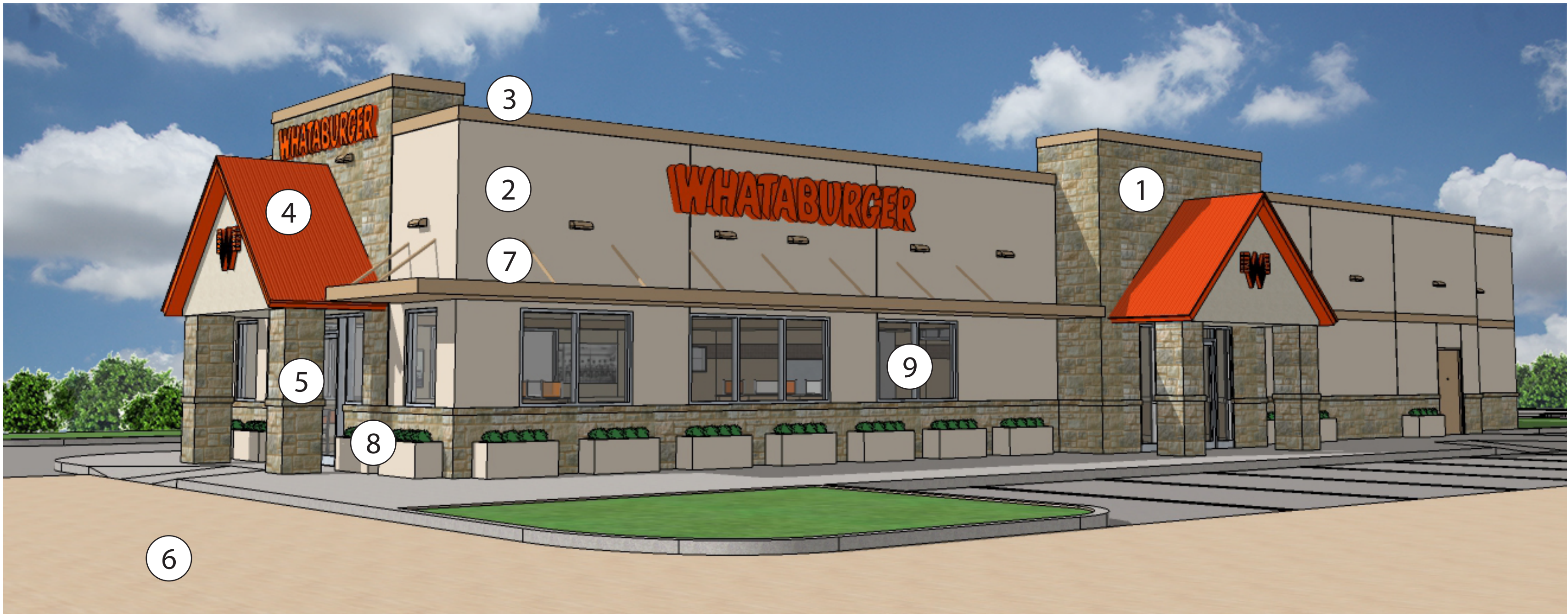
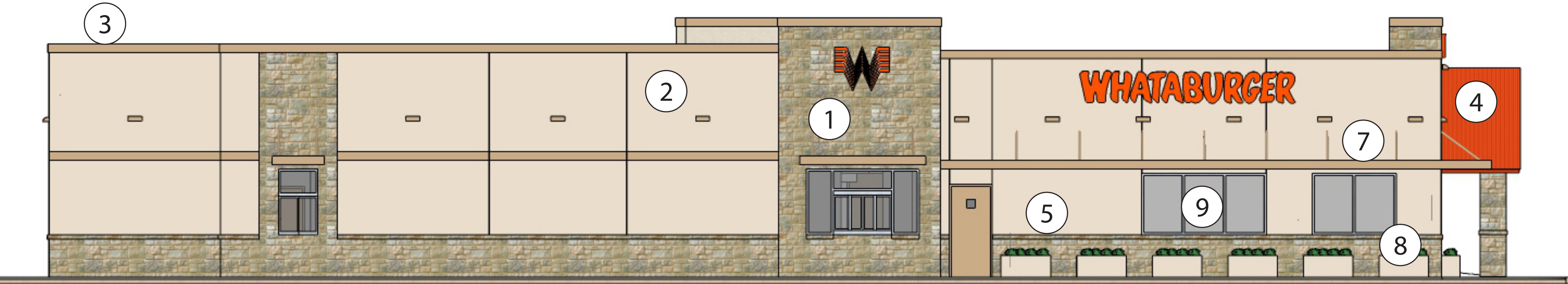


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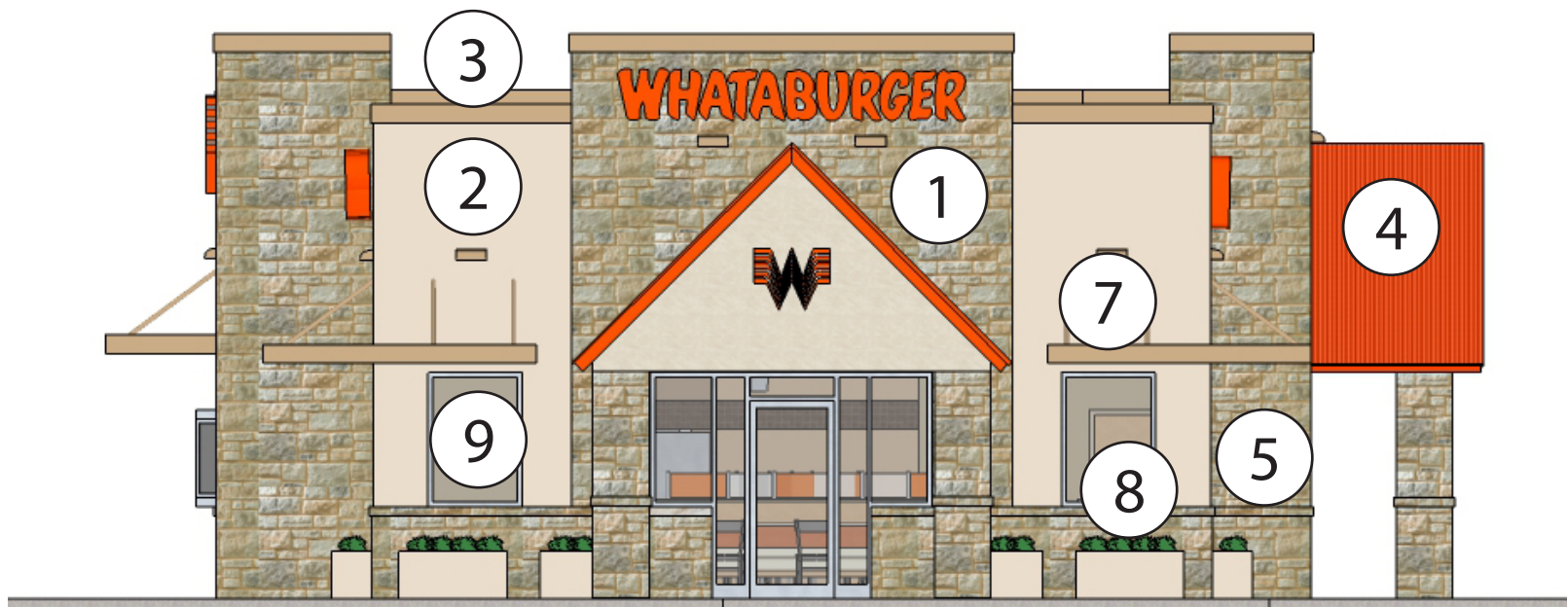
- 1. THIN-SET STONE VENEER-LONESTAR STONE MARBLE FALLS CHALK
- 2. STUCCO-MATCH SHERWIN WILLIAMS BISCUIT
- 3. TRIM, BUILDING LIGHTS AND MISC. PAINT-SHERWIN WILLIAMS DROME -DARY CAMEL
- 4. METAL ROOF-WHATABURGER ORANGE PBU PANEL
- 5. CAST STONE-SITE WORKS-NATURAL
- 6. INTEGRAL COLOR CONCRETE TO MATCH EXISTING PEDESTRIAN PATHS
- 7. PRE-MANUFACTURED MAPES-SHERWIN WILLIAMS DROMEDARY CAMEL
- 8. PRE-MANUFACTURED CONCRETE PLANTER
- 9. STOREFRONT SYSTEM - CLEAR ANODIZED



PERSPECTIVE



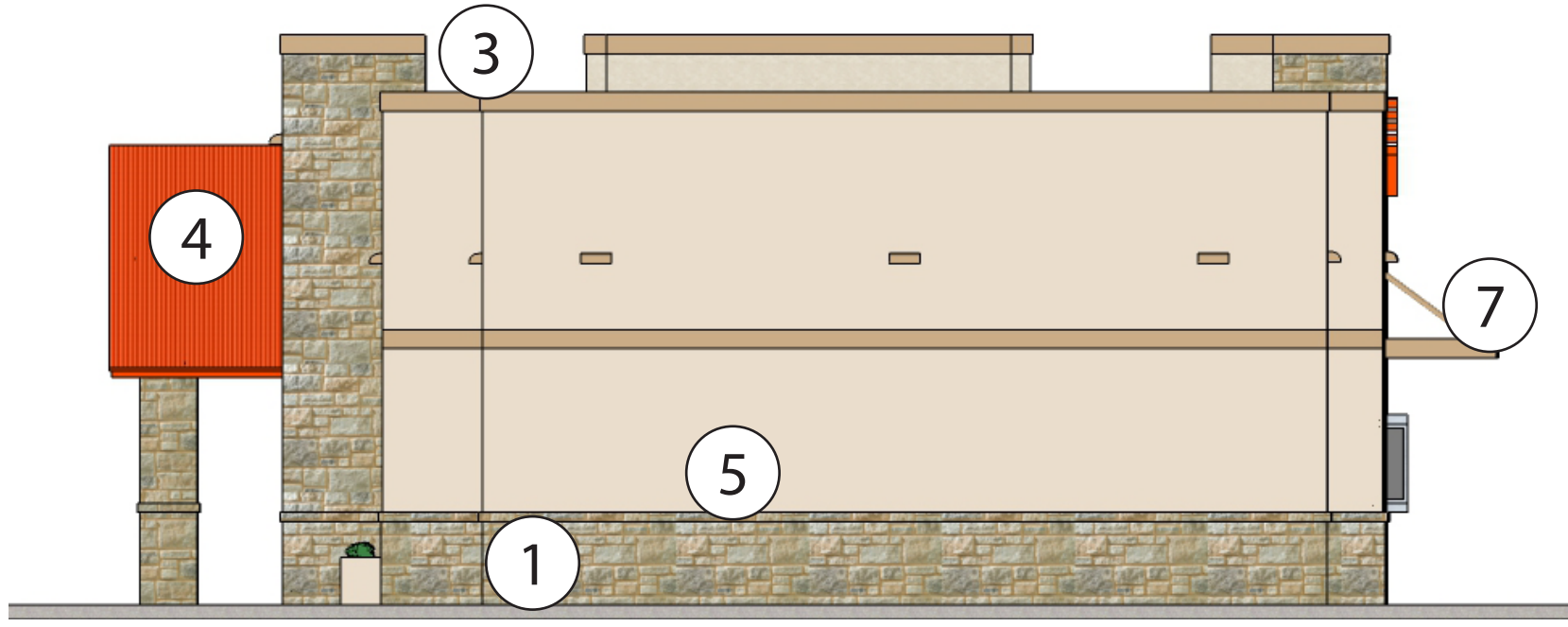
BUILDING ELEVATION - DRIVE-THRU



BUILDING ELEVATION - FRONT ENTRY



BUILDING ELEVATION - MAIN ENTRY



BUILDING ELEVATION - REAR

Baseline and Stapely Mesa, AZ

BUILDING ELEVATIONS

Applicant:  
Whataburger  
300 Concord Plaza Dr.  
San Antonio, TX 78216  
Contact: Matt Bartholomew

Architect:  
Selsner Schaefer Architects  
2002 East 6th Street  
Tulsa, OK 74104





REAL ESTATE #XXXXXXXXX  
BUILDING TYPE PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204  
DESIGN REVIEW

SYMBOLS

OWNER / CONSULTANTS

CODE ANALYSIS & GENERAL NOTES

|  |                                    |
|--|------------------------------------|
|  | CONCRETE MASONRY UNIT              |
|  | WOOD                               |
|  | CONCRETE                           |
|  | FIBERGLASS INSULATION              |
|  | PLYWOOD                            |
|  | PRE-FAB COOLER BOX WITH INSULATION |
|  | EARTH                              |
|  | BRICK                              |
|  | GYPSUM BOARD                       |
|  | STUD WALL                          |
|  | STUD WALL W/INSULATION             |
|  | LIMITS OF CONSTRUCTION             |
|  | ELEVATION SHEET NUMBER             |
|  | BUILDING SECTION SHEET NUMBER      |
|  | WALL SECTION SHEET NUMBER          |
|  | DETAIL SHEET NUMBER                |
|  | WINDOW DESIGNATION                 |
|  | DOOR DESIGNATION                   |
|  | KEY NOTE DESIGNATION               |
|  | FINISH DESIGNATION                 |
|  | DINING ROOM ROOM NAME              |
|  | ROOM NUMBER                        |

OWNER  
WHATABURGER  
300 CONCORD PLAZA DRIVE  
SAN ANTONIO, TEXAS 78216  
210-476-6000 VOICE

ARCHITECT  
SELSER SCHAEFER ARCHITECTS, INC.  
2002 EAST 6TH STREET  
TULSA, OKLAHOMA 74104  
918.587.2282 VOICE  
918.587.2285 FAX

MEP ENGINEER  
ENERGY SQUARED TEXAS, LLC  
7330 SAN PEDRO, SUITE 402  
SAN ANTONIO, TEXAS 78216  
210.510.2300 VOICE  
210.510.2319 FAX

STRUCTURAL ENGINEER  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC  
200 EAST BRADY STREET  
TULSA, OKLAHOMA 74103  
918.584.5858 VOICE  
918.584.8689 FAX

CIVIL ENGINEER  
ZELL COMPANY LLC  
3400 NORTH DYSCART ROAD SUITE 130  
AVONDALE, AZ 85392  
623.547.2500 VOICE

LANDSCAPE ARCHITECT  
TIM MCQUEEN & ASSOCIATES, INC  
345 EAST VIRGINIA AVE  
PHOENIX, AZ 85004  
602.265.0320 VOICE

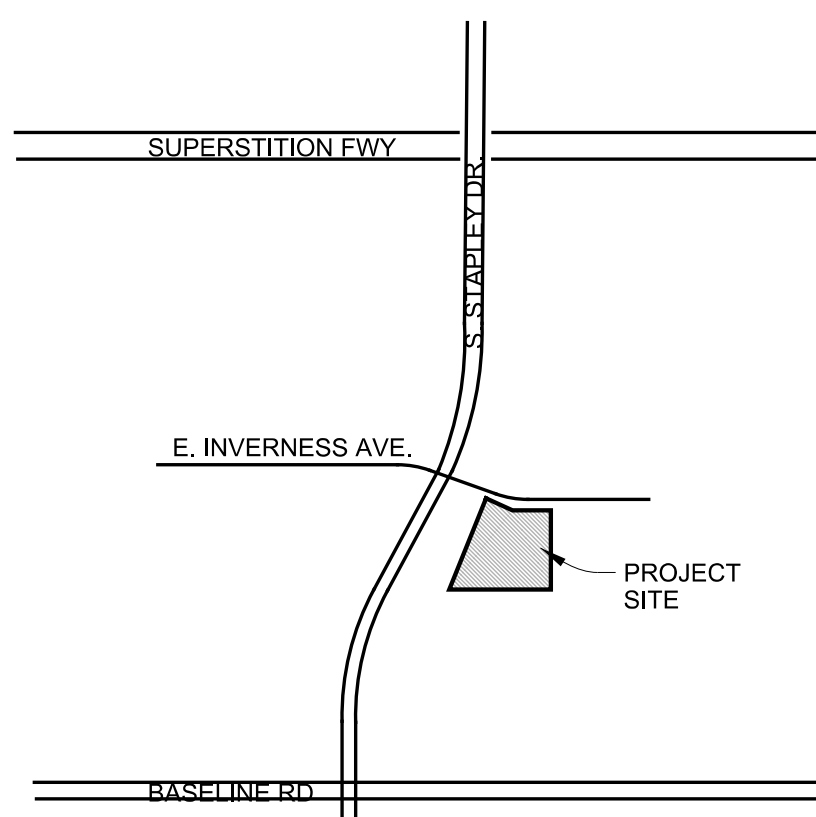
| APPLICABLE CODES                                                        |                                        |                                |                                       |                  |
|-------------------------------------------------------------------------|----------------------------------------|--------------------------------|---------------------------------------|------------------|
| JURISDICTION                                                            | CITY                                   | COUNTY                         | STATE                                 |                  |
| CODE ENFORCEMENT                                                        | MESA                                   | MARICOPA                       | ARIZONA                               |                  |
| ZONING                                                                  | MESA                                   | MARICOPA                       | ARIZONA                               |                  |
| CODE                                                                    | TITLE                                  | EDITION                        | AMENDMENTS                            | REMARKS          |
| BUILDING                                                                | INTERNATIONAL BUILDING CODE            | 2006                           | LOCAL                                 |                  |
| FIRE                                                                    | INTERNATIONAL FIRE CODE                | 2006                           | LOCAL                                 |                  |
| ACCESSIBILITY                                                           | ADA GUIDELINES 2010                    | CURRENT                        | -                                     |                  |
| MECHANICAL                                                              | INTERNATIONAL MECHANICAL CODE          | 2006                           | LOCAL                                 |                  |
| ELECTRICAL                                                              | NATIONAL ELECTRIC CODE                 | 2006                           | LOCAL                                 |                  |
| PLUMBING                                                                | INTERNATIONAL PLUMBING CODE            | 2006                           | LOCAL                                 |                  |
| LANDSCAPE                                                               | LOCAL LANDSCAPE ORDINANCE              | YES                            | -                                     |                  |
| ENERGY                                                                  | INTERNATIONAL ENERGY CONSERVATION CODE | 2009                           | LOCAL                                 |                  |
| SEWERAGE                                                                | LOCAL SEWERAGE ORDINANCE               | YES                            | -                                     |                  |
| HEALTH                                                                  | MARICOPA COUNTY HEALTH DEPARTMENT      | CURRENT                        | -                                     |                  |
| USE AND OCCUPANCY CLASSIFICATION                                        |                                        |                                |                                       |                  |
|                                                                         | USE GROUP<br>300.3                     | CONSTRUCTION TYPE<br>CHAPTER 6 | FIRE PROTECTION<br>803.2.1.2          | SECTION 302      |
| CLASSIFICATION                                                          | ASSEMBLY 2                             | VB                             | NFPA 13                               | MAJOR OCC= A-2   |
| MIXED USE                                                               | ASSEMBLY, STORAGE, BUSINESS            |                                | OCCUPANCY LOAD AREA                   | 3,500            |
| GENERAL BUILDING SUMMARY                                                |                                        |                                |                                       |                  |
|                                                                         |                                        |                                | IBC 2006                              | TABLE 503        |
| BUILDING HEIGHT LIMITATIONS                                             |                                        | STORIES                        | BUILDING AREA LIMITATIONS (PER FLOOR) |                  |
| ALLOWABLE HEIGHT LIMITATION                                             |                                        | 1                              | ALLOWABLE AREA LIMITATION (A-2)       |                  |
| ALLOWABLE HEIGHT INCREASE (SPRINKLER SYSTEM)                            |                                        | -                              | UNLIMITED AREA BUILDING (SECTION 507) |                  |
| TOTAL ALLOWABLE HEIGHT                                                  |                                        | 1                              | TOTAL ALLOWABLE AREA                  |                  |
| ACTUAL HEIGHT (IN STORIES)                                              |                                        | 1                              | ACTUAL BUILDING AREA                  |                  |
|                                                                         |                                        |                                |                                       |                  |
| FIRE RESISTANCE RATINGS                                                 |                                        |                                |                                       |                  |
|                                                                         |                                        |                                | IBC 2006                              | TABLE 601        |
| BUILDING ELEMENT                                                        |                                        | RATING (HOURS)                 | DESIGN NO.                            | REMARKS          |
| STRUCTURAL FRAME                                                        |                                        | 0                              | -                                     | TABLE 601        |
| BEARING WALLS EXTERIOR                                                  |                                        | 0                              | -                                     | TABLE 601        |
| BEARING WALLS INTERIOR                                                  |                                        | 0                              | -                                     | TABLE 601        |
| NONBEARING WALLS EXTERIOR                                               |                                        | 0                              | -                                     | TABLE 602        |
| NONBEARING WALLS INTERIOR                                               |                                        | 0                              | -                                     | TABLE 602        |
| FLOOR CONSTRUCTION                                                      |                                        | 0                              | -                                     | TABLE 601        |
| ROOF CONSTRUCTION                                                       |                                        | 0                              | -                                     | TABLE 601        |
| CORRIDORS                                                               |                                        | 0                              | -                                     | 1003             |
| OPEN EGRESS STAIRS                                                      |                                        | N/A                            | -                                     | -                |
| FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE |                                        |                                |                                       |                  |
|                                                                         |                                        |                                | IBC 2006                              | TABLE 602        |
| MINIMUM FIRE RESISTANCE RATING                                          |                                        | MINIMUM FIRE SEPARATION        | ACTUAL FIRE SEPARATION                |                  |
| 0                                                                       |                                        | X30                            | X30                                   |                  |
| OCCUPANT LOAD                                                           |                                        |                                |                                       |                  |
|                                                                         |                                        |                                | IBC 2006                              | TABLE 1004.1.1   |
| SALES FLOOR EGRESS: OCCUPANCY                                           |                                        | AREA (SF)                      | FACTOR (SQ FT PER OCCUPANT)           | LOAD (OCCUPANTS) |
| STORAGE                                                                 |                                        | 300                            | 300                                   | 1                |
| BUSINESS                                                                |                                        | 43                             | 100                                   | 1                |
| COMMERCIAL KITCHEN                                                      |                                        | 866                            | 200                                   | 5                |
| FLEX SEATING                                                            |                                        |                                | 0                                     | 0                |
| FIXED SEATING                                                           |                                        | 1                              | 86                                    | 86               |
| WAITING                                                                 |                                        | 207                            | 5                                     | 42               |
| RESTROOMS                                                               |                                        | 0                              | 0                                     | 0                |
| TOTAL                                                                   |                                        |                                |                                       | 137              |

| MEANS OF EGRESS                                      |                              |                   |                   | IBC 2006      | CHAPTER 10                                                |
|------------------------------------------------------|------------------------------|-------------------|-------------------|---------------|-----------------------------------------------------------|
| EGRESS WIDTH                                         | FACTOR (INCHES PER OCCUPANT) | REQUIRED (INCHES) | PROVIDED (INCHES) | REMARKS       |                                                           |
| STAIRWAYS                                            | 0.5                          | N/A               | N/A               | 1005.3.1      |                                                           |
| SALES FLOOR DOORS, RAMP, EGRESS DOORS                | 0.2                          | 27                | 141               | 1005.3.2      |                                                           |
| EXIT ACCESS REQUIREMENTS                             |                              |                   |                   | MINIMUM UNITS | PROVIDED UNITS                                            |
|                                                      |                              |                   |                   | 2             | 3                                                         |
|                                                      |                              |                   |                   | 44"           | 48"                                                       |
|                                                      |                              |                   |                   | 61'-6"        | 82'-7"                                                    |
|                                                      |                              |                   |                   | 250           | <250                                                      |
|                                                      |                              |                   |                   | 20            | 1020.4                                                    |
|                                                      |                              |                   |                   | 75            | <75                                                       |
|                                                      |                              |                   |                   |               | TABLE 1005.2.1                                            |
| INTERIOR FINISHES                                    |                              |                   |                   | IBC 2006      | TABLE 803.5                                               |
| MAXIMUM FLAME SPREAD CLASS                           |                              | WALLS/Ceilings    | REMARKS           |               |                                                           |
| EXIT PASSAGEWAYS                                     |                              | B                 | TABLE 803.11      |               |                                                           |
| CORRIDORS                                            |                              | B                 | TABLE 803.11      |               |                                                           |
| ROOMS AND ENCLOSED SPACES                            |                              | C                 | TABLE 803.11      |               |                                                           |
| PLUMBING FIXTURE COUNT                               |                              |                   |                   | IBC/IPC 2006  | TABLE 2902.1                                              |
| TOTAL STORE OCCUPANT LOAD                            |                              | 137               | MALE 69           | FEMALE 69     | REMARKS                                                   |
|                                                      |                              | REQUIRED          | PROVIDED          |               |                                                           |
|                                                      |                              | MEN               | WOMEN             | MEN           | WOMEN                                                     |
| WATER CLOSET                                         |                              | 1                 | 1                 | 1             | 2                                                         |
| URINALS                                              |                              | N/A               | N/A               | 1             | N/A                                                       |
| LAVATORIES                                           |                              | 1                 | 1                 | 1             | 1                                                         |
| UNSEX TOILET (REQUIRED IF 6 OR MORE WC ARE REQUIRED) |                              | N/A               | N/A               | N/A           | N/A                                                       |
| SERVICE SINKS                                        |                              | 1 REQUIRED        | 1 PROVIDED        | 1109.2.1      |                                                           |
| DRINKING FOUNTAINS                                   |                              | 500               | 1                 | 1             | APPLIES TO OCCUPANT LOAD FOR ASSEMBLY AND MERCANTILE ONLY |

- PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY, FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- REFER TO SPECIFICATIONS FOR MATERIALS AND STANDARDS OF CONSTRUCTION.
- COORDINATE ALL TRADES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEQUENCING OF THE WORK.
- VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING, FABRICATION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES FOR CLARIFICATION.
- DIMENSIONS UNLESS NOTED OTHERWISE:  
TO FACE OF WOOD STUD, CONCRETE OR MASONRY WORK; TO CENTERLINE OF COLUMNS OR OTHER GRID POINTS TO CENTERLINE FRAMED WINDOW AND DOOR OPENINGS; TO FINISH FACES OF CLEAR WIDTHS.
- VERIFY SIZE, CHARACTERISTICS, AND REQUIRED CLEARANCES OF ALL EQUIPMENT TO BE FURNISHED WITH MANUFACTURERS OR SUPPLIERS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- PROVIDE BLOCKING AND GROUNDS AS SPECIFIED FOR BUILT-IN AND SURFACE MOUNTED ITEMS PRIOR TO APPLYING WALL-SURFACING MATERIALS. LOCATIONS SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- CONCEAL ALL PLUMBING, DUCTWORK, CONDUIT, WIRE, AND SIMILAR ITEMS UNLESS NOTED OTHERWISE.

VICINITY MAP

N.T.S.



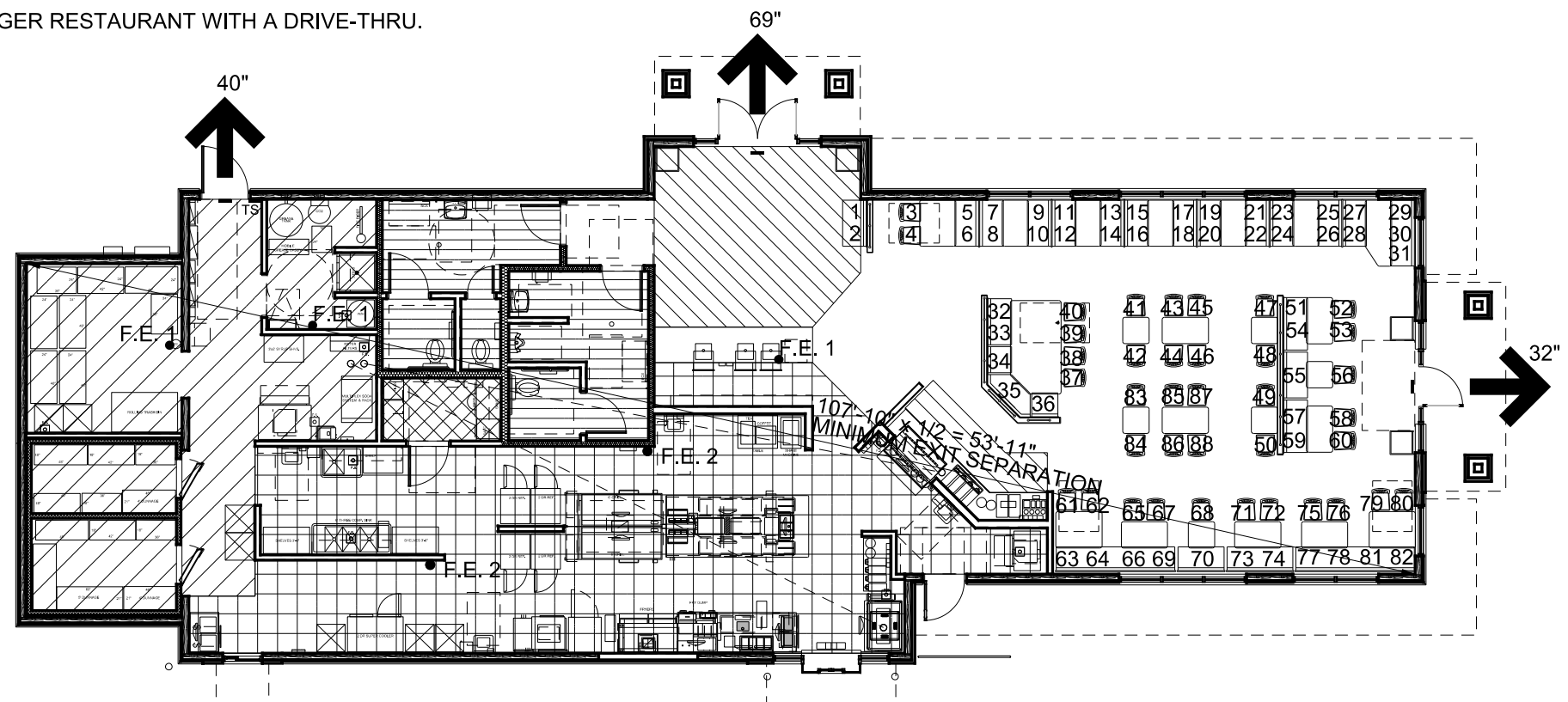
LIFE SAFETY PLAN

N.T.S.

THE PROJECT IS A NEW FREESTANDING SPRINKLED WHATABURGER RESTAURANT WITH A DRIVE-THRU. THE RESTAURANT WILL BE OPEN 24 HOURS A DAY.

| LEGEND: |                                                             |
|---------|-------------------------------------------------------------|
|         | LOCATION OF EXIT ACCESS OR DISCHARGE (EXIT WIDTH IN INCHES) |
|         | EXIT SIGN                                                   |
|         | F.E. 1 10 LB 2A-10BC FIRE EXTINGUISHER                      |
|         | F.E. 2 10 LB K-GUARD FIRE EXTINGUISHER                      |

|  |                 |  |                         |
|--|-----------------|--|-------------------------|
|  | BUSINESS: 43 SF |  | FIXED SEATING: 82 SEATS |
|  | STORAGE: 605 SF |  | WAITING: 207 SF         |
|  | KITCHEN: 922 SF |  | RESTROOMS: 264 SF       |



INDEX TO DRAWINGS

| T1.1          | TITLE SHEET & INDEX OF DRAWINGS |
|---------------|---------------------------------|
| ARCHITECTURAL |                                 |
| A1.1          | FLOOR PLAN                      |
| A1.4          | ROOF PLAN AND DETAILS           |
| A2.1          | EXTERIOR ELEVATIONS             |
| A2.2          | EXTERIOR ELEVATIONS             |
| A3.1          | BUILDING SECTIONS               |
| A3.2          | BUILDING SECTIONS               |
| A4.1          | WALL SECTIONS                   |
| A4.2          | WALL SECTIONS                   |

| REVISIONS: | DESCRIPTION    | DATE     |
|------------|----------------|----------|
| 1          | DRB RESUBMITAL | 06.05.17 |

PROJECT: BUILDING PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204

2002 EAST 6TH STREET  
TULSA, OKLAHOMA 74104  
918.587.2282 | F 918.587.2285  
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SELSER SCHAEFER ARCHITECTS

WHATABURGER  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
TITLE SHEET & INDEX OF DRAWINGS

UNIT NO. XXXXXXX  
DATE: 02.20.17  
SCALE:  
DRAWN BY: DCJ  
APPROVED BY: AM

SHEET NO:  
T1.1





- NOTES:
1. ALL DIMENSIONS GIVEN INSIDE BUILDING ARE TO FACE OF STUD, EXCEPT WHERE NOTED OTHERWISE. FINISHES NOT SHOWN
  2. TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 2 X 6 WOOD STUDS REFER TO STRUCTURAL FOR LOCATION AND SPACING.
  3. INTERIOR WALLS 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. ALL BOARD AND WALLS TO EXTEND 6 INCHES ABOVE CEILING. BRACE TOP OF WALL TO ROOF DECK. PROVIDE SOLID 2X WOOD FIREBLOCKING IN ALL WALLS THAT EXTEND TO ROOF DECK.
  4. FOR LAYOUT AND ARRANGEMENT OF ALL KITCHEN, PREP AREA, AND STORAGE ROOM EQUIPMENT REFER TO SHEET K1.1.
  5. ALL SEATING DIVIDER WALLS AND DECOR ITEMS ARE PROVIDED AND INSTALLED BY THE DECOR CONTRACTOR. REFER TO THE DECOR DWGS. FOR G.C.'S RESPONSABILITIES AND DINING ROOM FINISHES.
  6. SEE SHEET D3.0 FOR ROOM FINISH SCHEDULE
  7. SEE SHEET S1.2 FOR SHEARWALLS
  8. SEE SHEET S1.1 FOR FOUNDATION
  9. WALL FINISHES FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
  10. COORDINATE FLOOR SINK / DRAIN LOCATION W/ PLUMBING PLAN.
  11. ALL WALL SUBSTRATES ARE GYPSUM BOARD UNLESS OTHER WISE NOTED.
  12. LIGHT GREY FRP FULL HEIGHT ON COOKING, DRIVE-THRU, PREP, SYRUP, UTILITY, AND OFFICE WALLS. RE: DECOR SHEETS
  13. REFER TO SHEET A1.3 FOR CEILING FUR DOWNS.

WALL SUBSTRATES LEGEND:

- PLW-1: PLYWOOD
- PLW-2: CEMENTITIOUS BOARD TO 4'-0" A.F.F. PLYWOOD ABOVE
- PLW-3: GYPSUM BOARD TO 4'-0" A.F.F. PLYWOOD ABOVE
- CMB-1: CEMENTITIOUS BOARD

WALL LEGEND:

- 2X6 WOOD STUDS W/ FIBERGLASS INSULATION. REFER TO STRUCTURAL FOR LOCATION AND SIZE.
- 2X WOOD STUDS AT 16" O.C. U.N.O. WITH FIBERGLASS INSULATION
- 2X WOOD STUDS AT 16" O.C.
- PRE-FAB COOLER/FREEZER WALLS WITH INSULATION

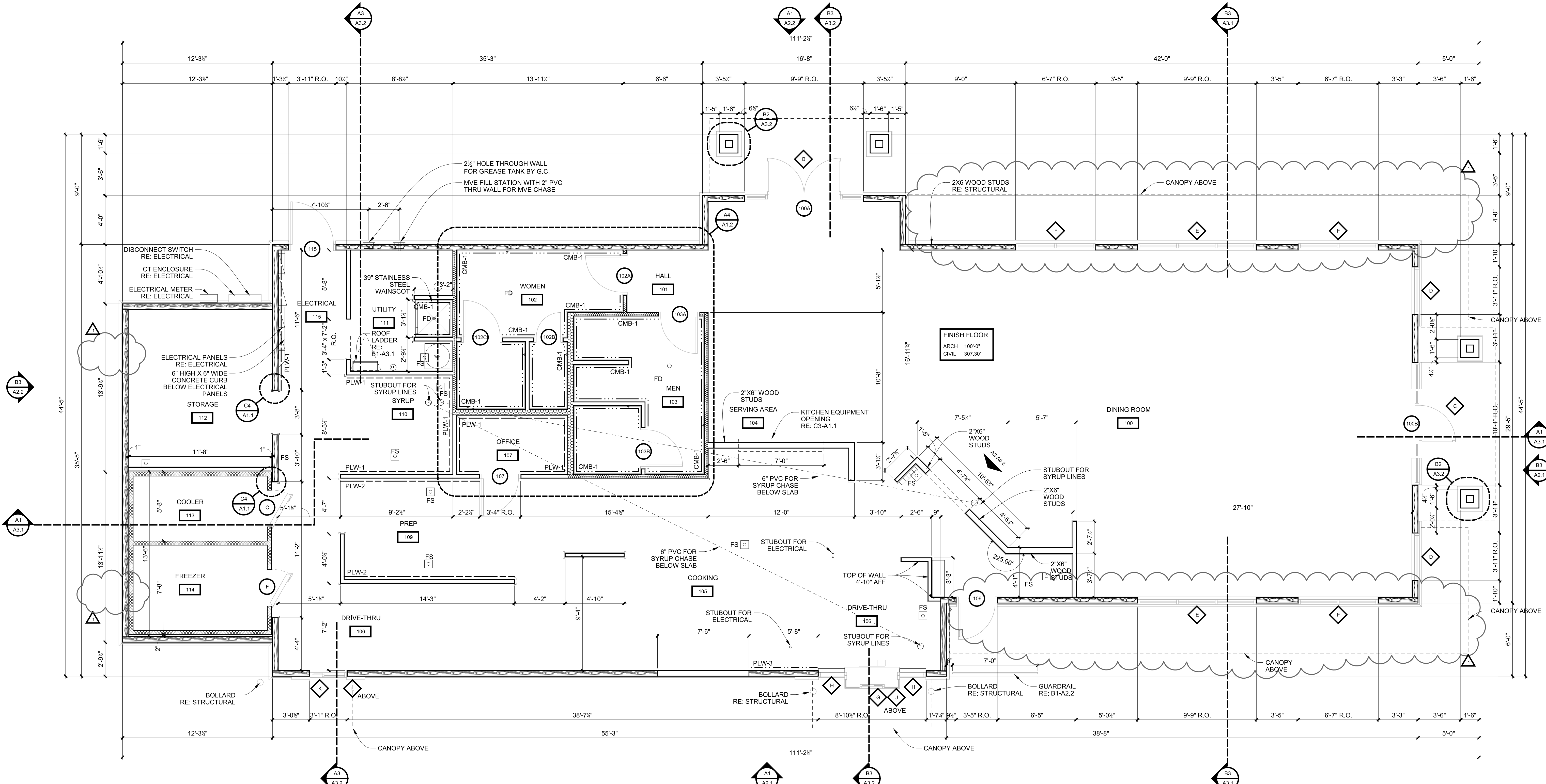
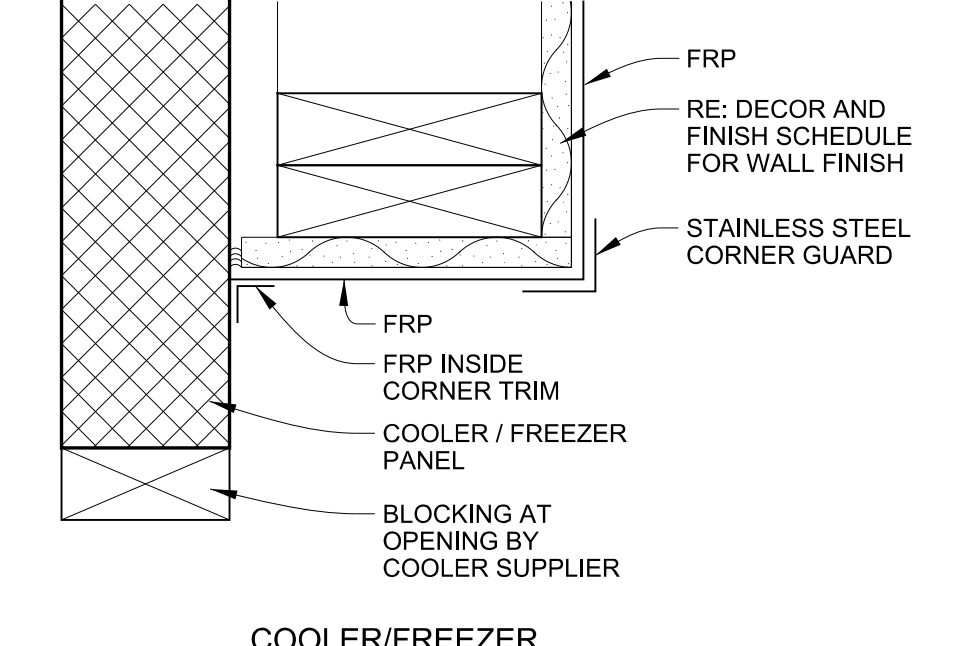
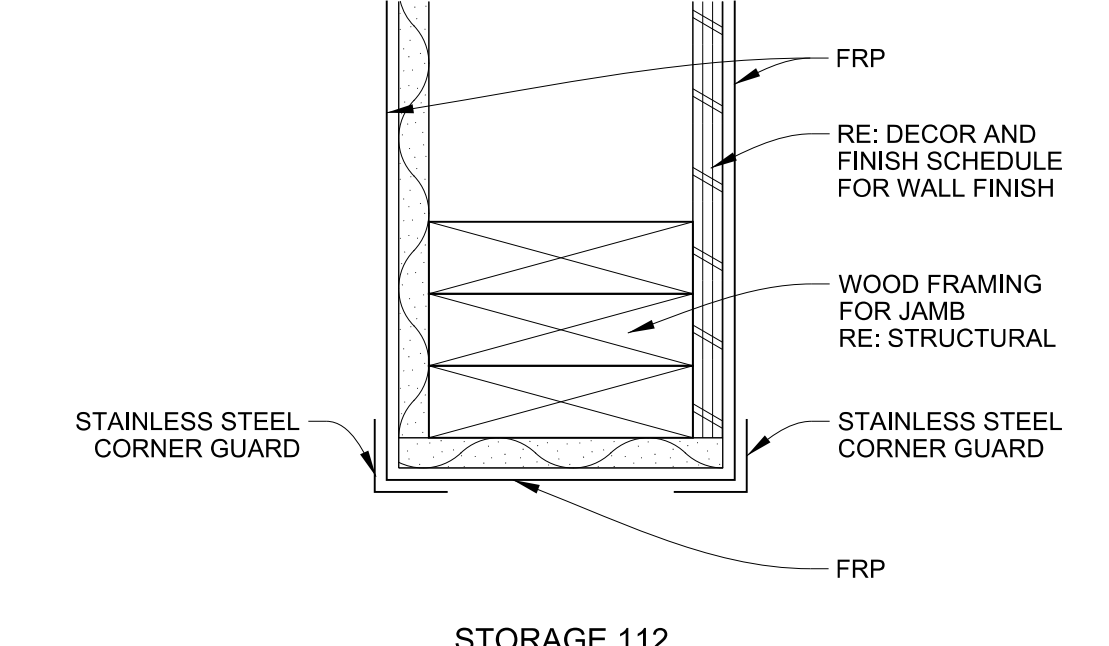
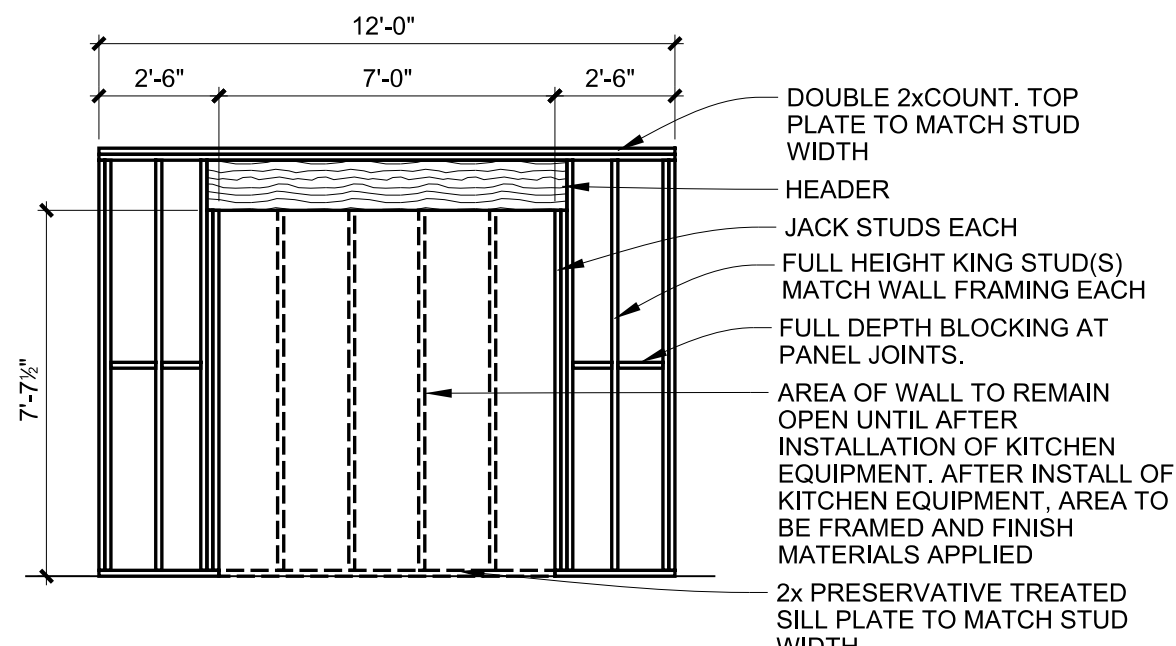
GENERAL NOTE:

REFER TO DETAIL A1-K3.1 FOR PENETRATION PLAN

REFERENCE DECOR SHEETS D2.0 AND D3.0 FOR ALL INTERIOR FINISHES

REFERENCE SHEETS A2.1, A2.2 AND D3.0 FOR ALL INTERIOR FINISHES

REFER TO A1-A1.3 FOR CEILING FURDOWNS.



| REVISIONS: | SYMBOL | DATE     | DESCRIPTION      | BY |
|------------|--------|----------|------------------|----|
| 1          |        | 06.05.17 | DRB RE-SUBMITTAL |    |

PROJECT: BUILDING PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204

2005 EAST 4TH STREET  
TULSA, OKLAHOMA 74104  
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210-476-6000 ZIP 78216

