



arc one associates, LLC
1427 N. 3rd Street, Suite 100
Phoenix, AZ 85004
Office: (602) 241 7871
Fax: (602) 241 7874
Info@arconeassociates.com

August 28, 2017

City of Mesa
55 N. Center St.
Mesa, AZ 85201

SUBJECT: NARRATIVE FOR NEW DRIVE-THRU COFFEE SHOP

We are proposing a new drive-thru coffee shop to be located at 2816 S. Country Club Dr. The building will be 700 square foot drive thru only coffee shop with a covered outdoor dining area of 300 square feet. The existing lot is fully paved with concrete that we will be cutting into for new landscape islands. The adjacent existing car wash building will not be modified.

We will be increasing the landscape on-site by approximately 5,000 square feet and the existing landscape along both Guadalupe Rd. and Country Club Drive will be upgraded.

There will be 89 linear feet of driveway providing queuing to the first order window and then there is 181 linear feet of queuing to the second service window for a total of 270 linear feet of queuing. We will be using the existing ingress and egress to the site

If you have any additional questions, please call Josh Oehler at 602-241-7871 or email at josh@arconeassociates.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Oehler", is written over a vertical line.

Joshua Oehler
President



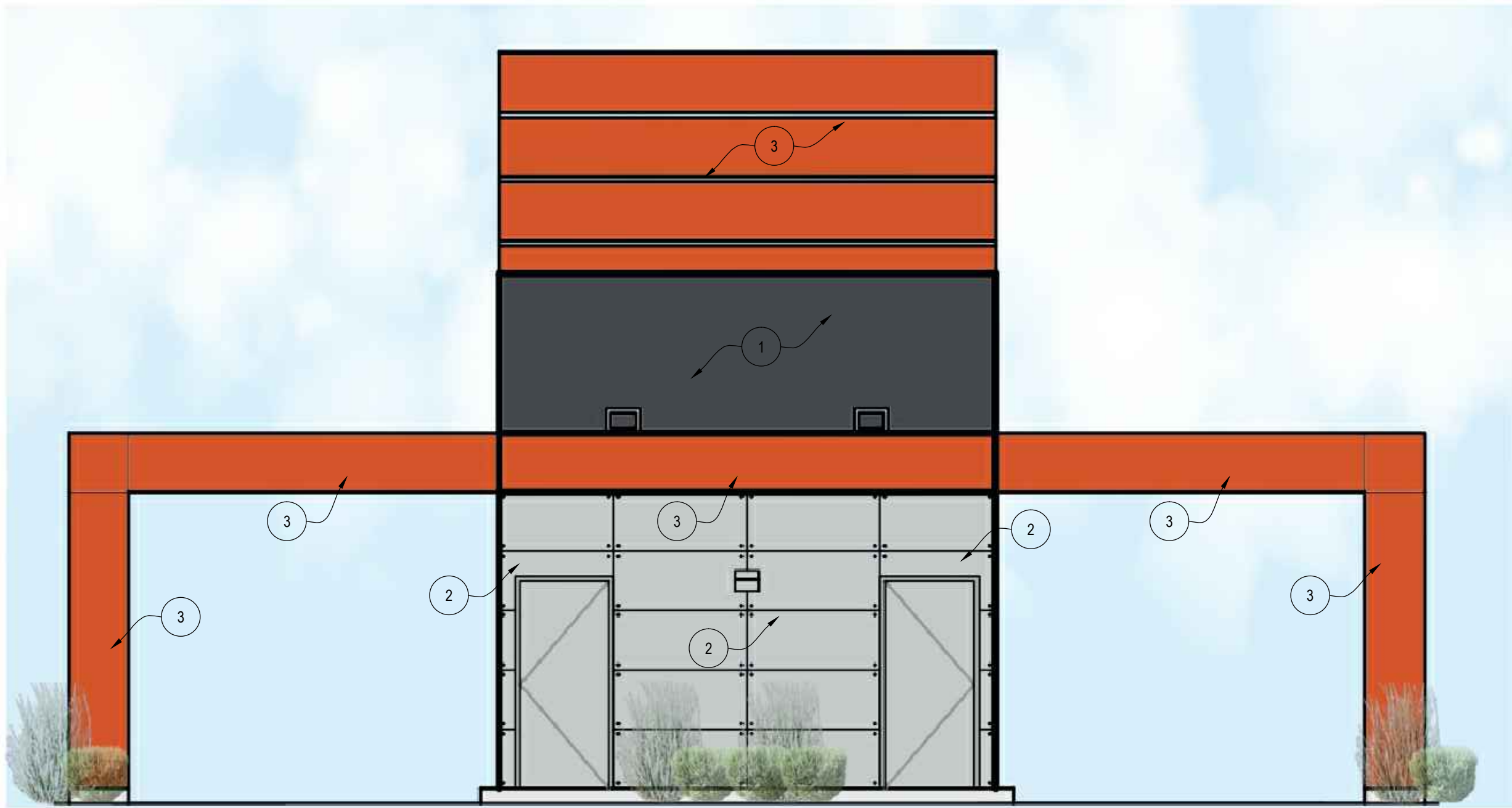
B EAST ELEVATION
1/8" = 1'-0"



