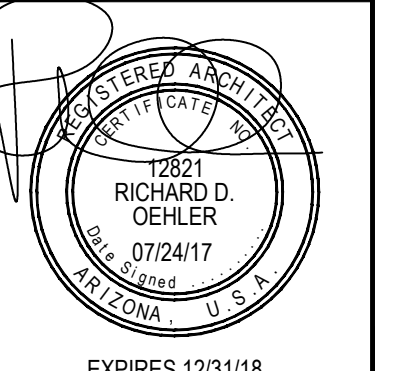
**NEW DRIVE-THRU COFFEE**  
 NEW BUILDING  
 2816 S COUNTRY CLUB DRIVE  
 MESA, ARIZONA 85210

design: RDO  
 drawn: JO  
 check: JDO

revisions:

12-20-17	OWNER CHANGES
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EXPIRES 12/31/18  
 date: 07/24/17

SHEET  
**SP100**  
 of  
 PROJECT: A0090117