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SHEET TITLE:  
FLOOR PLAN

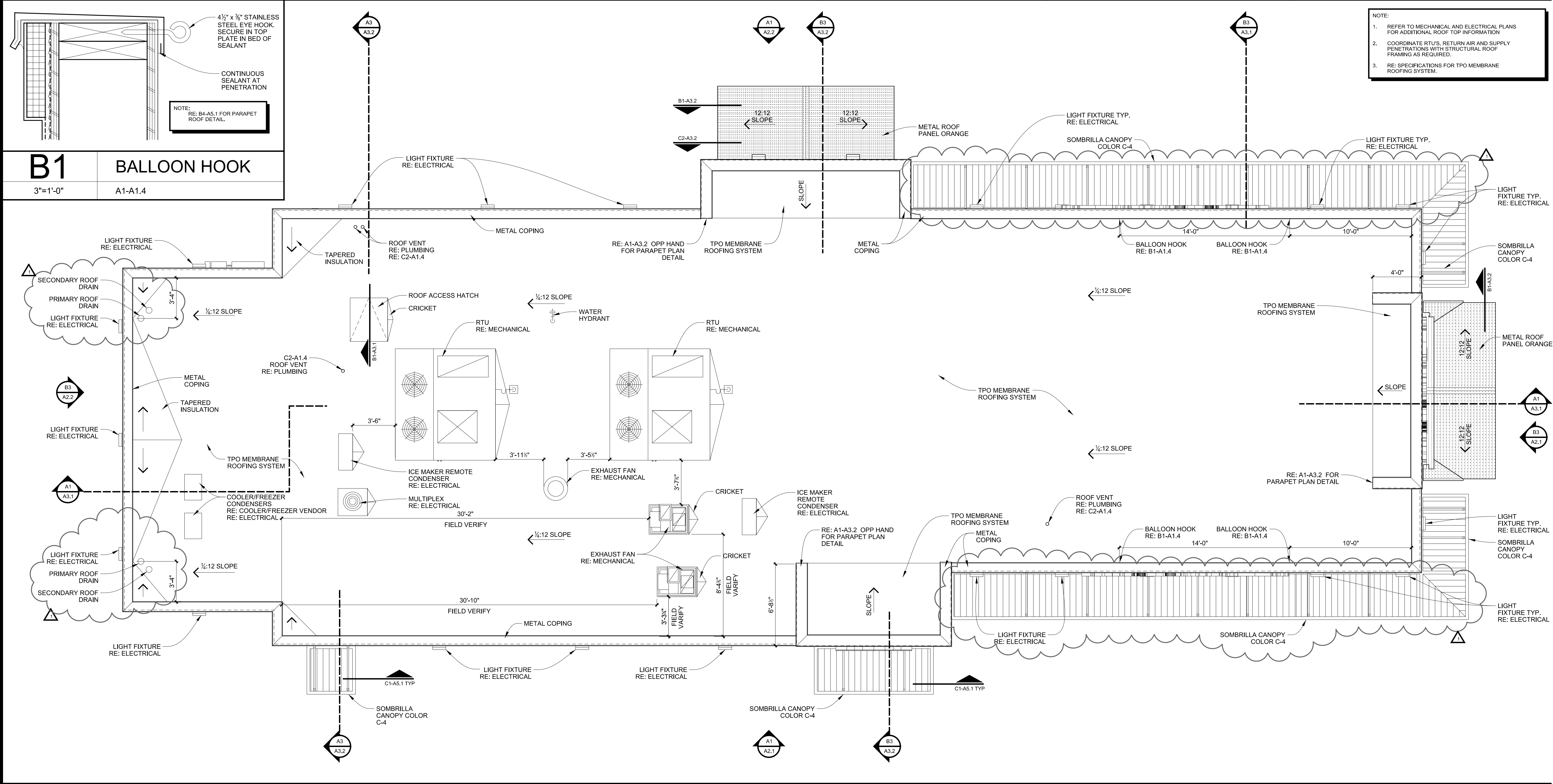
UNIT NO. XXXXXXXX  
DATE: 02.20.17  
SCALE:  
DRAWN BY: DCJ  
APPROVED BY: AM

SHEET NO:  
A1.1





|    |          |  |              |           |          |           |          |                |  |
|----|----------|--|--------------|-----------|----------|-----------|----------|----------------|--|
|    |          |  |              |           |          |           |          |                |  |
| C1 | NOT USED |  | C2           | ROOF VENT | C3       | PITCH PAN | C4       | PARAPET PENET. |  |
| -- |          |  | 1 1/2"=1'-0" | TYPICAL   | 1"=1'-0" | TYPICAL   | 1"=1'-0" | TYPICAL        |  |



|            |           |  |
|------------|-----------|--|
| A1         | ROOF PLAN |  |
| 1/4"=1'-0" | -         |  |

|            |             |              |
|------------|-------------|--------------|
| REVISIONS: | DESCRIPTION | BY           |
| SYMBOL     | DATE        |              |
| Δ          | 06.05.17    | DRB          |
|            |             | RE-SUBMITTAL |

PROJECT: BUILDING PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204

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SHEET TITLE:  
ROOF PLAN AND DETAILS

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DATE: 02.20.17  
SCALE:  
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APPROVED BY: AM

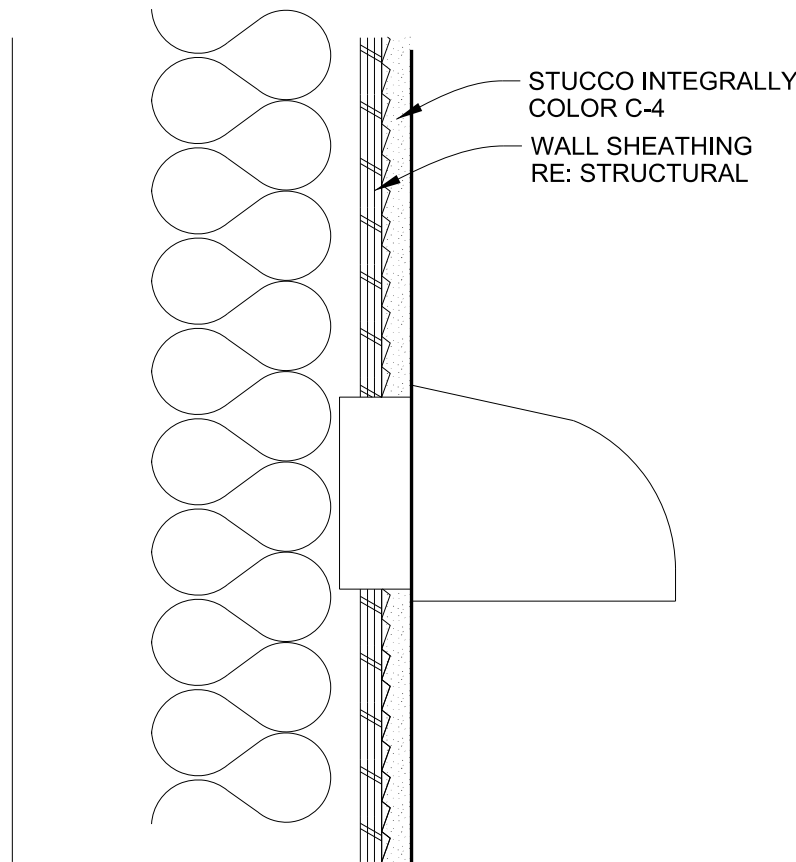
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A1.4



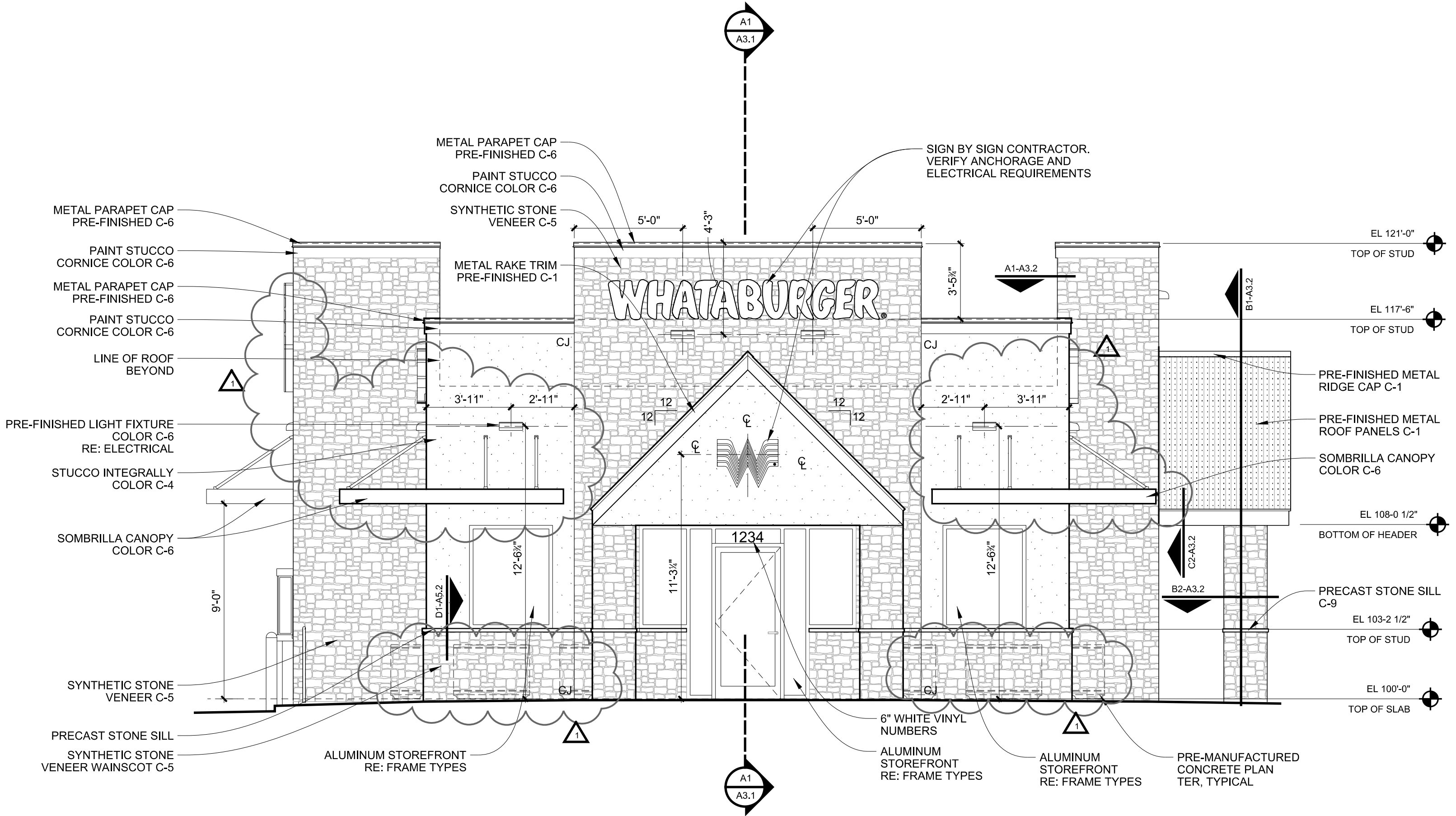


|                                   |           |
|-----------------------------------|-----------|
| CAP FLASHING                      | C-1       |
| RAKE TRIM                         | C-1       |
| DOWNSPOUT, CONDUCTOR HEADS        | NOT USED  |
| METAL FASCIA                      | C-1       |
| PARAPET CAP                       | C-6       |
| STUCCO (WALLS AND SOFFIT)         | C-4       |
| SYN. STONE VENEER                 | C-5       |
| PRECAST STONE SILL                | C-9       |
| SYN. STONE WAINSCOT               | C-5       |
| MORTAR (STONE VENEER)             | C-5 (STD) |
| PTD. ACCENT BAND                  | C-6       |
| PIPE BOLLARDS (DRIVE-THRU)        | C-11      |
| PIPE BOLLARDS (OUTSIDE DUMPSTERS) | C-6       |
| PIPE BOLLARDS (INSIDE DUMPSTERS)  | C-8       |
| HAND RAIL (EXPEDITE DOOR)         | C-6       |
| EXP. DOOR/FRAME (EXT.)            | C-6       |
| EXP. DOOR/FRAME (INT.)            | C-6       |
| BACK DOOR/FRAME (EXT.)            | C-6       |
| BACK DOOR/FRAME (INT.)            | C-7       |
| DUMPSTER ENCLOSURE (EXT.)         | C-4       |
| DUMPSTER ENCLOSURE (INT.)         | C-8       |
| DUMPSTER GATES (ALL SURFACES)     | C-6       |
| DRIVE-THRU SPEAKER PEDESTAL       | C-2       |
| HEADACHE BAR AND ACCESSORIES      | C-2       |
| PVC PIPE AT HEADACHE BAR          | C-1       |
| CLEARANCE LETTERING               | C-1       |
| DRIVE-THRU CANOPY ASSEMBLY        | C-2       |
| DRIVE-THRU CANOPY DOWNSPOUT       | C-1       |
| DRIVE-THRU CANOPY TRIM            | C-1       |

|      |                                      |
|------|--------------------------------------|
| C-1  | ORANGE                               |
| C-2  | WHITE                                |
| C-3  | MBCI - SIGNATURE 300 - ALMOND        |
| C-4  | MATCH SW BISCUIT                     |
| C-5  | LONESTAR - MARBLE FALLS - "CHALK"    |
| C-6  | SW DROMEDARY CAMEL                   |
| C-7  | PPG FAST DRY 35 FRP GRAY             |
| C-8  | PPG FAST DRY 35 GLOSS BLACK          |
| C-9  | SITE WORKS-CAST STONE "NATURAL"      |
| C-10 | NOT USED                             |
| C-11 | IDEAL SHIELD ORANGE (BOLLARD SLEEVE) |



NOTE:  
FOR EXTERIOR COLORS  
RE: B1-A2.1



B1

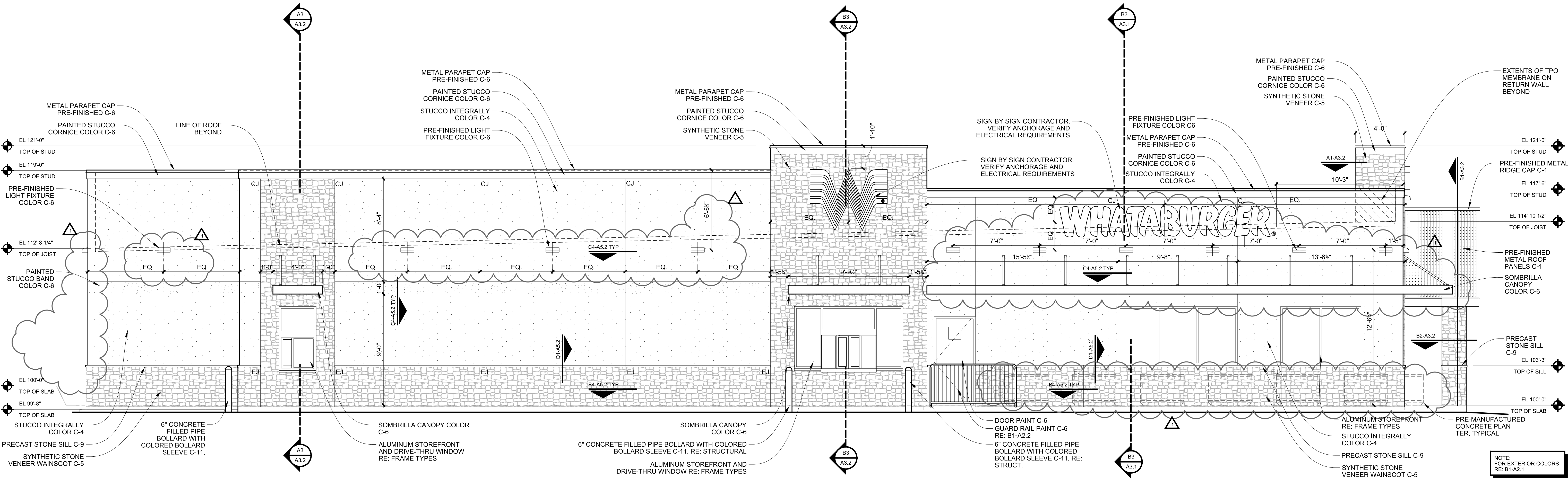
EXT. COLOR SCHEDULE

B2

EXT. LIGHT

B3

ELEVATION - FRONT



A1

ELEVATION - DRIVE-THRU

|            |                |
|------------|----------------|
| REVISIONS: | DESCRIPTION    |
| SYMBOL     | DATE           |
| Δ          | 06.05.17       |
|            | DRB RESUBMITAL |

PROJECT:  
BUILDING PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204

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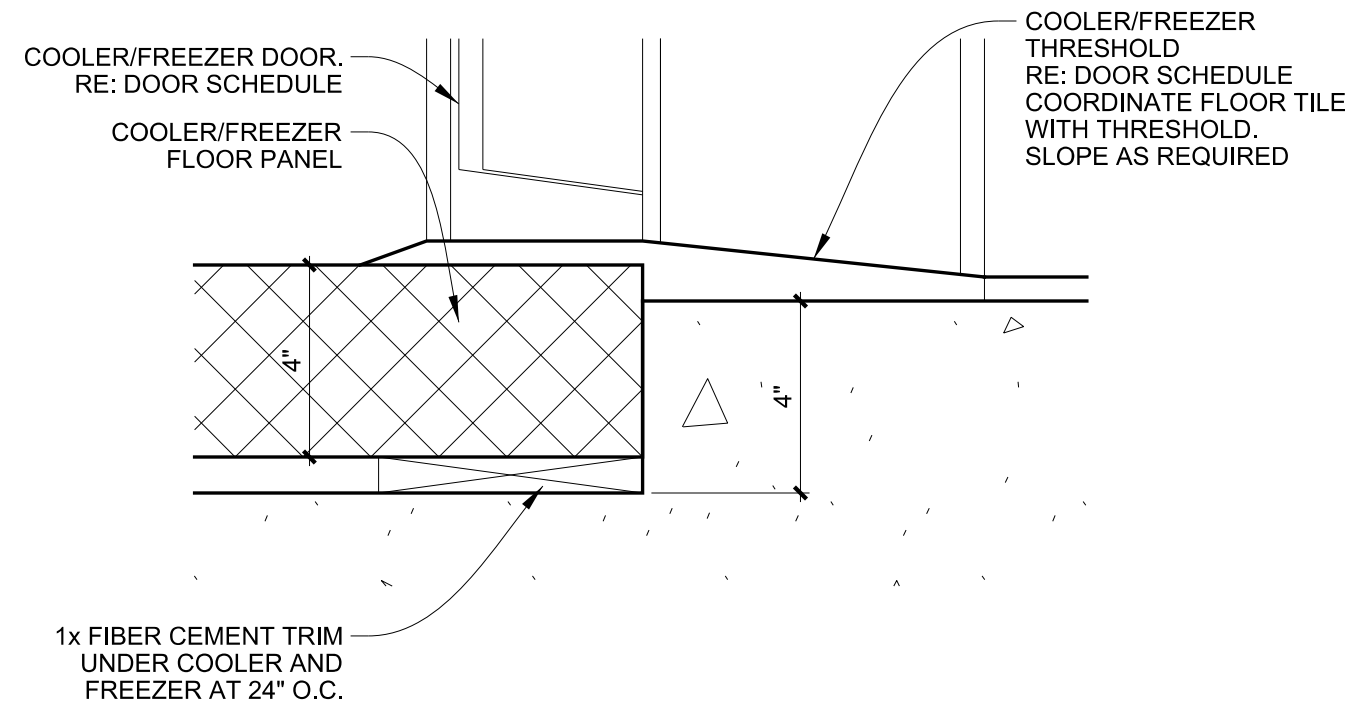
SHEET TITLE:  
EXTERIOR  
ELEVATIONS