A NORTH ELEVATION
1/8" = 1'-0"



D WEST ELEVATION
1/8" = 1'-0"



C SOUTH ELEVATION
1/8" = 1'-0"

8 ELEVATION KEYNOTES
1/8" = 1'-0"

4 SOLARGRAY GLASS
SOLAR BAN 70XL (2) SOLARGREY CLEAR
REFLECTANCE EXTERIOR LIGHT: 6%



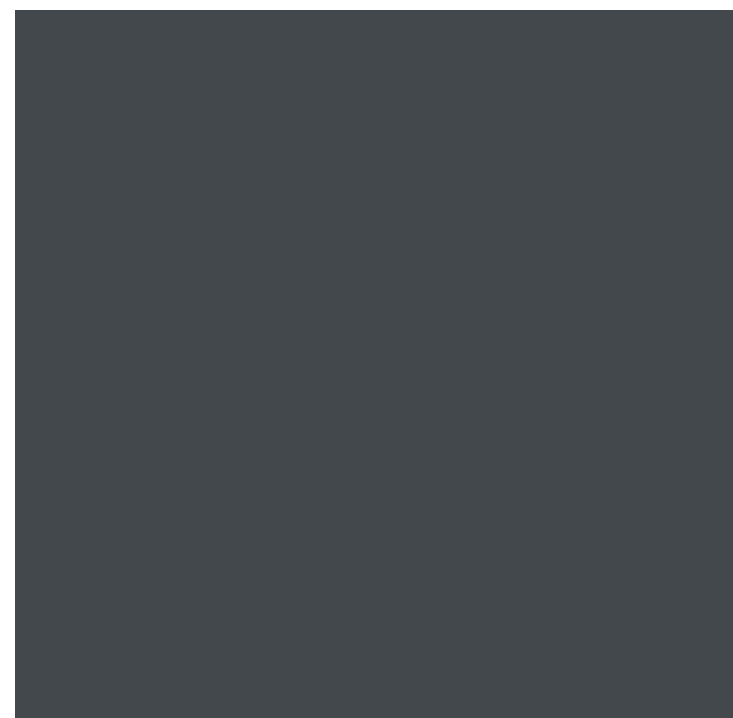
3 NICHIIA FIBER CEMENT
COLOR: OBSTINATE ORANGE SW 6884



2 NICHIIA FIBER CEMENT
COLOR: GREY SCREEN SW 7071



1 SAND FINISH STUCCO
COLOR: CYBERSPACE SW 7076



1 ELEVATION KEYNOTES
NOT ALL NOTES MAY BE USED

design: RDO
drawn: JO
check: JDO

revisions:

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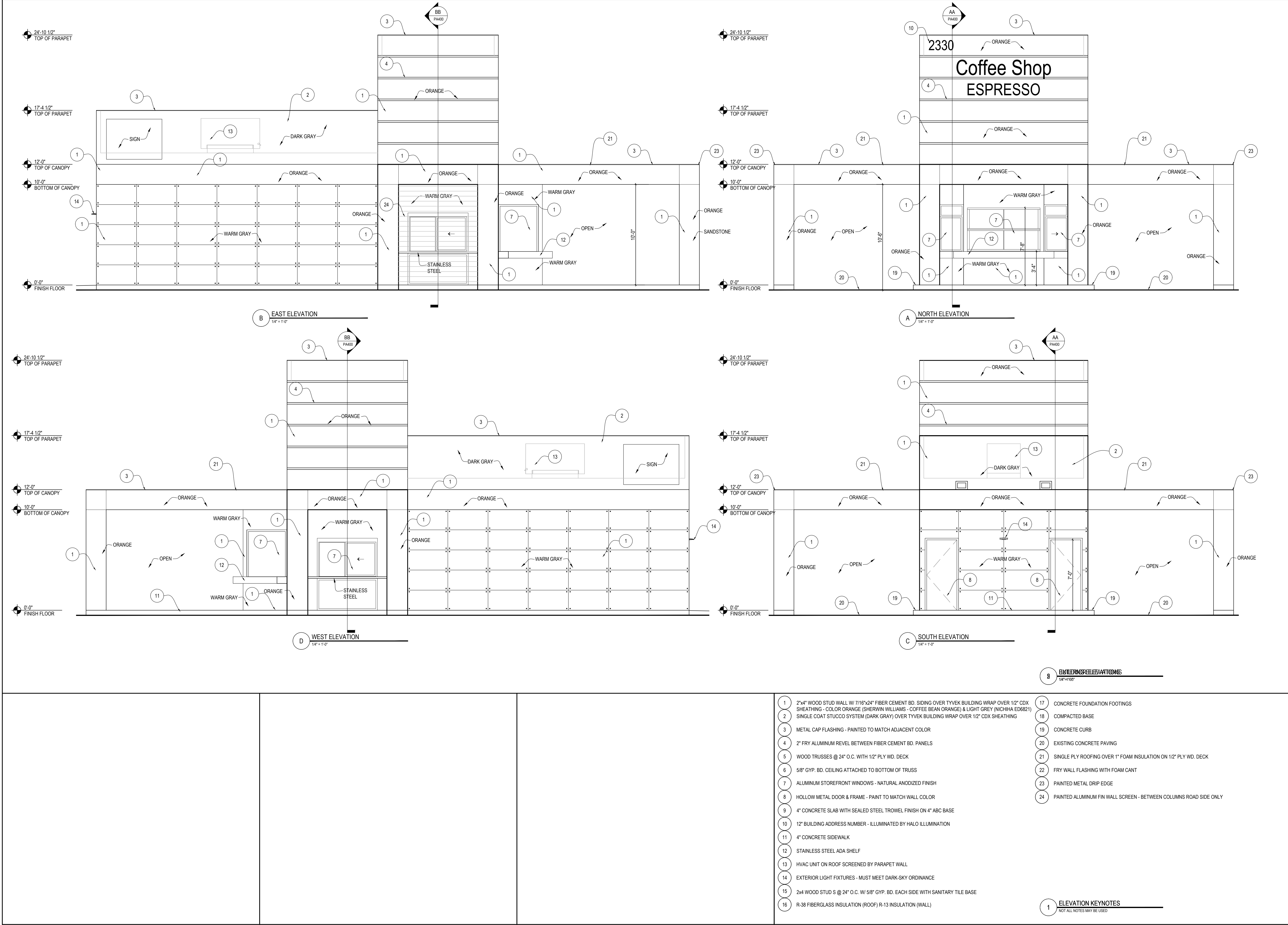
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date: 08/31/17