UNIT NO. XXXXXXX  
DATE: 02.20.17  
SCALE:  
DRAWN BY: DCJ  
APPROVED BY: AM

SHEET NO:  
A2.1

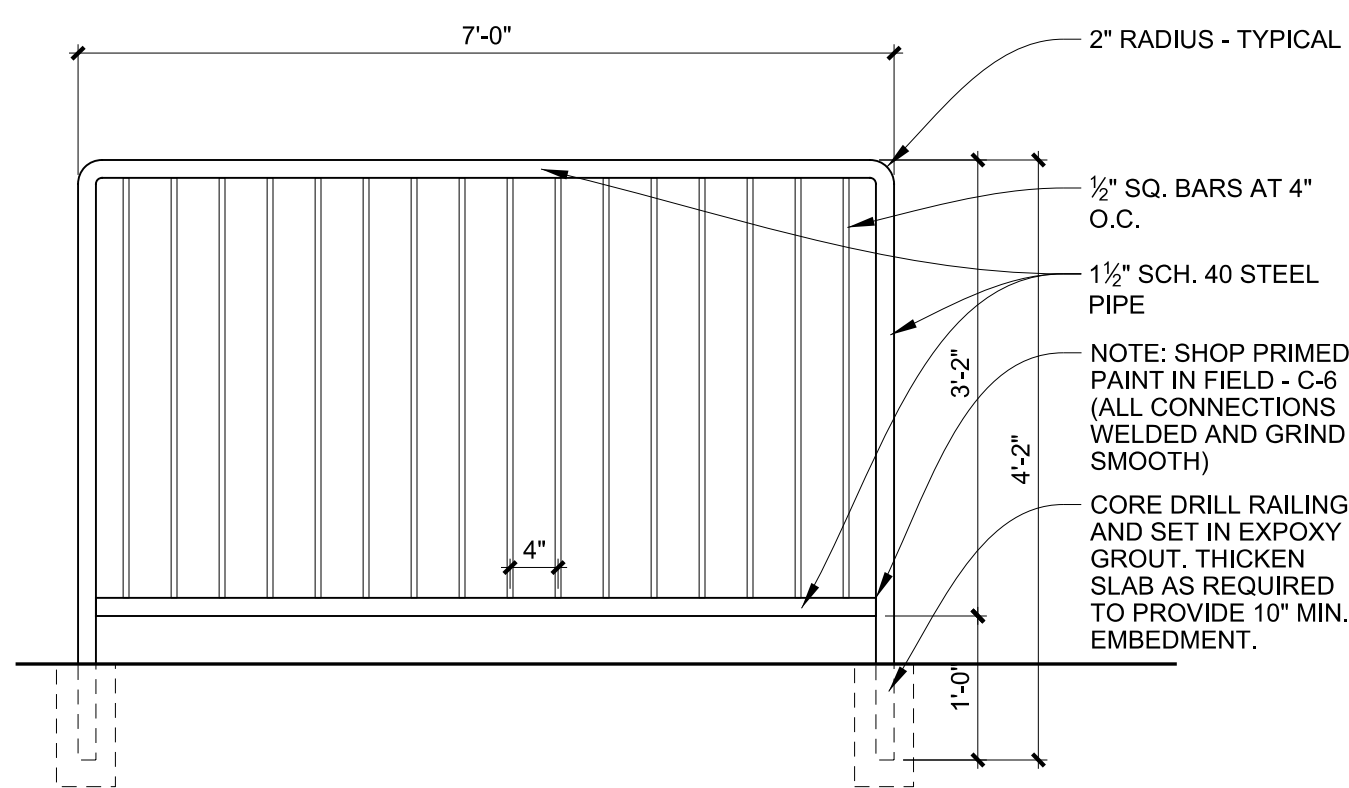






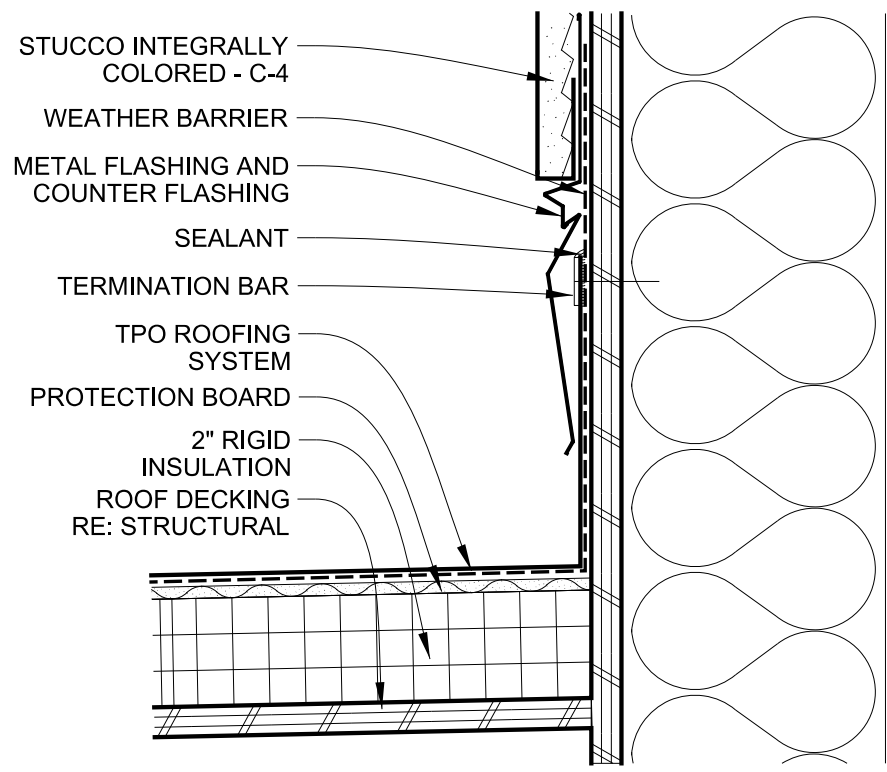
**C1** WALK-IN FLOOR DETAIL

3"=1'-0" A3-A4.1



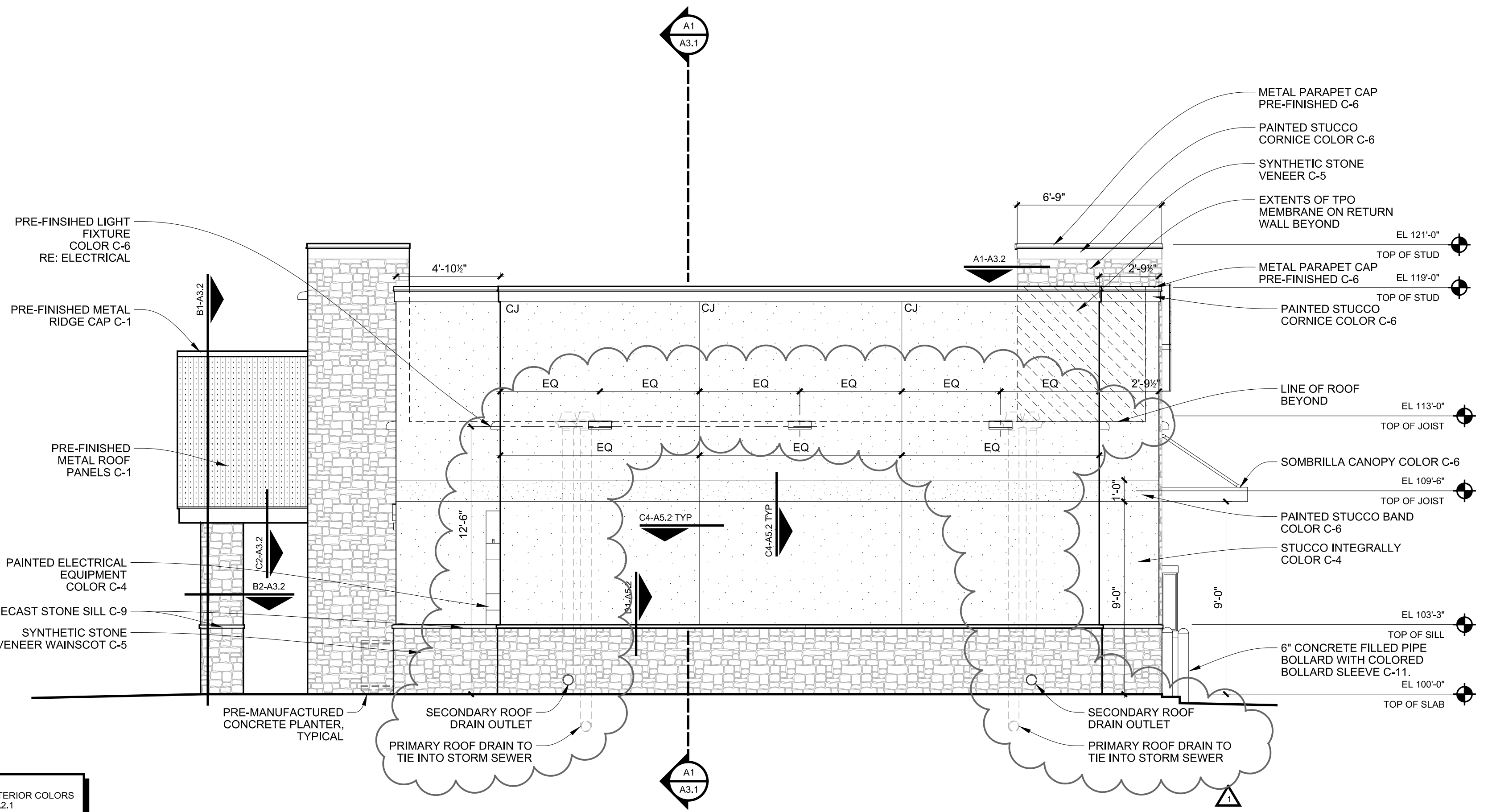
**B1** GUARDRAIL ELEVATION

3/4"=1'-0" A1-A1.1; A1-2.1



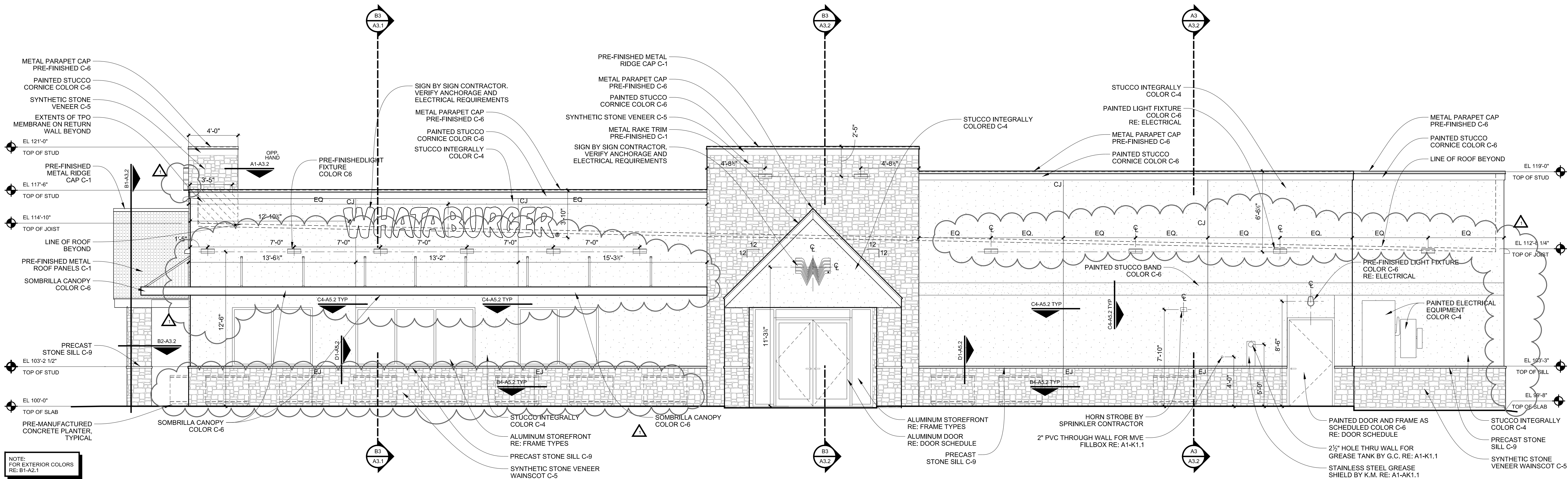
**B2** ROOF FLASHING

3"=1'-0" TYPICAL



**B3** ELEVATION - BACK

1/4"=1'-0" A1-A1.1; A1-A1.3; A1-A1.4



**A1** ELEVATION - ENTRANCE

1/4"=1'-0" A1-A1.1; A1-A1.3; A1-A1.4

| REVISIONS: | SYMBOL | DATE     | DESCRIPTION     |
|------------|--------|----------|-----------------|
| 1          |        | 06.05.17 | DRB RESUBMITTAL |

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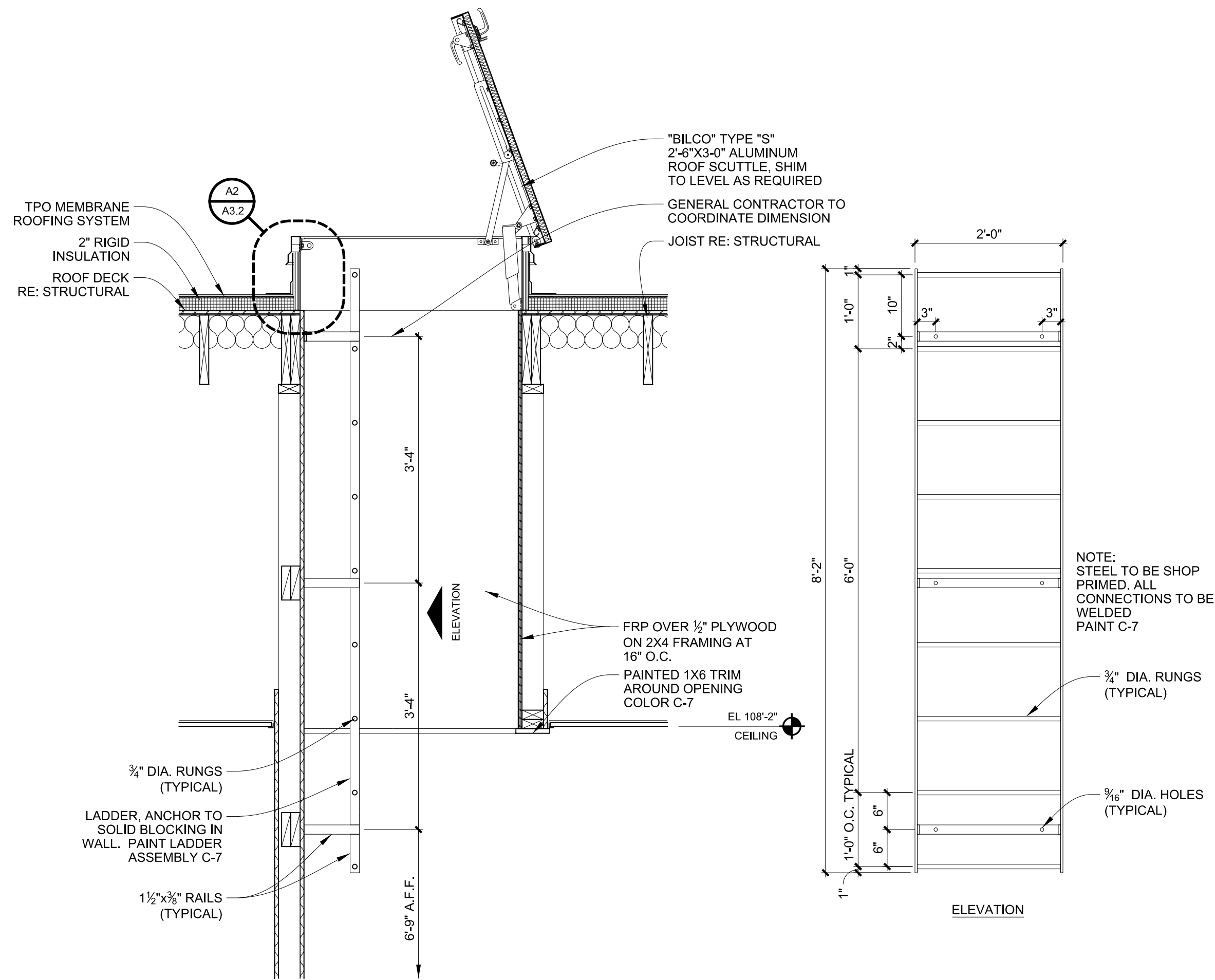
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EXTERIOR  
ELEVATIONS

UNIT NO. XXXXXX  
DATE: 02.20.17  
SCALE:  
DRAWN BY: DCJ  
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SHEET NO:  
A2.2



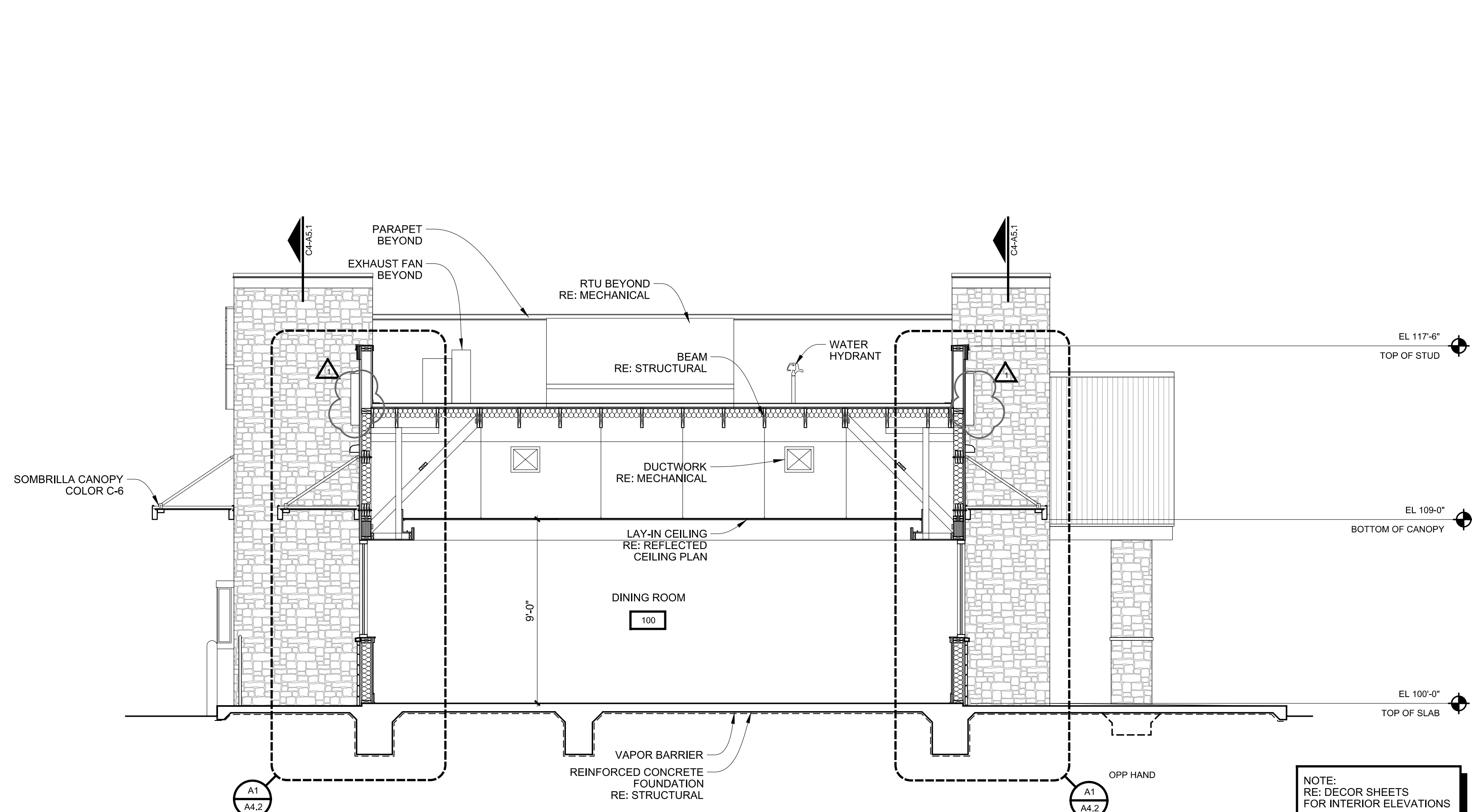




## B1

### ROOF HATCH

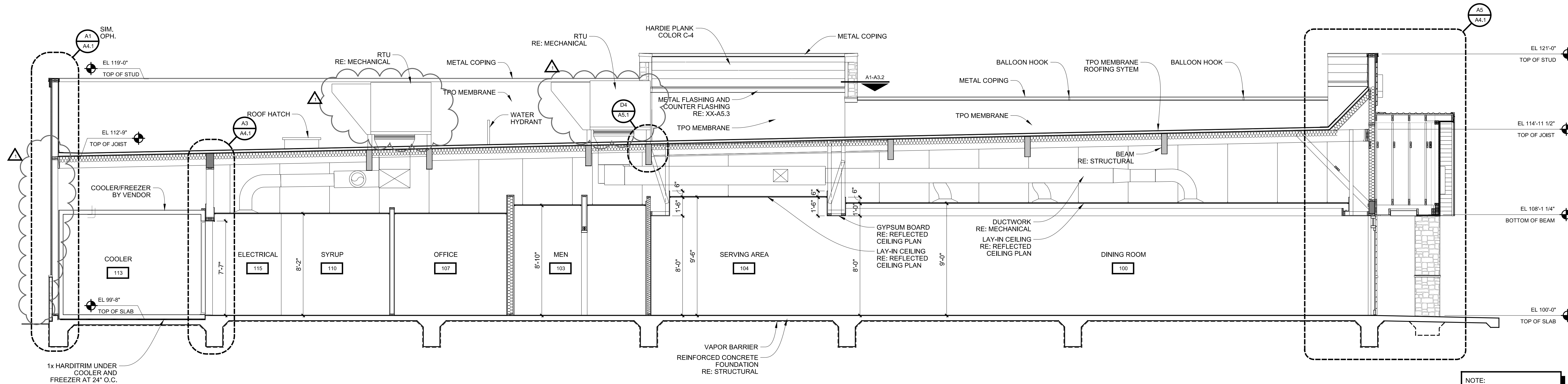
3/4"=1'-0"  
A1-A1.1; A1-A1.3; A1-A1.4; A3-A3.2



## B3

### TRANSVERSE BUILDING SECTION AT DINING ROOM

1/4"=1'-0"  
A1-A1.1; A1-A1.3; A1-A1.4; A1-A2.1; A1-A2.2



## A1

### LONGITUDINAL BUILDING SECTION

1/4"=1'-0"  
A1-A1.1; A1-A1.3; A1-A1.4; B3-A2.1; B3-A2.2

| REVISIONS: | SYMBOL | DATE     | DESCRIPTION      |
|------------|--------|----------|------------------|
| 1          |        | 06.05.17 | DRB RE-SUBMITTAL |

PROJECT:  
**BUILDING PT14M**  
**BASELINE RD & STAPLEY**  
**MESA, AZ 85204**

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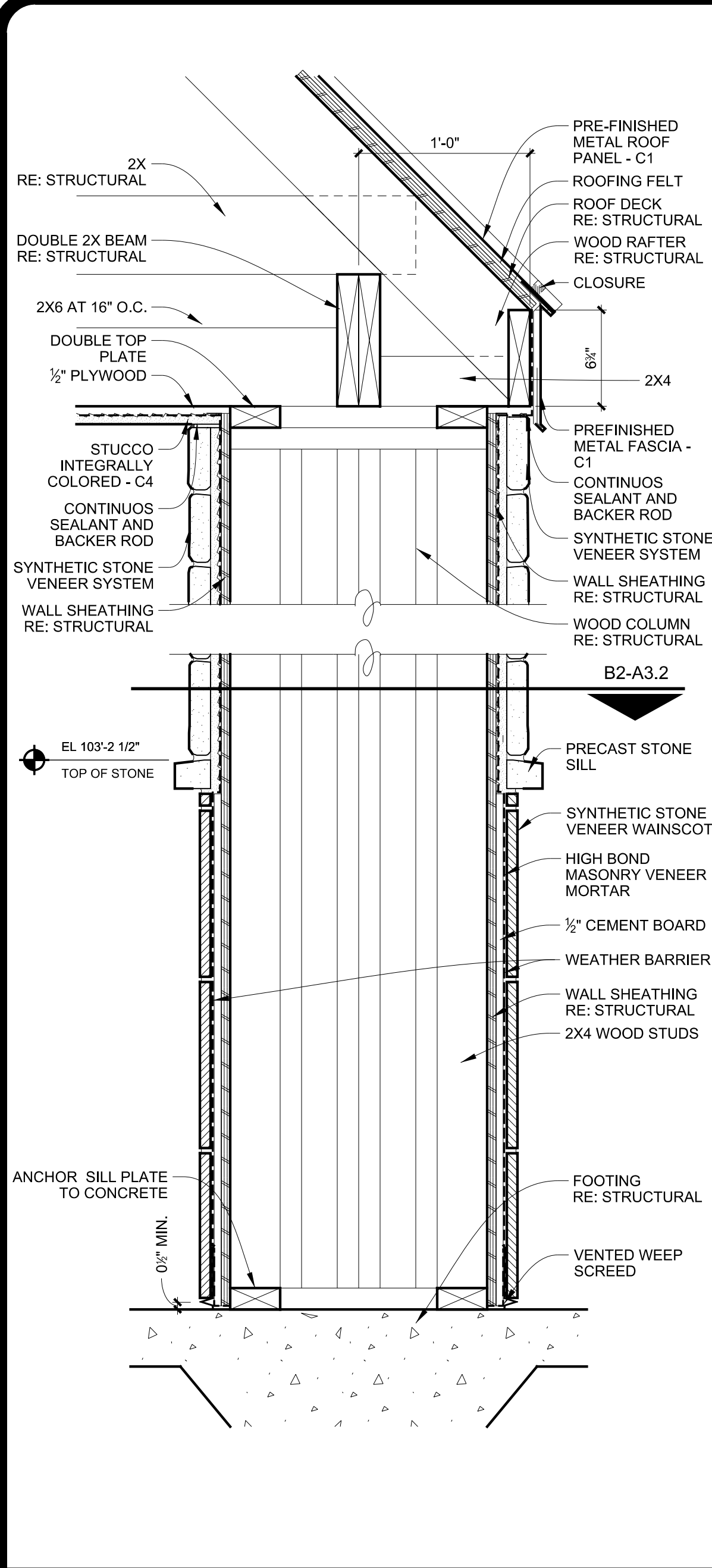
SHEET TITLE:  
**BUILDING SECTIONS**

UNIT NO. XXXXXXX  
DATE: 02.20.17  
SCALE:  
DRAWN BY: DCJ  
APPROVED BY: AM

SHEET NO:  
**A3.1**





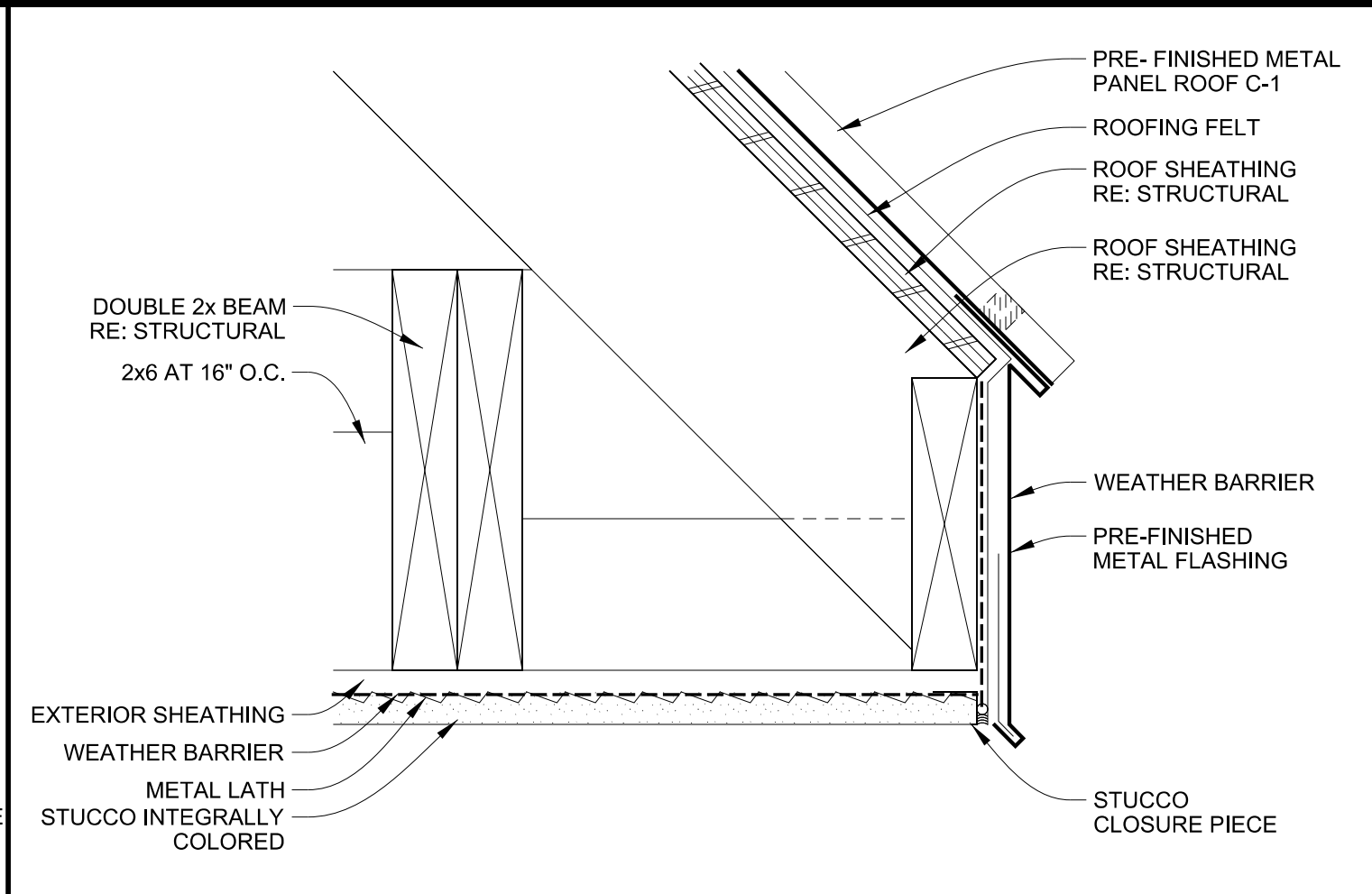


**B1**

COLUMN SECTION

1 1/2"=1'-0"

A1-A1.3; A1-A1.4; A1, B3-A2.1, A-2.2

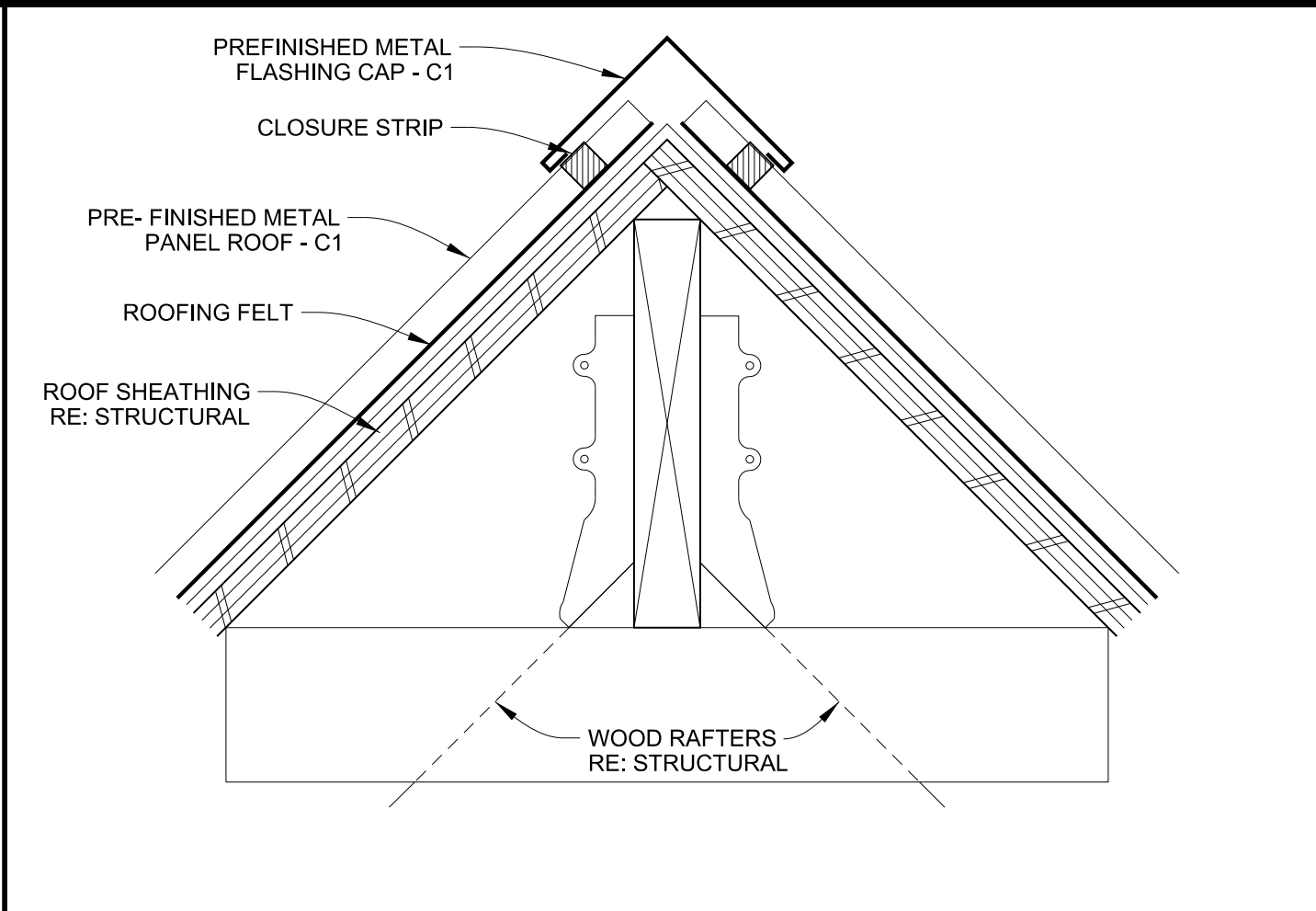


**C2**

CANOPY EAVE DETAIL

3"=1'-0"

A1-A1.3; A1-A1.4; B3-A2.1; B3-A2.2

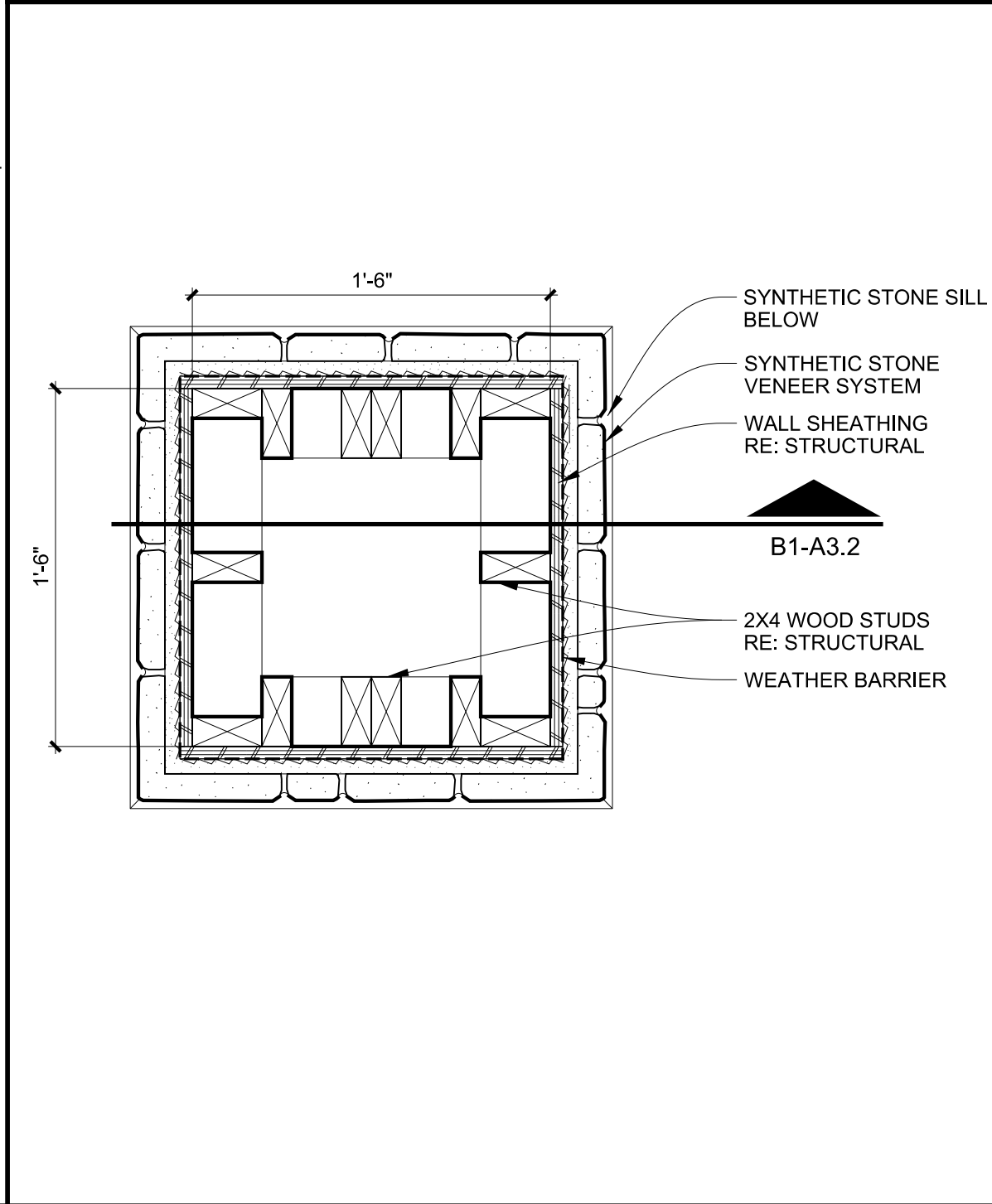


**C3**

RIDGE DETAIL

3"=1'-0"

A5-A4.1; A5-A4.2

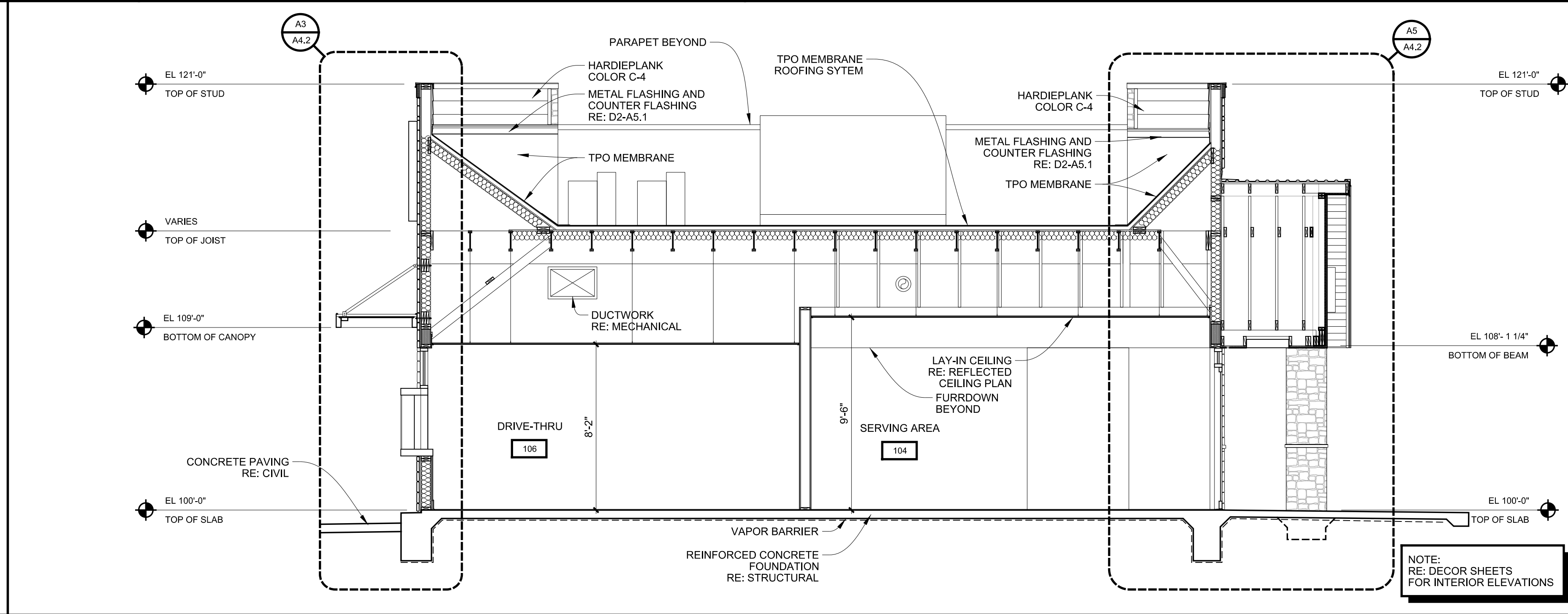


**B2**

COLUMN PLAN

1 1/2"=1'-0"

A1-A1.1; A1-A2.1; B3-A2.2; A5-A4.1; A5-A4.2

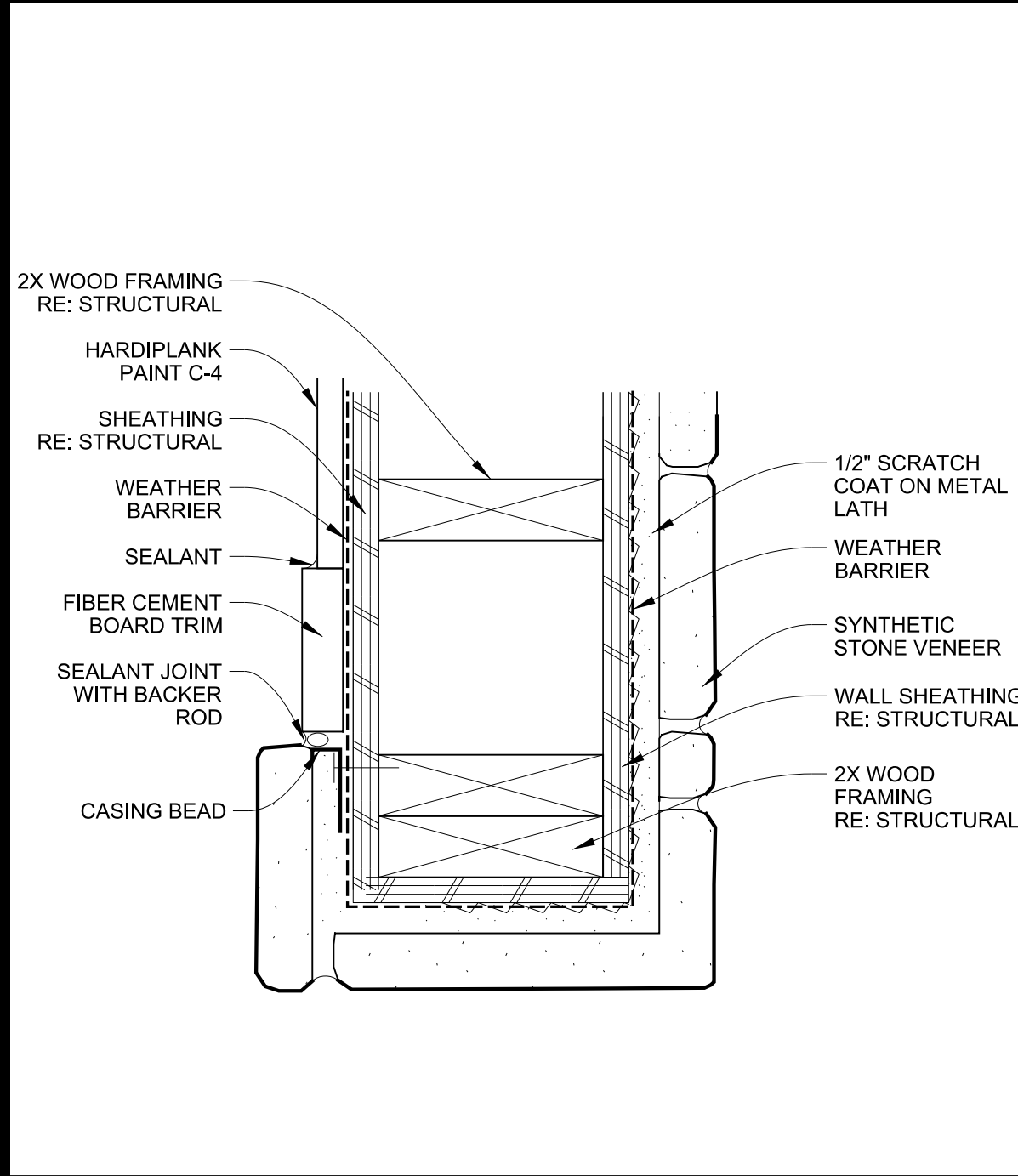


**B3**

TRANSVERSE BUILDING SECTION AT ENTRY

1/4"=1'-0"

A1-A1.1; A1-A1.3; A1-A1.4; A1-A2.2

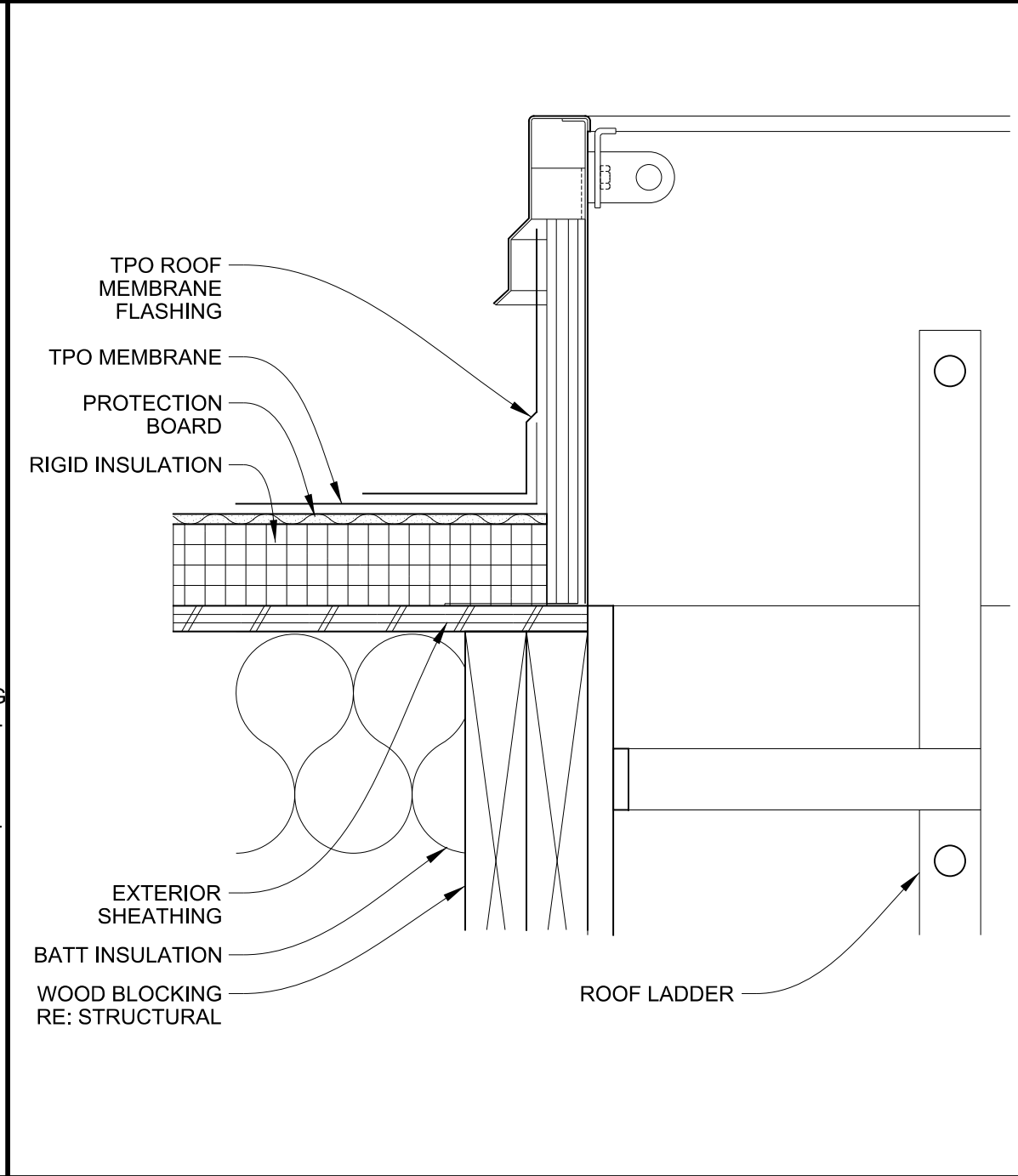


**A1**

PARAPET PLAN DTL.