SHEET

A300

of
PROJECT: A0090117



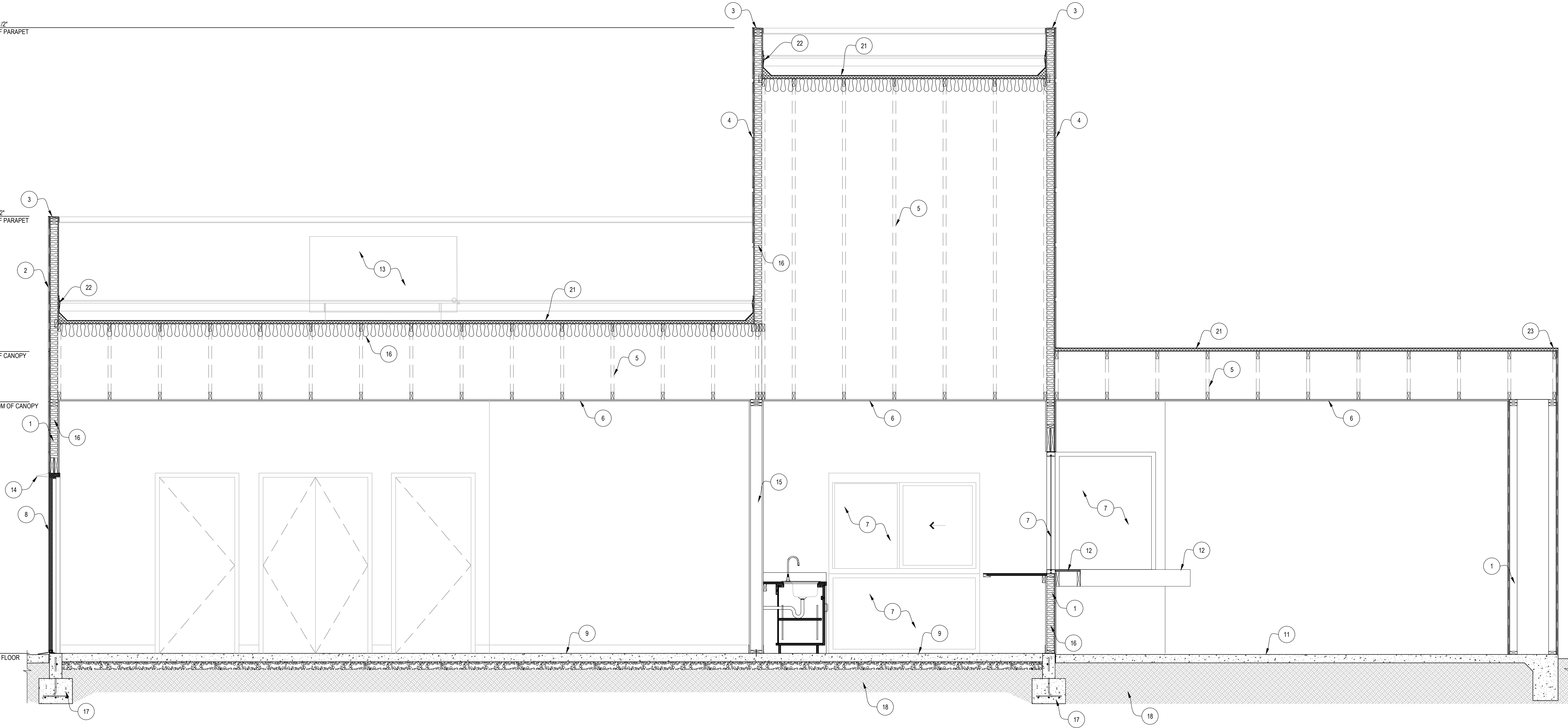
26'-10 1/2"
TOP OF PARAPET

17'-4 1/2"
TOP OF PARAPET

12'-0"
TOP OF CANOPY

10'-0"
BOTTOM OF CANOPY

0'-0"
FINISH FLOOR



AA BUILDING SECTION
1/2" = 1'-0"

2 BUILDING SECTION
1/2" = 1'-0"

- 2"x4" WOOD STUD WALL W/ 7/16"x24" FIBER CEMENT BD. SIDING OVER TYVEK BUILDING WRAP OVER 1/2" CDX SHEATHING - COLOR ORANGE (SHERWIN WILLIAMS - COFFEE BEAN ORANGE) & LIGHT GREY (NICHIA ED6821) SINGLE COAT STUCCO SYSTEM (DARK GRAY) OVER TYVEK BUILDING WRAP OVER 1/2" CDX SHEATHING
- METAL CAP FLASHING - PAINTED TO MATCH ADJACENT COLOR
- 2" FRY ALUMINUM REVEL BETWEEN FIBER CEMENT BD. PANELS
- WOOD TRUSSES @ 24" O.C. WITH 1/2" PLY WD. DECK
- 5/8" GYP. BD. CEILING ATTACHED TO BOTTOM OF TRUSS
- ALUMINUM STOREFRONT WINDOWS - NATURAL ANODIZED FINISH
- HOLLOW METAL DOOR & FRAME - PAINT TO MATCH WALL COLOR
- 4" CONCRETE SLAB WITH SEALED STEEL TROWEL FINISH ON 4" ABC BASE