3"=1'-0"

A1, B3-A2.1; A1, B3-A2.2; A1-A3.1; A5-A4.1

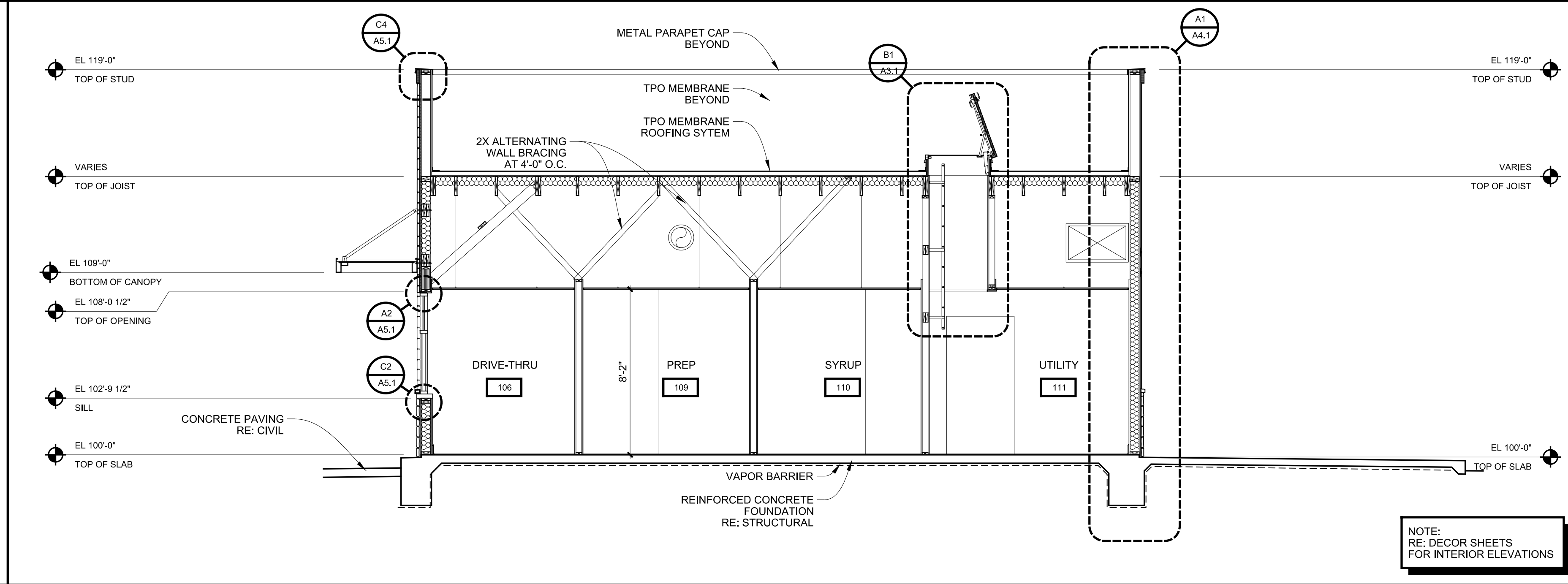


**A2**

ROOF HATCH DTL.

3"=1'-0"

B1-A3.1



**A3**

TRANSVERSE BUILDING SECTION AT KITCHEN

1/4"=1'-0"

A1-A1.1; A1-A1.3; A1-A1.4

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|------------|--------|----------|-----------------|
| 1          | A      | 06.05.17 | DRB RESUBMITTAL |

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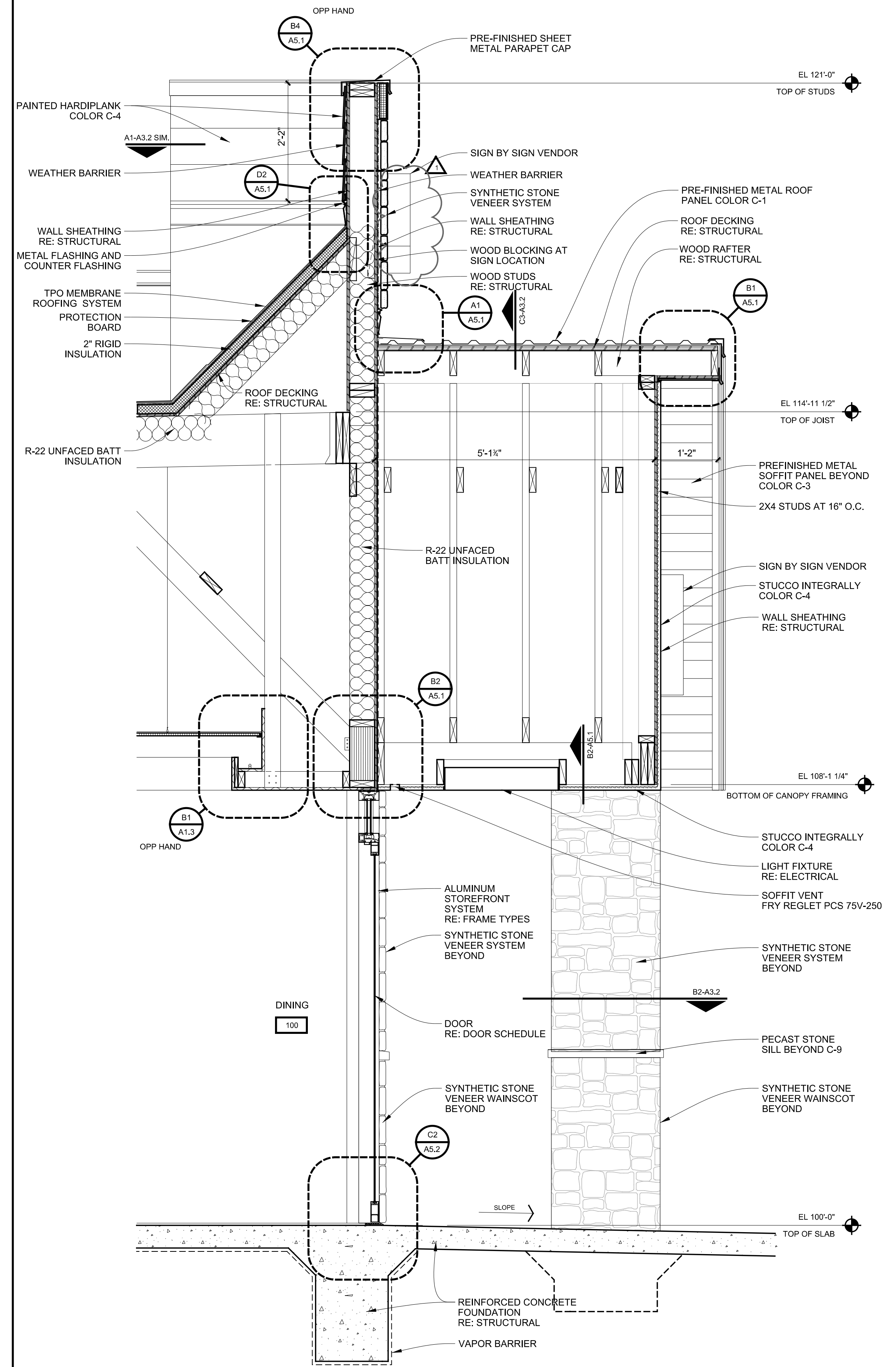
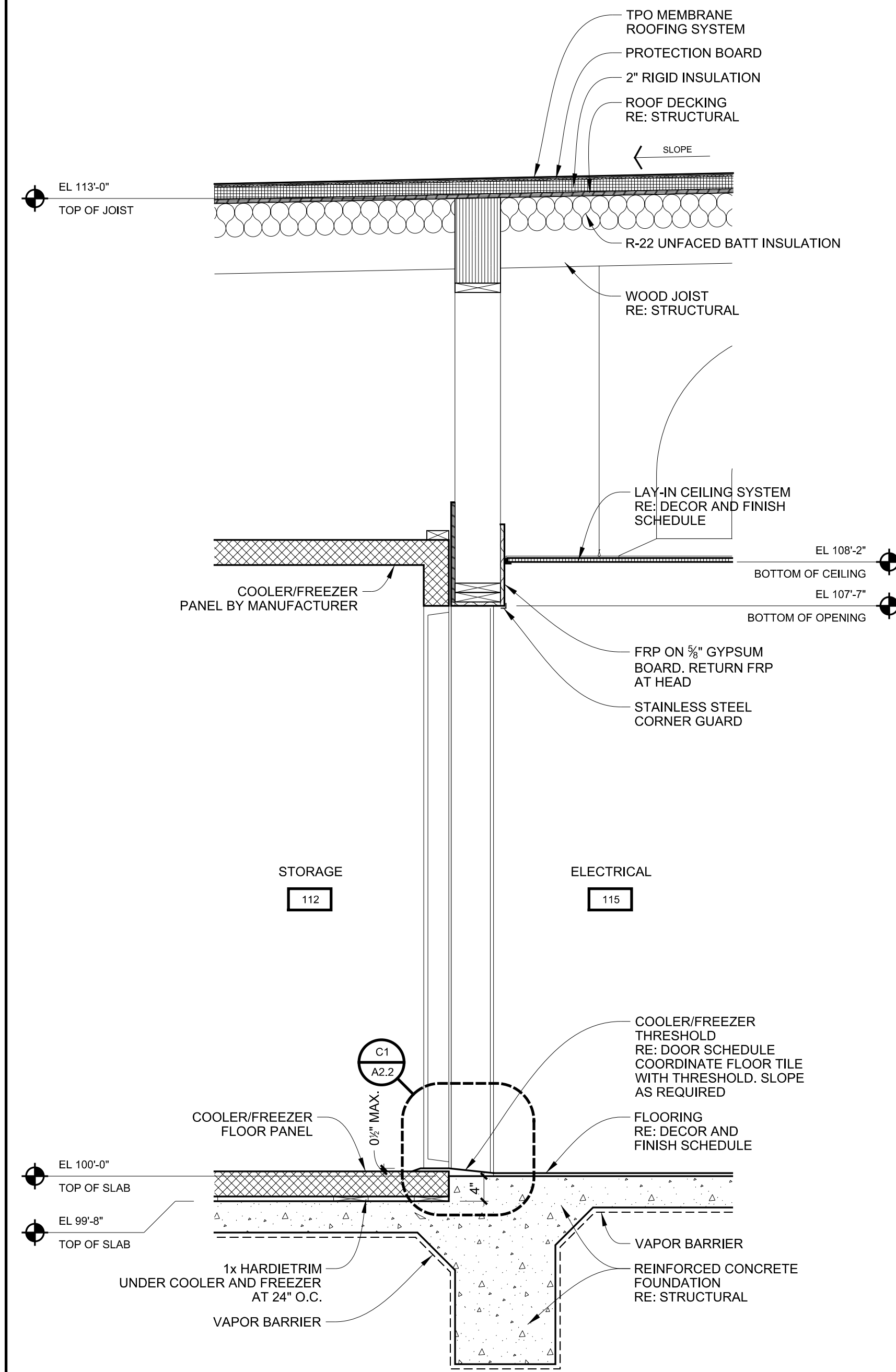
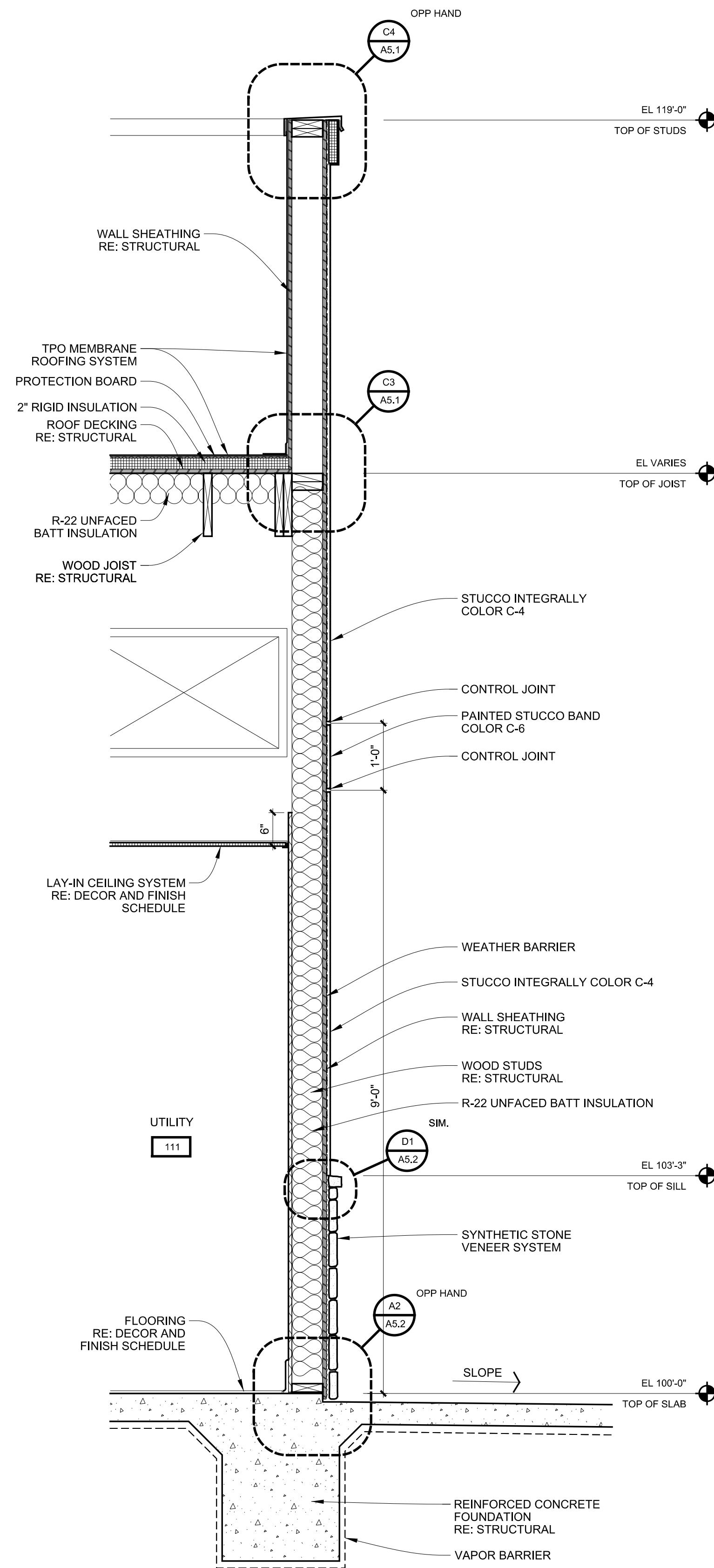
SHEET TITLE:  
BUILDING SECTIONS

UNIT NO. XXXXXXX  
DATE: 02.20.17  
SCALE:  
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APPROVED BY: AM

SHEET NO:  
A3.2







A1

WALL SECTION AT UTILITY

3/4"=1'-0"

A1-A3.1; A3-A3.2

A3

WALL SECTION AT COOLER / KITCHEN

3/4"=1'-0"

A1-A3.1

A5

WALL SECTION AT DINING ROOM ENTRY

3/4"=1'-0"

A1-A3.1

REVISIONS:  
SYMBOL DATE DESCRIPTION  
A 06.05.17 DRB RESUBMITTAL

PROJECT:  
BUILDING PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204

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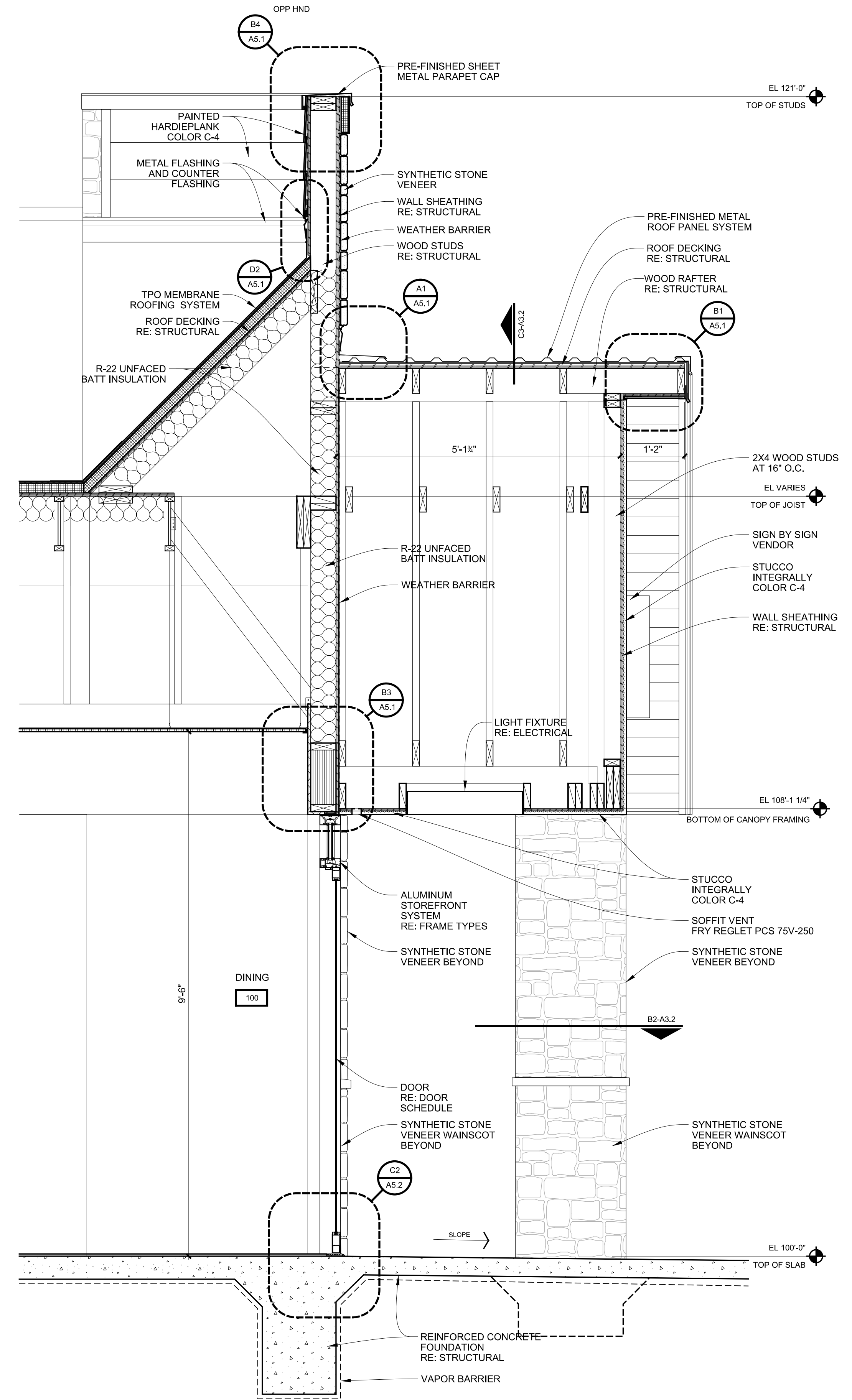
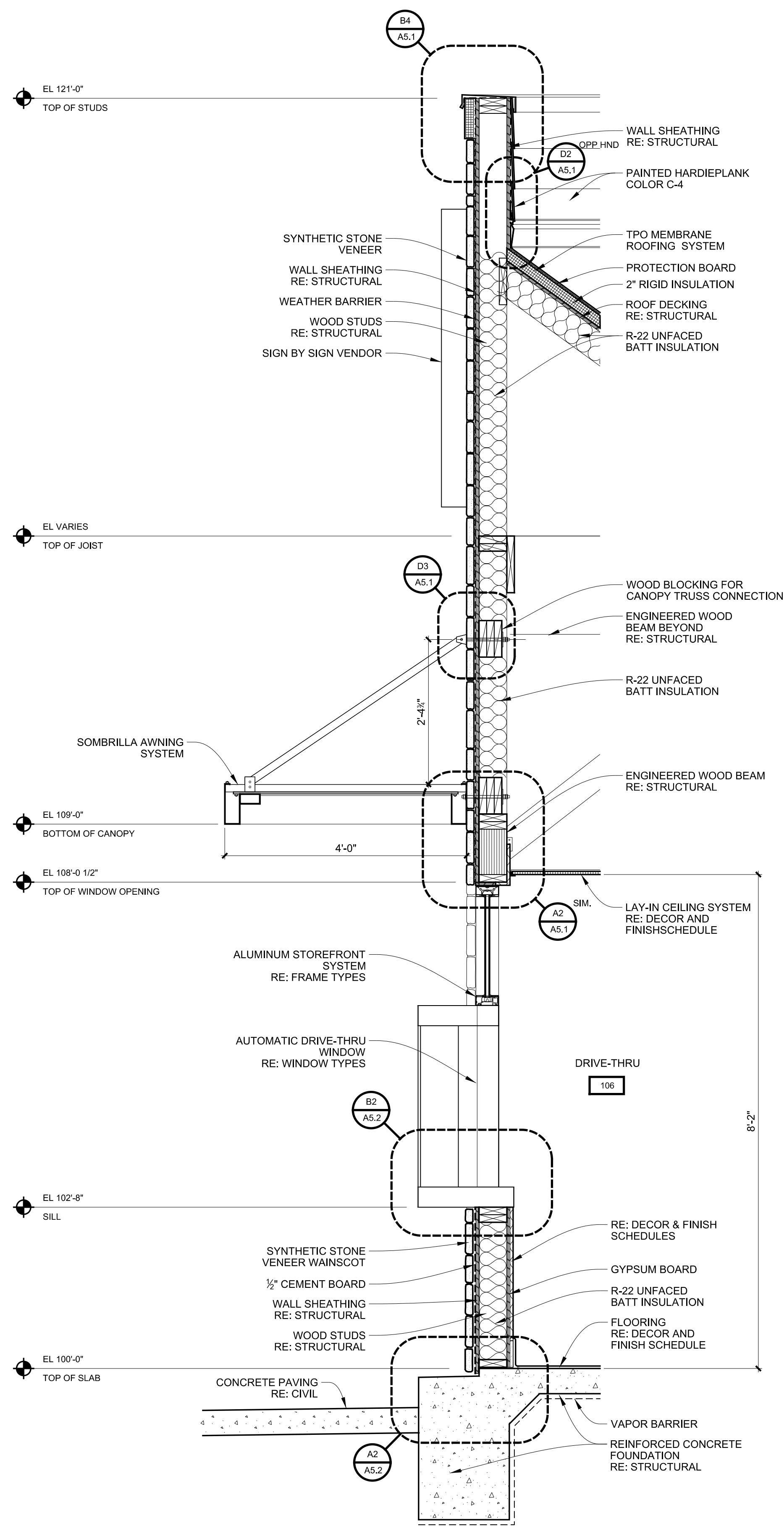
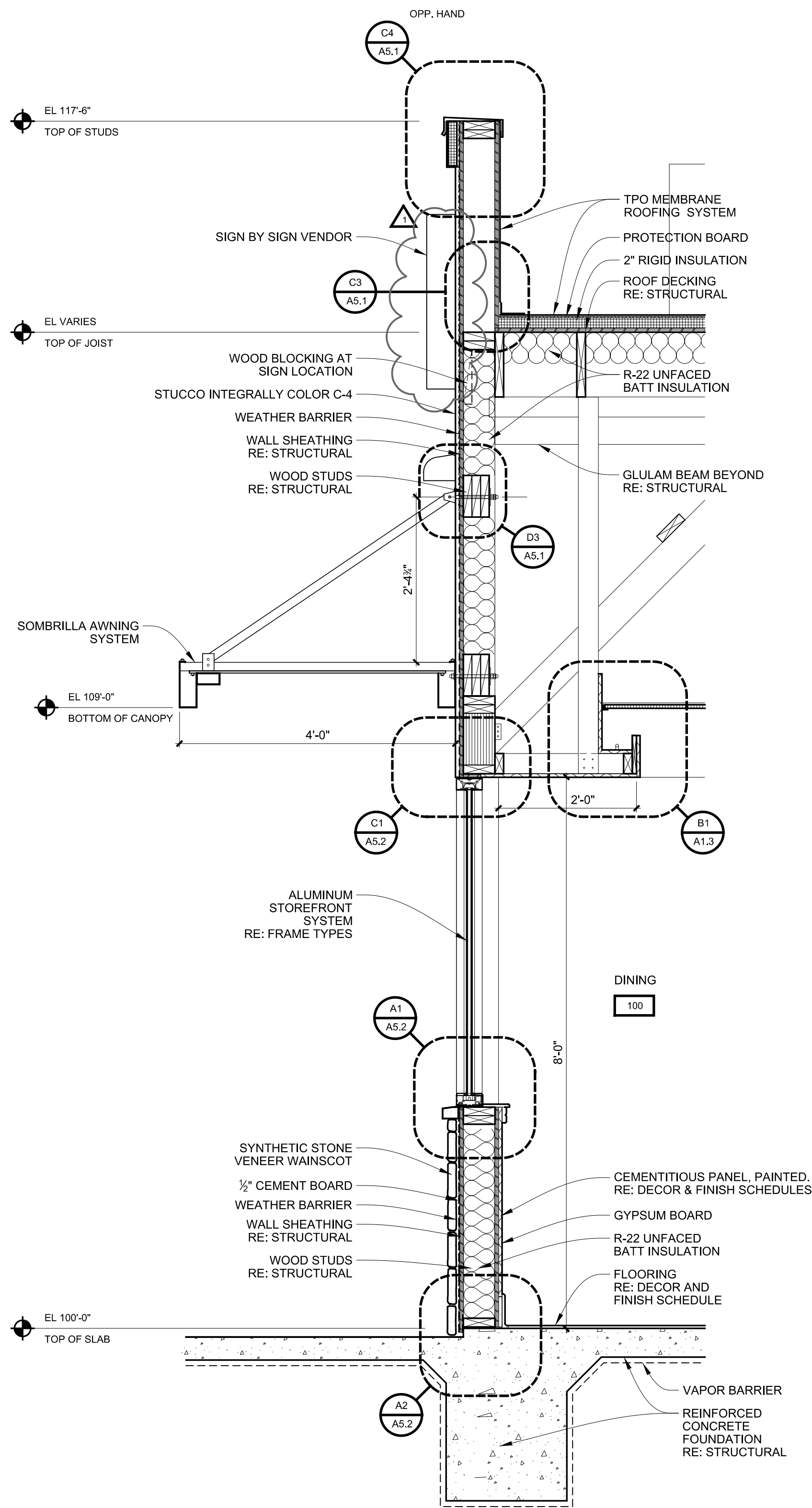
SHEET TITLE:  
WALL  
SECTIONS

UNIT NO. XXXXXXX  
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SCALE:  
DRAWN BY: DCJ  
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SHEET NO:  
A4.1







A1

WALL SECTION AT DINING ROOM

3/4"=1'-0"

B3-A3.1

A3

WALL SECTION AT DRIVE-THRU WINDOW

3/4"=1'-0"

B3-A3.2

A5

WALL SECTION AT DINING ROOM ENTRY

3/4"=1'-0"

B3-A3.2

REVISIONS:  
SYMBOL DATE DESCRIPTION  
A 06.05.17 DRB RESUBMITAL

PROJECT:  
BUILDING PT14M  
BASELINE RD & STAPLEY  
MESA, AZ 85204

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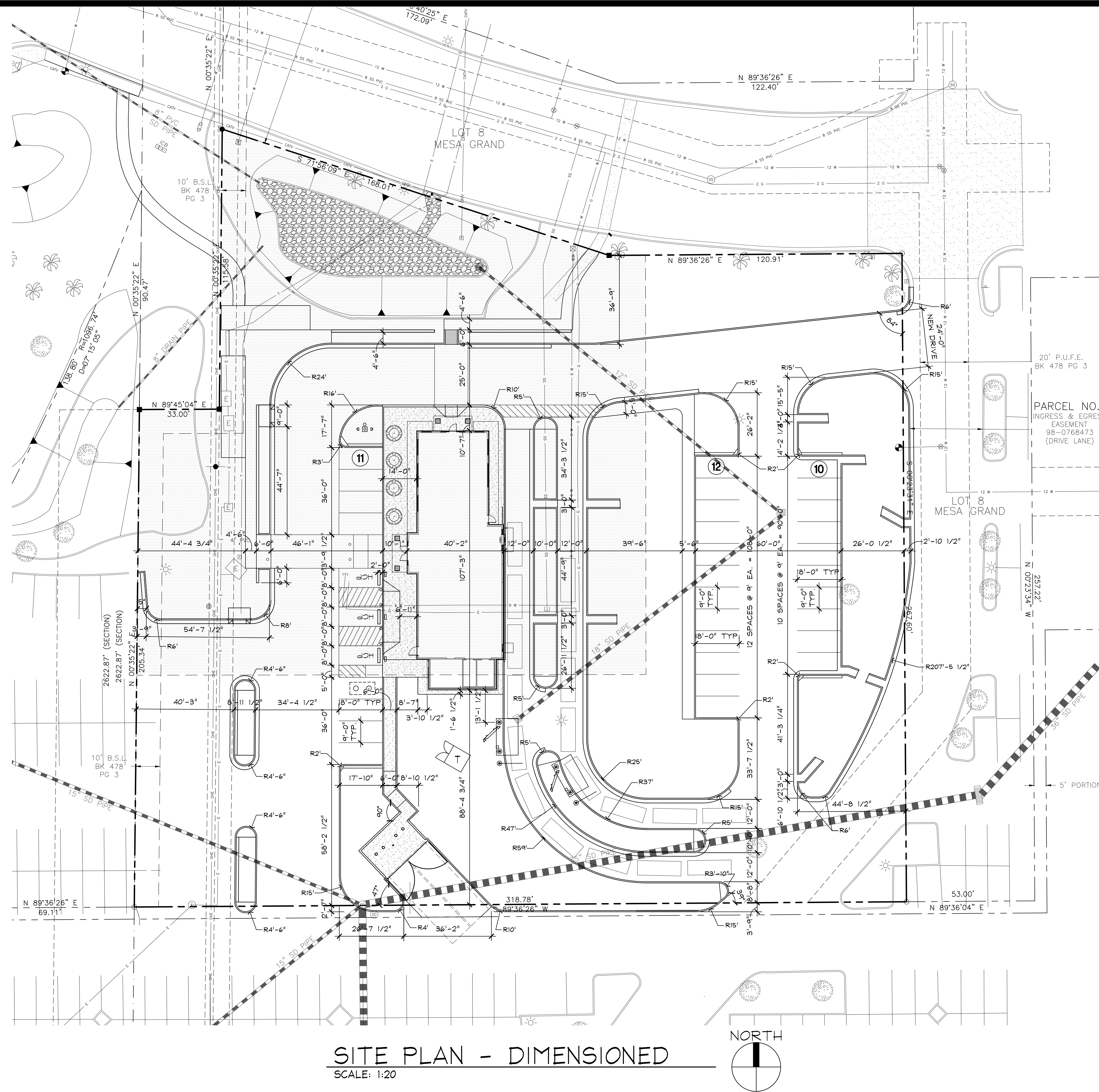
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WALL  
SECTIONS

UNIT NO. XXXXXXX  
DATE: 02.20.17  
SCALE:  
DRAWN BY: DCJ  
APPROVED BY: AM

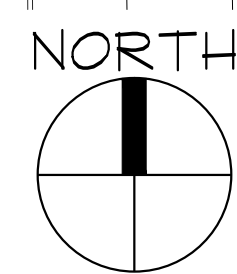
SHEET NO:  
A4.2







SITE PLAN - DIMENSIONED  
SCALE: 1:20



## GENERAL NOTES

1. TYP. CURB RADIUS IS 5'-0" UNLESS NOTED OTHERWISE ON PLAN

| REVISIONS: | DATE | DESCRIPTION | BY |
|------------|------|-------------|----|
|            |      |             |    |
|            |      |             |    |
|            |      |             |    |
|            |      |             |    |

PROJECT:  
PT14M BUILDING TYPE  
BASELINE & STAPLEY  
MESA, AZ

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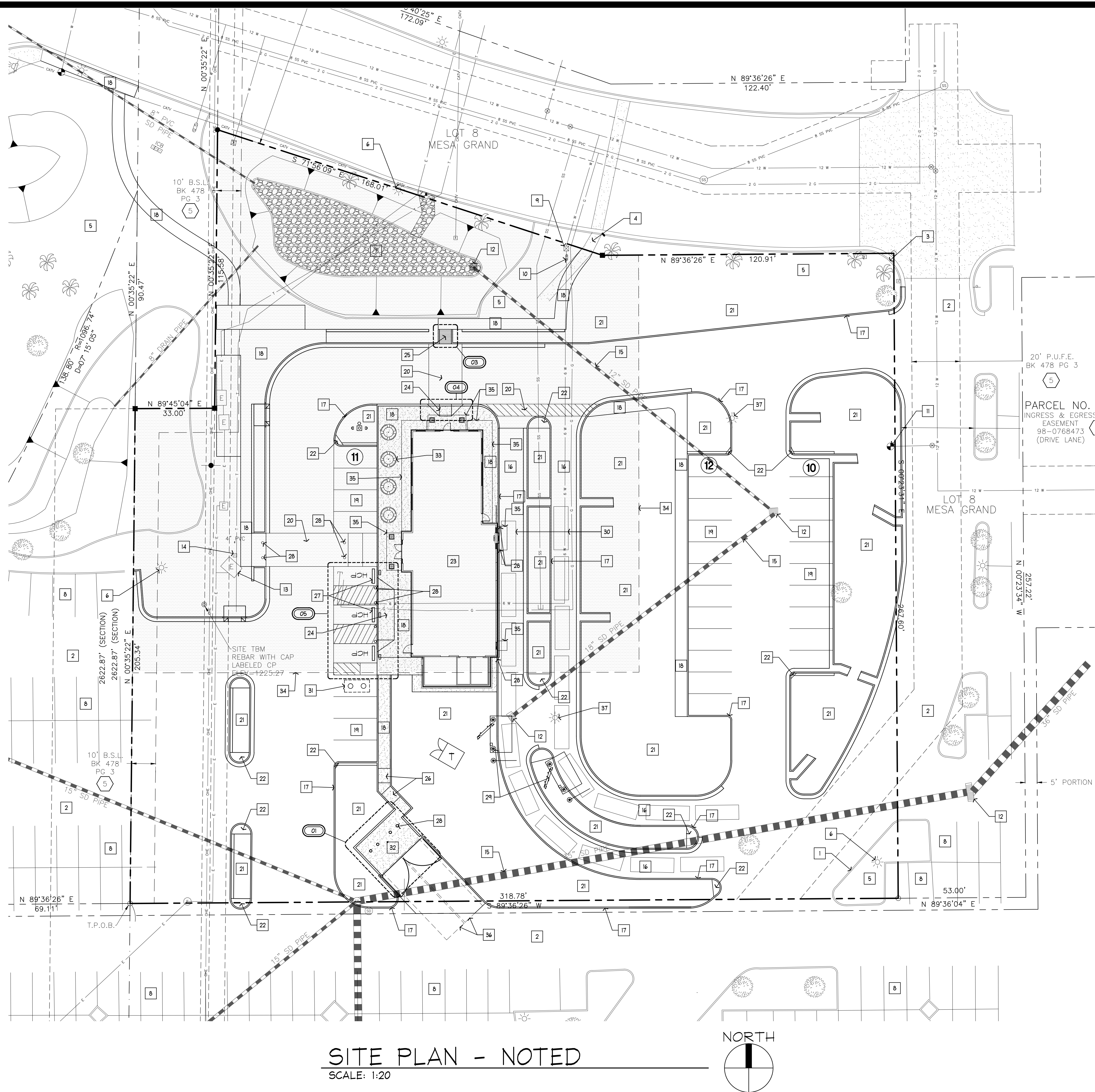
SHEET TITLE:  
SITE PLAN  
DIMENSIONED

UNIT NO. 2101616  
DATE: 06-05-17  
SCALE: AS NOTED  
DRAWN BY: CAD  
APPROVED BY: CAD

SHEET NO:  
SP1





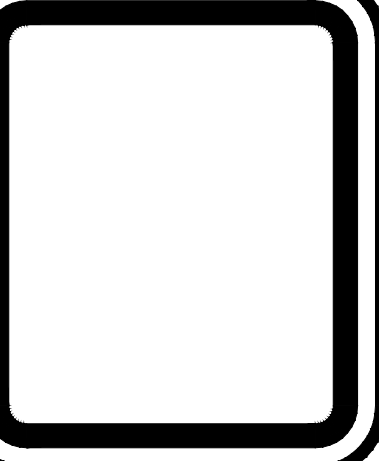


# KEYNOTES

- EX. CONC CURB TO REMAIN
- EX. PAVEMENT OUTSIDE OF PROPERTY
- EX. CONC. CURB & GUTTER TO REMAIN
- EX. SIDEWALK TO REMAIN
- EX. LANDSCAPE TO REMAIN
- EX. LIGHT POLE & FIXTURE TO REMAIN
- EX. RETENTION AREA TO REMAIN
- EX. PARKING OUTSIDE OF PROPERTY
- EX. WATER METER TO REMAIN
- EX. BACKFLOW PREVENTER TO REMAIN
- EX. FIRE HYDRANT TO REMAIN
- EX. DRAINAGE GRATE - SEE CIVIL FOR MORE INFO.
- EX. ELEC. SERVICE TO REMAIN
- EX. TELEPHONE SERVICE TO REMAIN
- EX. UNDERGROUND STORM DRAIN PIPE - SEE CIVIL FOR MORE INFO.
- NEW CONC. PAVEMENT - SEE CIVIL DRAWINGS
- NEW CONC. CURB - SEE CIVIL
- NEW CONC. SIDEWALK W/ CONTROL JOINTS - SEE SAWCUT & DOWEL PLAN FOR LOCATIONS
- NEW PARKING & STRIPING
- NEW PAINTED CROSSWALK - 2% MAX. CROSS SLOPE W/ 5% MAX. RUNNING SLOPE - TYP.
- NEW LANDSCAPE - SEE LANDSCAPE DRAWINGS
- NEW CONC. SURFACE WITHIN L.S. AREA
- NEW PROPOSED BUILDING - SEE FLOOR PLAN FOR ADDITIONAL INFO.
- NEW ACCESSIBLE FLARED RAMP - SEE DTLs.
- NEW ACCESSIBLE CURB RAMP - SEE DTLs.
- NEW CURB RAMP - SEE DTL. 3 - SIM.
- NEW CONC. WHEEL STOPS - SEE DTLs.
- NEW 6" DIA. BOLLARDS - SEE DTLs.
- NEW DRIVE-THRU EQUIPMENT & SIGNAGE BY OWNER - UNDER SEPARATE SUBMITTAL
- LINE OF C.O.M. STD. VEHICLE TEMPLATE - TYP.
- NEW GREASE INTERCEPTOR - SEE PLUMB. DRAWINGS FOR ADDITIONAL INFO.
- NEW TRASH ENCLOSURE & GATE - SEE DTLs.
- NEW PATIO FURNITURE BY OWNER
- LINE OF BUILDING RESTRICTION AREA PER C.O.M.
- LINE OF BLDG. CANOPY ABOVE - SEE BUILDING PLANS & ELEVATIONS FOR MORE INFO.
- LINE OF WASTE TRUCK
- EXISTING LIGHT POLE & FIXTURE TO BE REMOVED OR RELOCATED

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| BY        |      |             |

PROJECT: PT14M BUILDING TYPE  
BASELINE & STAPLEY  
MESA, AZ



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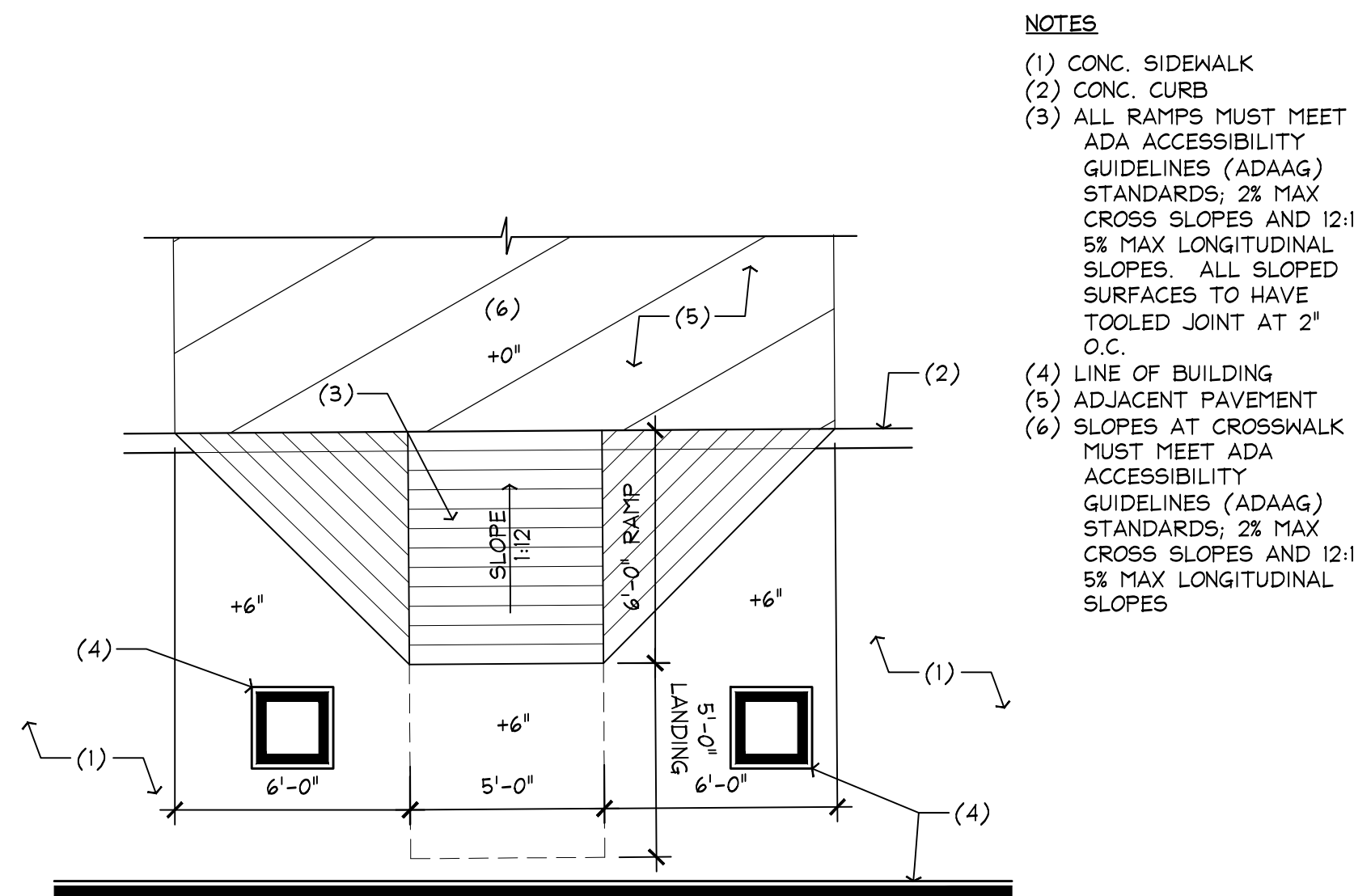
SHEET TITLE:  
SITE PLAN  
NOTED