- 12" BUILDING ADDRESS NUMBER - ILLUMINATED BY HALO ILLUMINATION
- 4" CONCRETE SIDEWALK
- STAINLESS STEEL ADA SHELF
- HVAC UNIT ON ROOF SCREENED BY PARAPET WALL
- EXTERIOR LIGHT FIXTURES - MUST MEET DARK-SKY ORDINANCE
- 2x4 WOOD STUD S @ 24" O.C. W/ 5/8" GYP. BD. EACH SIDE WITH SANITARY TILE BASE
- R-38 FIBERGLASS INSULATION (ROOF) R-13 INSULATION (WALL)

- CONCRETE FOUNDATION FOOTINGS
- COMPACTED BASE
- CONCRETE CURB
- EXISTING CONCRETE PAVING
- SINGLE PLY ROOFING OVER 1" FOAM INSULATION ON 1/2" PLY WD. DECK
- FRY WALL FLASHING WITH FOAM CANT
- PAINTED METAL DRIP EDGE
- PAINTED ALUMINUM FIN WALL SCREEN - BETWEEN COLUMNS ROAD SIDE ONLY

1 BUILDING SECTION KEYNOTES
NOTE: NOT ALL NOTES ARE USED

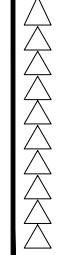
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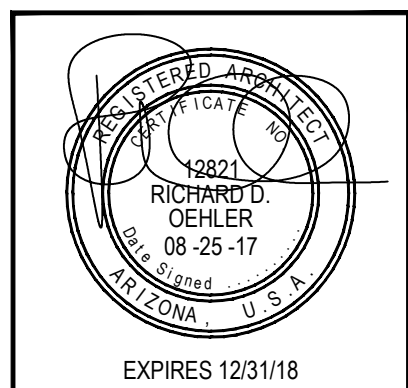
NEW
DRIVE-THRU COFFEE SHOP
2816 S. COUNTRY CLUB DR.
MESA, ARIZONA
Parcel # 302-77-001C

design: RDO
drawn: JO
check: JDO

revisions:



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EXPIRES 12/31/18

date: 08/31/17

SHEET

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of
PROJECT: A0090117

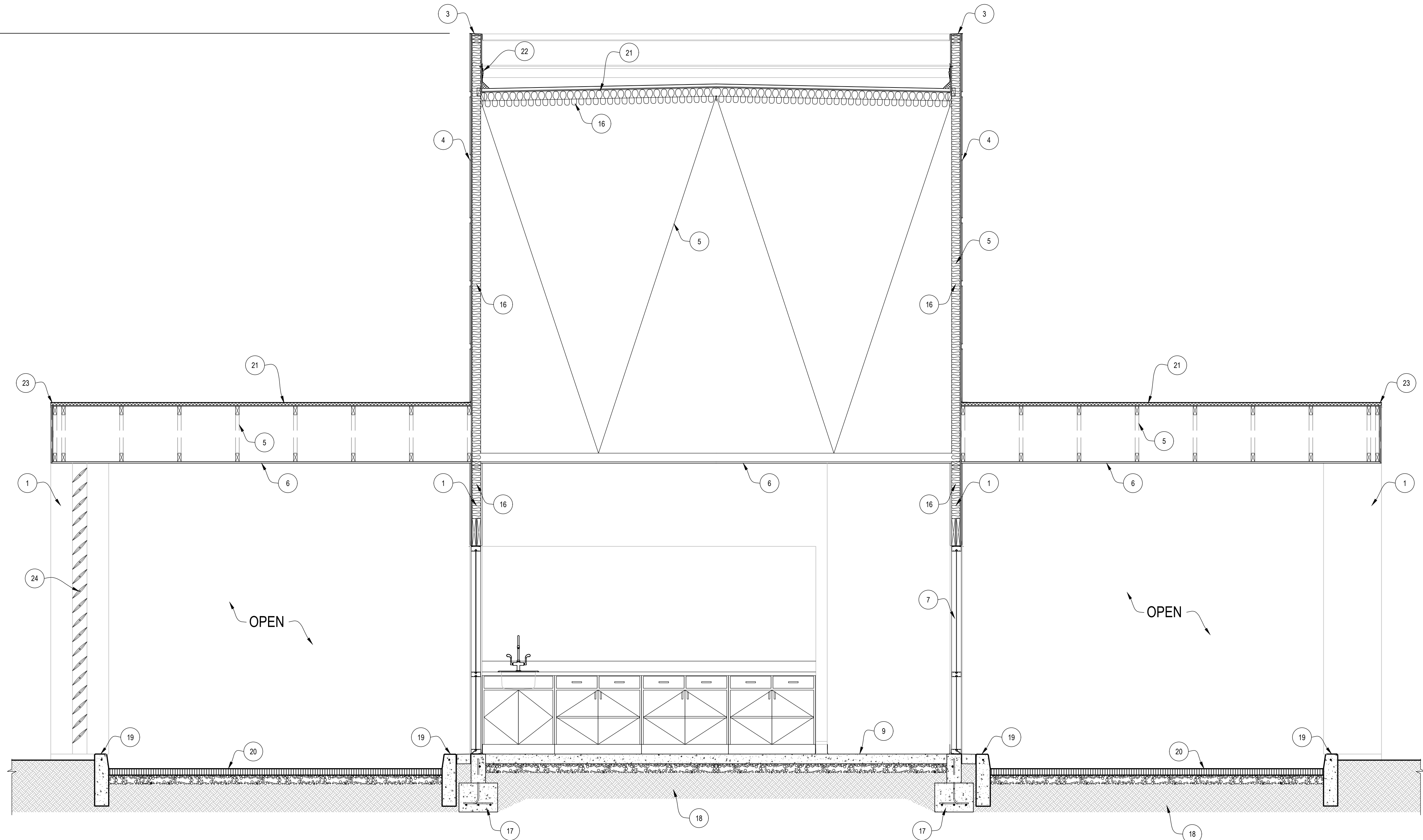
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TOP OF PARAPET

17'-4 1/2"
TOP OF PARAPET

12'-0"
TOP OF CANOPY

10'-0"
BOTTOM OF CANOPY

0'-0"
FINISH FLOOR



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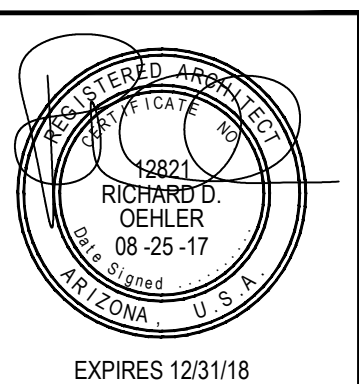
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design: RDO
drawn: JO
check: JDO

revisions:

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date: 08/31/17

SHEET

PA401

of
PROJECT: A0090117

[illegible]

3 VICINITY MAP
N.T.S.

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



1 SITE PROJECT DATA

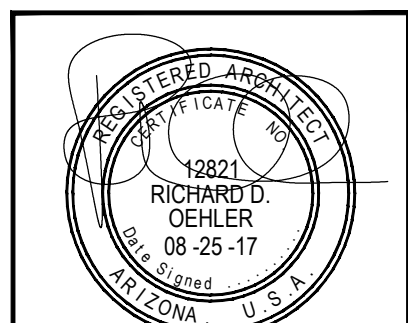
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

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

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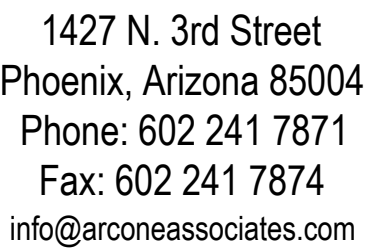


date: 08/31/17

SHEET

PSP100

of
PROJECT: A0090117



revisions:

REGISTERED ARCHITECT
 CERTIFICATE NO.
 12621
 RICHARD D. OEHLE
 08-25-17
 Date Signed
 ARIZONA, U.S.A.

SHEET

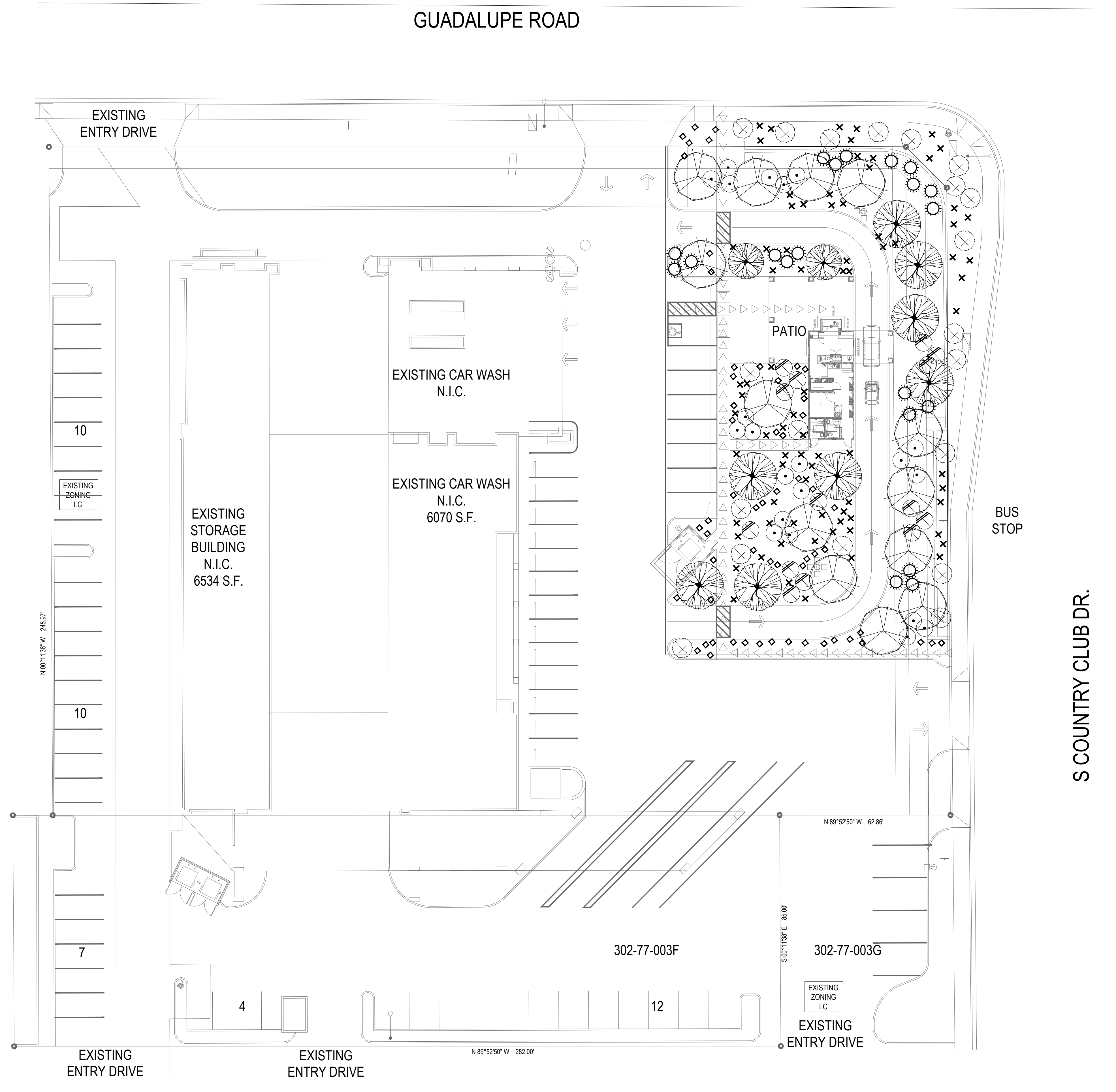
PROJECT: A0090117

12. 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.
13. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT IN ORDER TO FLATTEN ANY NAP FORMED BY SANDING THE SURFACE.
14. EXPOSED SURFACES SHALL BE PAINTED UNLESS OTHERWISE NOTED. PAINTING WILL INCLUDE PARTITIONS, EXPOSED MECHANICAL DUCTS, EXPOSED PIPING, MECHANICAL BRICK AND CONCRETES, 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.
15. ALL INTERIOR SURFACES SHALL BE PRIMED AND PAINTED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE ARCHITECT WITH MINIMUM OF THREE 8x10 BRUSH CUTS OF EACH COLOR AND FINISH FOR THE ARCHITECT'S APPROVAL AT LEAST TWO WEEKS PRIOR TO SITE APPLICATION. WALL TESTS WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR ONCE THE WALL TEST HAS BEEN MADE.
16. NO PAINT OR INTERIOR FINISHING SHALL BE COMPLETED UNDER CONDITIONS WHICH MIGHT THREATEN THE QUALITY OF THE WORK. ANY WORKSMANSHIP JUDGED UNACCEPTABLE BY THE ARCHITECT WILL BE REJECTED.
17. ALL FINISH MATERIALS SHALL BE STORED, HANDLED, PREPARED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
18. ALL SUB-CONTRACTORS SHALL CLEAN AND REMOVE EXCESS MATERIAL AFTER EACH DAY.

3

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





BOTANICAL NAMES		COMMON NAMES
SIZES		
TREES:		
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	36" BOX
PROSOPIS CHILENSIS	CHILEAN MESQUITE	/24" BOX
		36" BOX
		/24" BOX
SHRUBS:		
EXISTING SHRUB	EXISTING	
BOUGAINVILLEA 'TEMPLE FIRE'	BUSH BOUGAINVILLEA	5 GAL
CAESALPINIA PULCHERRIMA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL
CONVOLVULUS CNEORUM	MORNING GLORY BUSH	5 GAL
LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5/1 GAL
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5/1 GAL
GROUND COVER:		
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS		

4 LANDSCAPE PLANTING LEGEND



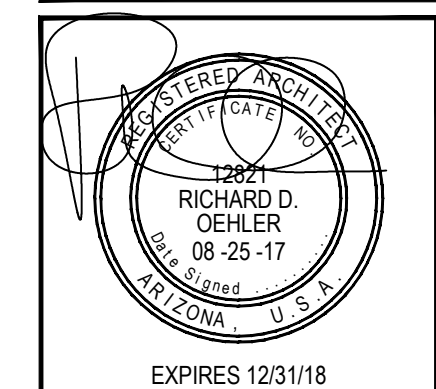
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Parcel # 302-77-001C

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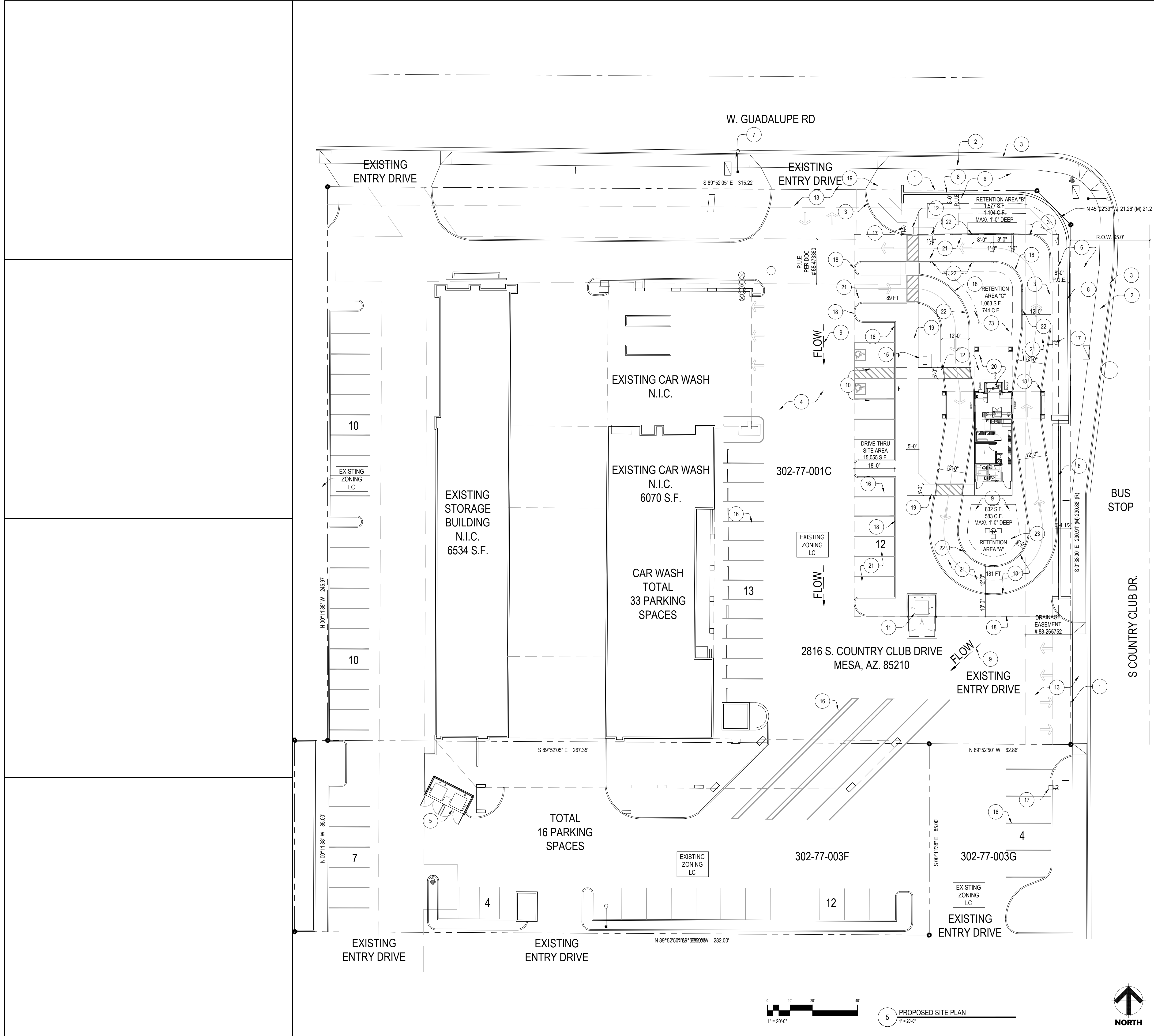
revisions:

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date: 08/28/17

SHEET
PLP100
of
PROJECT: A0090117



RETENTION CALCULATIONS	
$V = C (D/12) \times A$	
$V = 2,622 \text{ C.F.}$	
$D = 2.2'$	
$A = 15,055 \text{ S.F. (LEASE AREA)}$	
$C = 0.95$	
RETENTION AREA	RETENTION VOLUME
A = 832 S.F.	- 583 C.F.
B = 1,577 S.F.	- 1,104 C.F.
C = 1,063 S.F.	- 744 C.F.
3,472 S.F. TOTAL RETENTION AREA	2,431 C.F. TOTAL RETENTION VOLUME PROVIDED
832 S.F.	
583 C.F.	
4 RETENTION AREA CALCULATION	

- 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 SITE LIGHTING TO MEET DARK SKY CODE (SEE 20/SP125)
- 8 EXISTING CMU SITE FENCE - NO CHANGES
- 9 STORM DRAIN DIRECTION
- 10 NEW ADA PARKING SPACES
- 11 NEW TRASH ENCLOSURE - MEETS MESA REQUIREMENTS
- 12 NEW ADA RAMP
- 13 EXISTING SITE ACCESS - NO CHANGES
- 14 14" HIGH NEW LED SITE LIGHTING - MUST MEET DARK SKY REQUIREMENT
- 15 NEW BIKE PARKING - MEETS MESA REQUIREMENTS
- 16 4" WIDE PAINTED PARKING STRIPE
- 17 EXISTING 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 EXISTING CONCRETE PAVING - CUT AND PATCH AS NECESSARY
- 22 MIN. 1'-0" WIDE DEPRESSED CURB OPENING
- 23 NEW LANDSCAPING & RETENTION AREA - REMOVE EXISTING CONCRETE PAVING AND ADD SOIL
- 24 - SEE LP100 - 1' PER 4' SLOPE WITH 1'-0" MIN. DEPTH
- DEPRESS CURB FOR DRAINAGE
- 1 SITE PLAN KEYNOTES

Arc

one

ASSOCIATES

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NEW

DRIVE-THRU COFFEE SHOP

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MESA, ARIZONA
Parcel # 302-77-001C

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12821
RICHARD D.
OEHLER
08-25-17
SIGNED
ARIZONA - U.S.A.

EXPIRES 12/31/18

date: 08/31/17

SHEET

PGD100

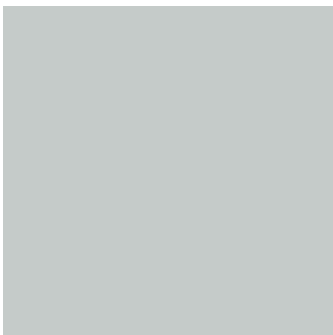
of

PROJECT: A0090117



SAND FINISH STUCCO

COLOR: CYBERSPACE SW 7076
SHERWIN WILLIAMS
235-C7



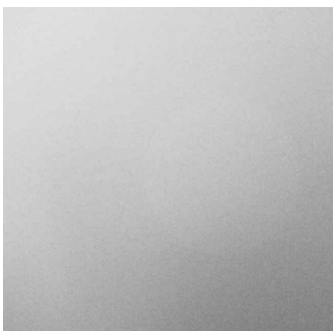
NICHIHA FIBER CEMENT
ARCHITECTURAL BLOCK

COLOR: GREY SCREEN SW 7071
SHERWIN WILLIAMS
235-C1



NICHIHA FIBER CEMENT
ARCHITECTURAL BLOCK

COLOR: OBSTINATE ORANGE SW 6884
SHERWIN WILLIAMS
116-C2



SOLARGRAY GLASS
SOLAR BAN 70XL (2) SOLARGREY CLEAR
REFLECTANCE EXTERIOR LIGHT: 6%

AVAILABLE
De Rito Partners
(480) 834-8500
TEXT: DRP227 TO: 88000

\$39
ARIZONA EXPRESS LUBE
SAHUA'S TACO SHOP
BARBER
WINDOW TINT
Auto Glass





Country Club

AVAILABLE
De Rito Partners
(480) 834-8500
TEXT: DRP227 TO: 88000

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