UNIT NO. 2101616  
DATE: 06-05-17  
SCALE: AS NOTED  
DRAWN BY: CAD  
APPROVED BY: CAD

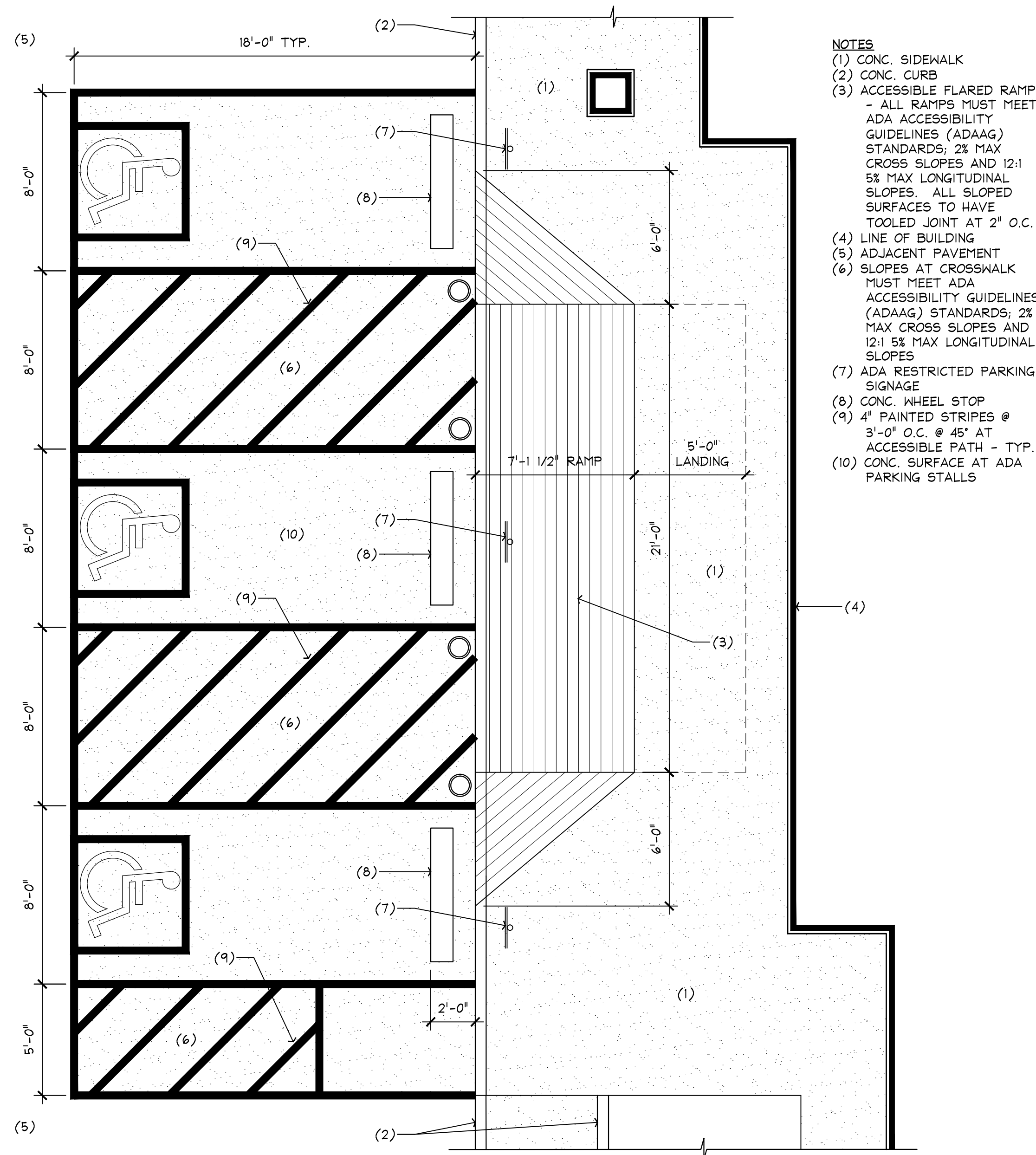
SHEET NO:  
SP2



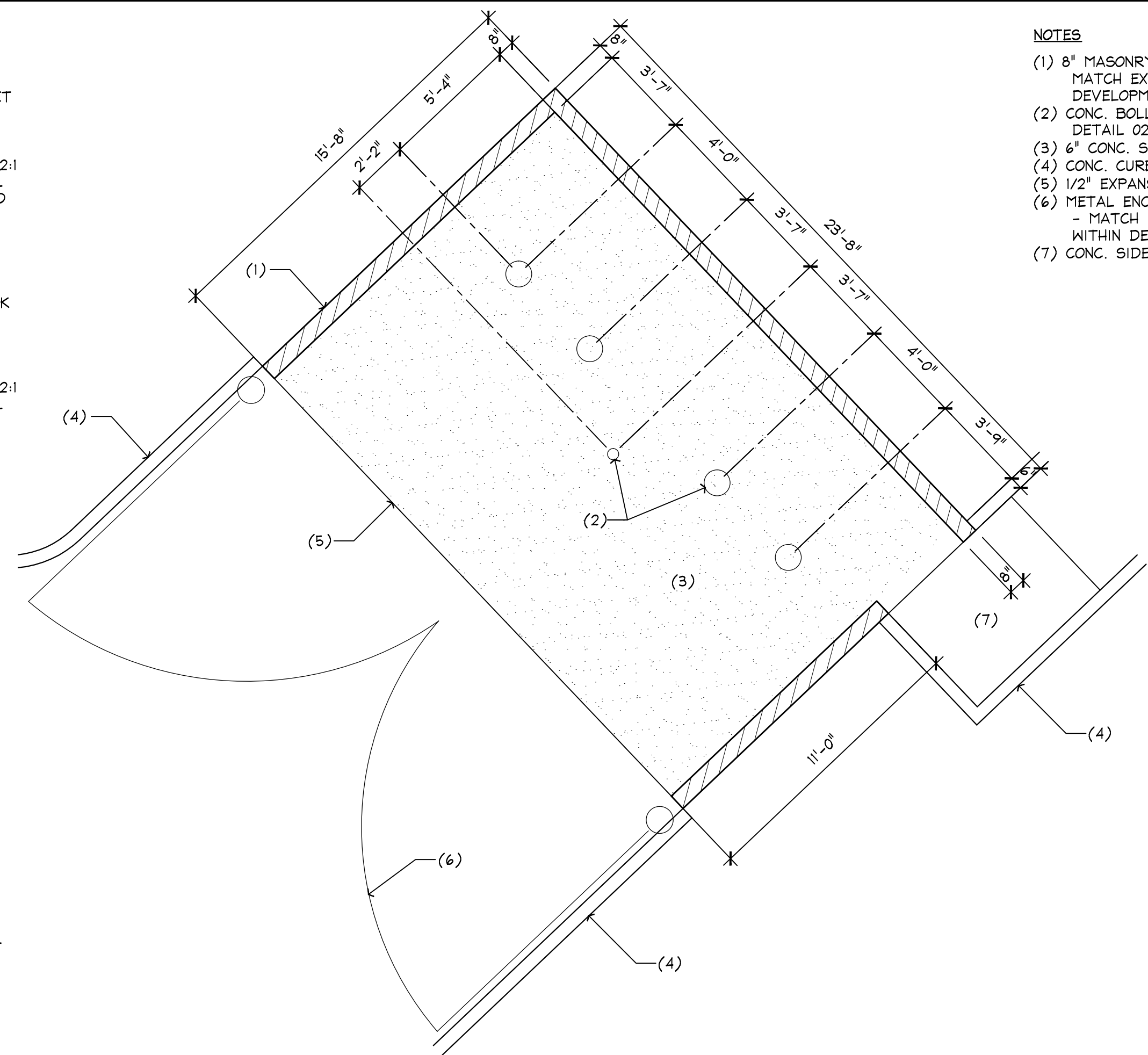




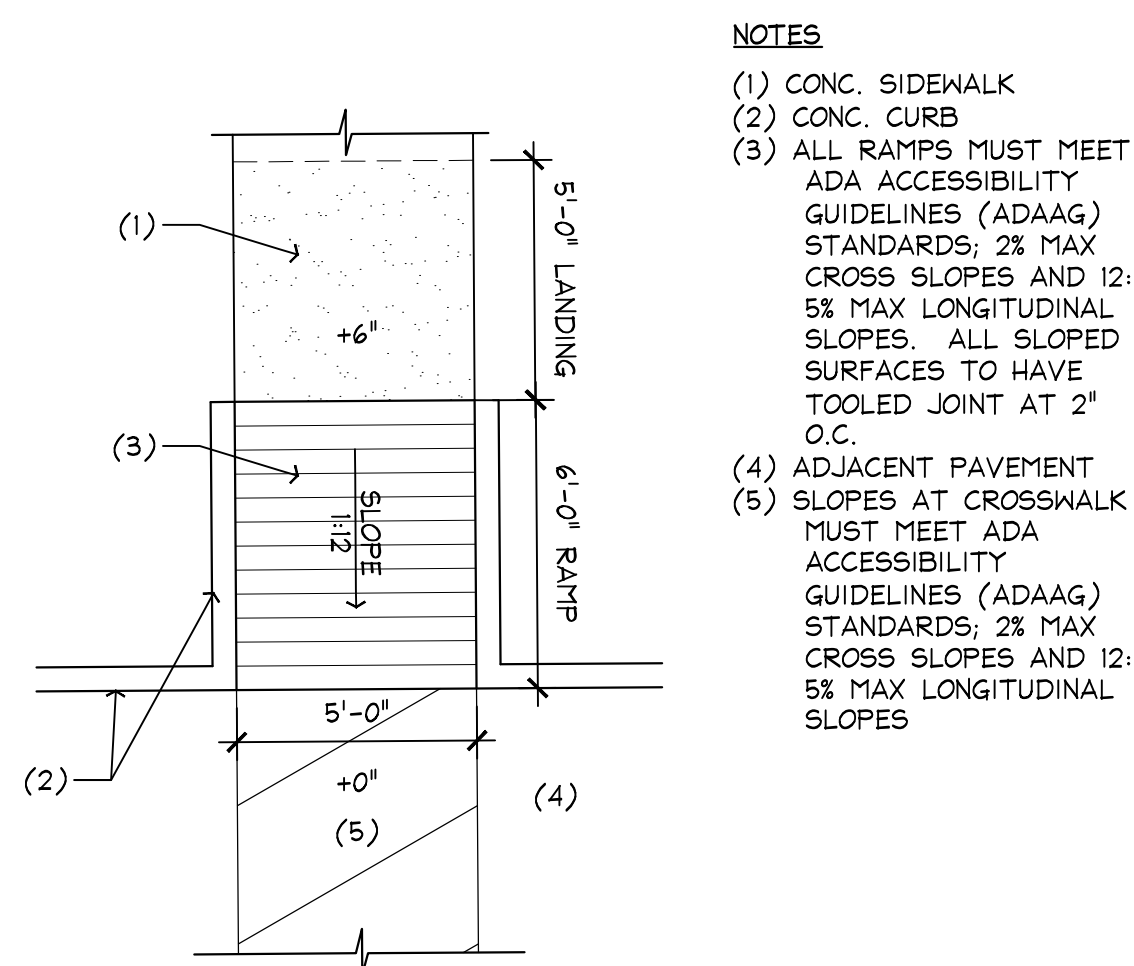
04 ACCESSIBLE RAMP @ SIDEWALK  
SCALE: 1/4"=1'-0"



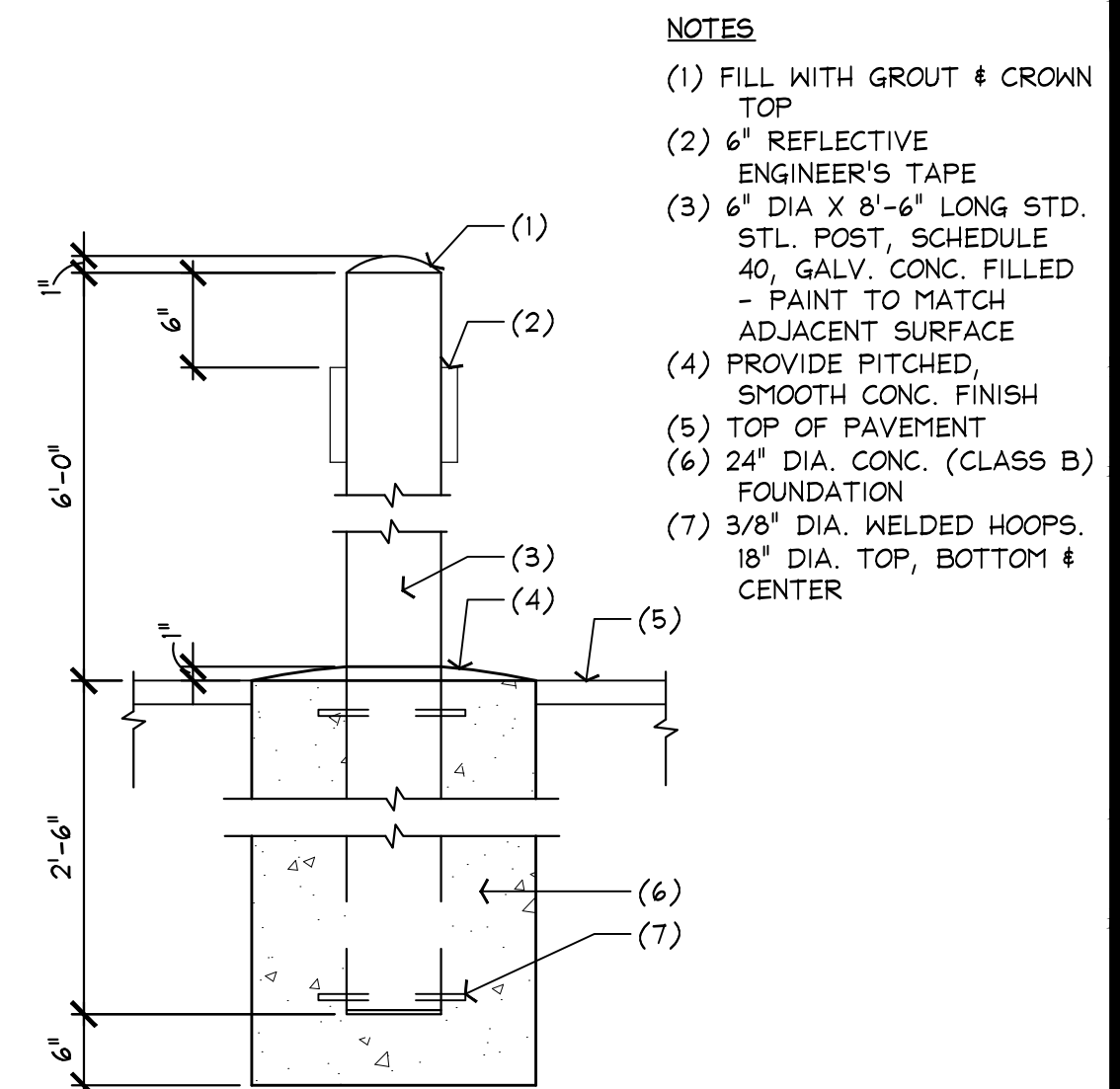
05 ACCESSIBLE PARKING & RAMP DETAIL  
SCALE: 1/4"=1'-0"



01 TRASH ENCLOSURE  
SCALE: 1/4"=1'-0"



03 TYP. CURB RAMP DETAIL  
SCALE: 1/4"=1'-0"



02 BOLLARD DETAIL  
SCALE: 1'-0"=1'-0"

| REVISIONS | DATE | DESCRIPTION | BY |
|-----------|------|-------------|----|
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |

PROJECT: PT14M BUILDING TYPE BASELINE & STAPLEY  
MESA, AZ

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SITE DETAILS

UNIT NO. 2101616  
DATE: 06-05-17  
SCALE: AS NOTED  
DRAWN BY: CAD  
APPROVED BY: CAD

SHEET NO:  
SD1

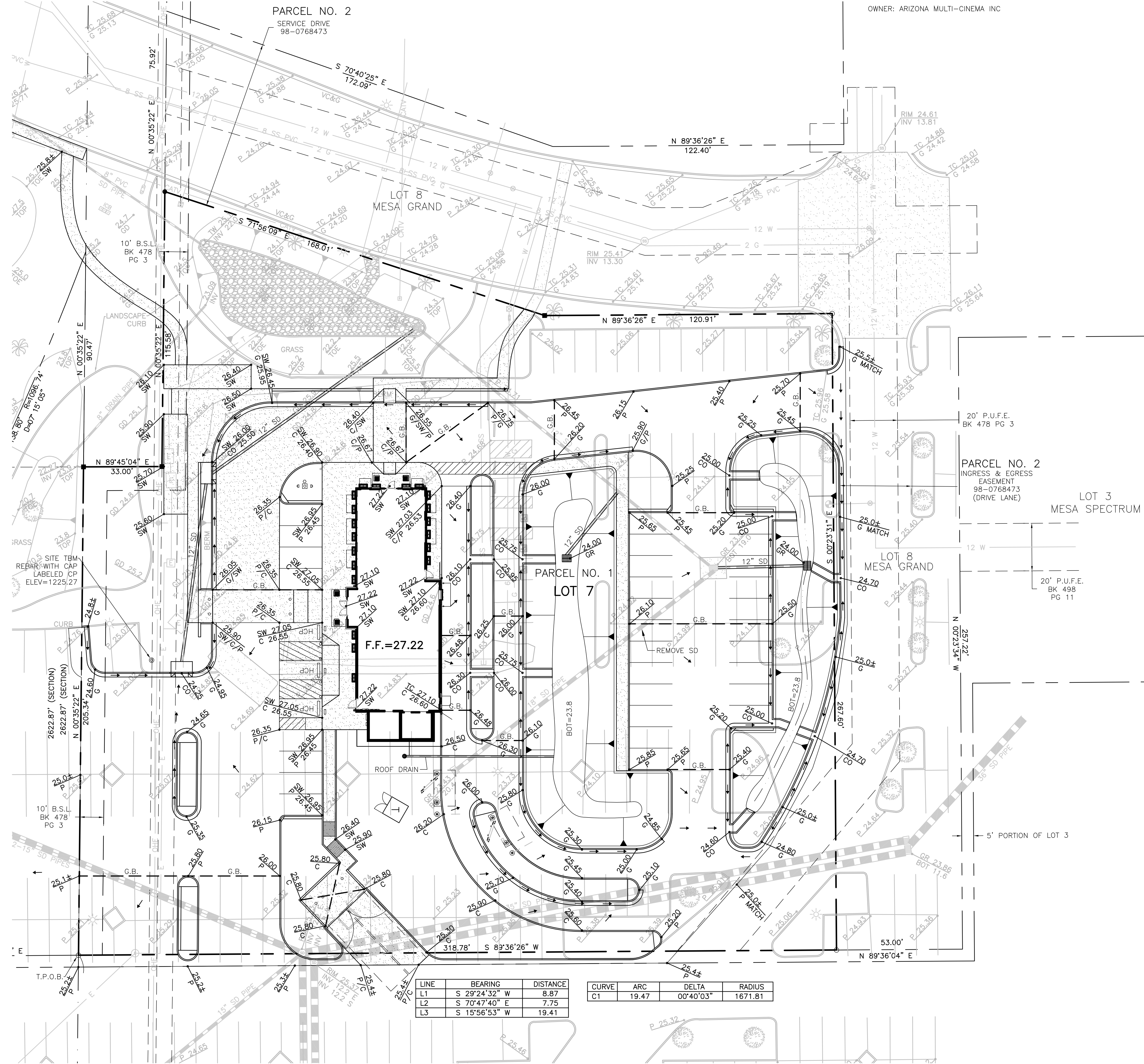






**TJM**  
ASSOCIATES





| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 29°24'32" W | 8.87     |
| L2   | S 70°47'40" E | 7.75     |
| L3   | S 15°56'53" W | 19.41    |

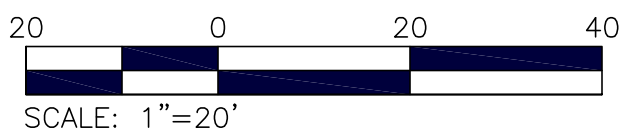
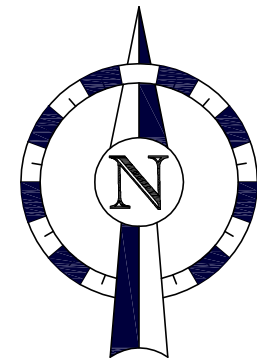
| CURVE | ARC   | DELTA     | RADIUS  |
|-------|-------|-----------|---------|
| C1    | 19.47 | 00°40'03" | 1671.81 |

#### LEGEND

- NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.
- |  |                                     |      |                       |
|--|-------------------------------------|------|-----------------------|
|  | EXISTING STORM DRAIN                | BC   | BACK OF CURB          |
|  | NEW STORM DRAIN                     | BW   | BACK OF WALK          |
|  | CENTERLINE                          | CATV | CABLE TV              |
|  | PROPERTY LINE                       | C    | CONCRETE              |
|  | EXISTING LINE                       | CB   | CATCH BASIN           |
|  | EXISTING MANHOLES, VAULTS AND BOXES | CC   | CANOPY CLEARANCE      |
|  | EXISTING ELEVATION                  | CL   | CENTERLINE            |
|  | BACKFLOW PREVENTER                  | CO   | CURB OPENING          |
|  | CATCH BASIN                         | DWV  | DRAIN, WASTE AND VENT |
|  | CLEANOUT                            | E    | ELECTRIC              |
|  | FIRE HYDRANT                        | ESMT | EASEMENT              |
|  | FLOW ARROW                          | FC   | FACE OF CURB          |
|  | ROOF DRAIN ARROW                    | FG   | FINISH GRADE          |
|  | FLOWLINE ARROW                      | FF   | FINISH FLOOR          |
|  | FOUND BRASS CAP                     | FL   | FIRE HYDRANT          |
|  | FOUND MONUMENT                      | FM   | FORCE MAIN            |
|  | FOUND REBAR                         | FO   | FIBER OPTICS          |
|  | LIGHT POLE                          | FW   | FACE OF WALK          |
|  | PROPOSED ELEVATION                  | G    | GUTTER                |
|  | POWER POLE                          | GB   | GRADE BREAK           |
|  | SET BRASS CAP                       | GR   | GRATE                 |
|  | SET MONUMENT                        | INV  | INVERT                |
|  | SET REBAR                           | IRR  | IRRIG. CONTROL VALVE  |
|  | SIGN                                | ML   | MONUMENT LINE         |
|  | TAPPING SLEEVE                      | NG   | NATURAL GRADE         |
|  | WATER VALVE                         | OHE  | OVERHEAD ELECTRIC     |
|  | WATER METER                         | P    | PAVEMENT              |
|  | DRYWELL                             | PC   | POINT OF CURVE        |
|  |                                     | PT   | POINT OF TANGENCY     |
|  |                                     | RD   | ROOF DRAIN            |
|  |                                     | ROW  | RIGHT OF WAY          |
|  |                                     | SCO  | SEWER CLEANOUT        |
|  |                                     | SD   | STORM DRAIN           |
|  |                                     | SL   | STREET LIGHT          |
|  |                                     | SS   | SANITARY SEWER        |
|  |                                     | SW   | SIDEWALK              |
|  |                                     | T    | TELEPHONE             |
|  |                                     | TC   | TOP OF CURB           |
|  |                                     | TF   | TOP OF FOOTING        |
|  |                                     | TW   | TOP OF WALL           |
|  |                                     | TS   | TRAFFIC SIGNAL        |
|  |                                     | UG   | UNDERGROUND ELEC      |
|  |                                     | VG   | VALLEY GUTTER         |
|  |                                     | W    | WATER                 |
|  |                                     | WLE  | WATER LINE EASEMENT   |
- NEW CONCRETE  
NEW RIP-RAP  
EXISTING CONCRETE

#### RETENTION STATEMENT

THIS PROJECT IS PROPOSING TO CONSTRUCT A NEW RESTAURANT ON A PREVIOUSLY DEVELOPED PAD. THE OLD BUILDING HAS BEEN DEMOLISHED. THE ONSITE STORMWATER GENERATED BY THE PROJECT WILL DRAIN TO THE HISTORIC LOCATIONS WHICH ARE EXISTING LANDSCAPE BASINS AROUND THE PERIMETER OF THE SITE. SINCE THESE BASINS ARE NOT BEING IMPACTED BY THIS REDEVELOPMENT PROJECT, AND THE PROJECT IS ACTUALLY REDUCING THE AMOUNT OF HARDSCAPE ON THE SITE, NO ADDITIONAL RETENTION FACILITIES ARE REQUIRED OR PROPOSED.



|                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |             |                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------|----------------------------------------------------|
| BY                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | DESCRIPTION |                                                    |
| REV                                                                                                                                                                                                                                                                                                                                                                                                                                           | DATE                                               |             |                                                    |
| <div>3400 N. Dysart Road<br/>Suite 130<br/>Mesa, Arizona 85202<br/>Phone: 602-541-2501<br/>Fax: 602-541-2501</div> <div></div> <div></div> <div>All information contained in this document is the property of Zell Company, LLC and may not be used or reproduced for any other purpose without the expressed written consent of Zell Company, LLC. Dimensions shown on this drawing are for reference only. Do not scale this drawing.</div> |                                                    |             |                                                    |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                       | WHATABURGER<br>1705 S. STAPLEY DRIVE               |             | LOCATION<br>MESA, ARIZONA                          |
| DRAWN BY                                                                                                                                                                                                                                                                                                                                                                                                                                      | RR                                                 | DESIGNED BY | KZ                                                 |
| REVIEWED BY                                                                                                                                                                                                                                                                                                                                                                                                                                   | KZ                                                 | DATE        | 06/2017                                            |
| TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                         | CIVIL IMPROVEMENT PLANS<br>CONCEPTUAL GRADING PLAN |             | SITE ADDRESS<br>1705 S. STAPLEY DR, MESA, AZ 85204 |
| SCALE:                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1:20                                               |             | JOB NO.: 16-014                                    |
| SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | OF 1        |                                                    |





Project: New Whataburger unit at the intersection of Stapley Road and Inverness Drive. (PLN2017-00143, PLN2017-00110)

Subject: Explanation of truck delivery path to site

Truck access to our building is critical for the operation of a Whataburger unit. Whataburger has a contractual obligation with Sygma, our distribution company, to provide access to the building on the driver's side of a typical semi-truck. The delivery path is also not allowed to cross the drive-thru lanes. The orientation of our drive-thru lanes, kitchen, storage, and point of delivery requires us to provide drive access along the north and west sides of our building to meet our contractual obligations.

Exhibit A is attached showing the truck access route for this particular site.



WHATABURGER

SINCE



1950

Exhibit A:

