

KEYNOTES	
1	EXISTING ASPHULT PARKING LOT.
2	EXISTING PARKING POLE LIGHTING.
3	LEASE LINE.
4	MEDIAN LANDSCAPE, SEE LANDSCAPING PLANS.
5	EXISTING LANDSCAPING TO REMAIN.
6	LANDSCAPE AT TRASH ENCLOSURE, SEE LANDSCAPING PLANS.
7	DRIVE THRU COVER.
8	OUTLINE OF PATIO COVER.
9	PATIO AREA
10	NEW WALKUP WINDOW.
11	NEW ACCESSIBLE PEDESTRIAN WALKWAY.
12	MENU BOARD, BY OTHERS.
13	SPEAKER POST, BY OTHERS.
14	OPTIONAL LOCATION FOR MONUMENT SIGN, BY OTHERS.
15	STAMPED CONCRETE.
16	TRASH ENCLOSURE, SEE MESA DETAIL M-62.02.1
17	ADA PARKING, SEE MESA DETAIL M-23.06.
18	ACCESSIBLE RAMP, SEE MESA DETAIL M44.05
19	EXISTING STREET LIGHTING (TYP.)
20	EXISTING DRIVEWAY TO REMAIN.
21	NEW COFFEE KIOSK, SEE FLOOR PLAN SHEET A--
22	EXISTING BOWLING ALLEY MONUMENT SIGN.
23	EXISTING DECORATIVE SIDEWALK TO REMAIN.
24	EXISTING SIDEWALK TO REMAIN.
25	NEW LANDSCAPE ISLAND.
26	LANDSCAPE/RETENSION AREA.
27	ADA SIGNAGE, SEE MESA DETAIL M-23.06 AND M-25.
28	8X8X16 CMU SCREEN WALL, SEE DETAIL --/--

SITE WORK

Design and construction of a new drive thru coffee shop in an existing parking lot. No changes to the existing driveway on Southern Avenue. Reduction of parking spaces does not adversely affect the parking needs for the existing bowling alley. New site improvements include building pad, drive-thru lane and dumpster enclosure. No site retention is required. Landscape will blend with existing palette along Southern Avenue. The new building has pedestrian connection to Southern Avenue and covered outdoor patio area. No interior seating is anticipated.



15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA 85260

TRIPLE S
HOLDINGS
LLC
19504
MAYBERRY
STREET
ELKORN,
NE.
68022



02.26.18

REVISIONS

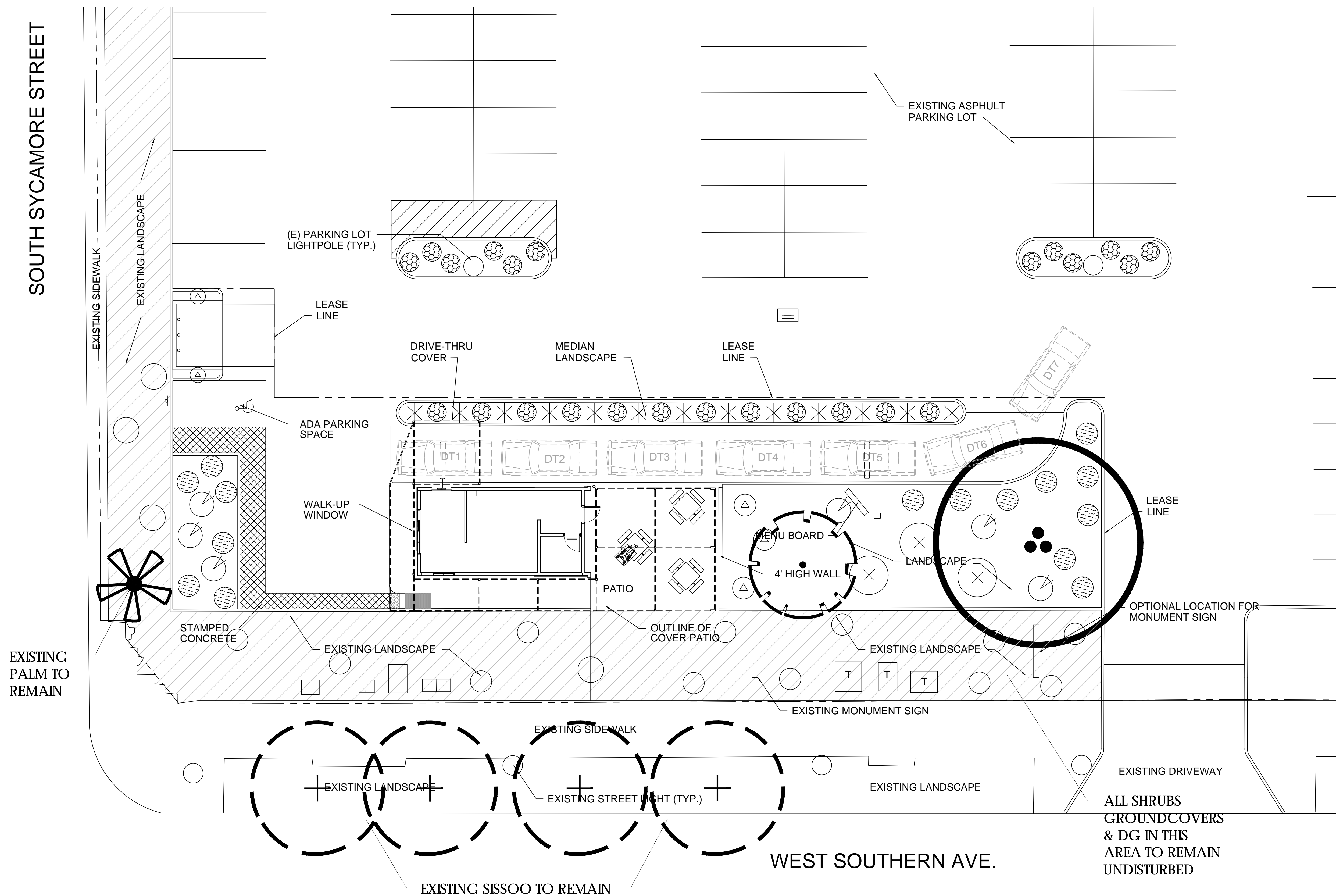
PROJECT
ADDRESS
NEC S.
SYCAMORE ST.
&
WEST
SOUTHERNAVE

TITLE
CONCEPTUAL
SITE PLAN

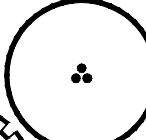
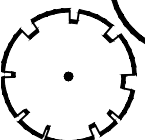






DATE
12.28.17
PROJECT NO.
17-413

A1.0

SOUTH SYCAMORE STREET



PLANT LEGEND

TREES	SIZE	QUANT.
 CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	1
 VITEX AGNUS-CASTUS VITEX	24" BOX	1
SHRUBS	SIZE	QUANT.
 CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	3
 JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL.	6
 TECOMA STANS YELLOW BELLS	5 GAL.	5
GROUNDCOVERS	SIZE	QUANT.
 LANTANA XELLOWIANA PURPLE TRAILING LANTANA	1 GAL.	15
 LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	24
ACCENTS	SIZE	QUANT.
 HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	13

MATERIALS

1/2" DECOMPOSED GRANITE IN ALL PLANTING AREAS
COLOR TO MATCH SURROUNDING LANDSCAPE- 2" THICK

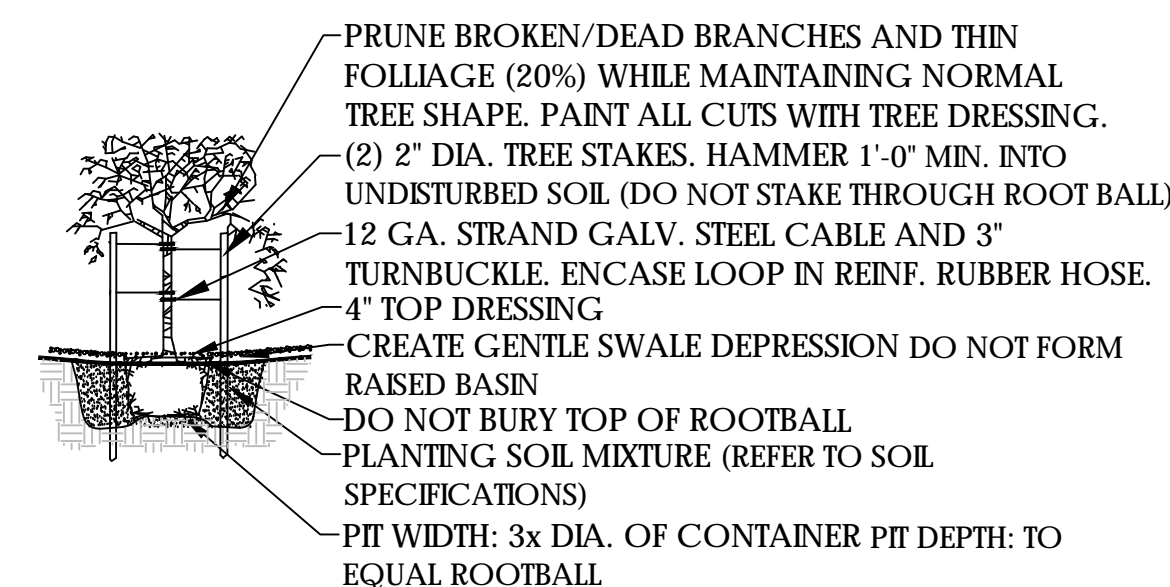
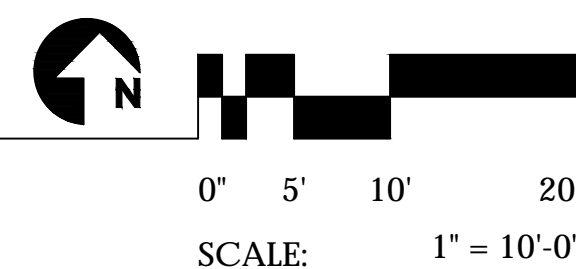
LANDSCAPE NOTES

- ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DRILLED.
- THE CONTRACTOR IS TO PROVIDE A 2 LB SAMPLE OF THE PROPOSED DECOMPOSED GRANITE FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL PROVIDE 100% COVERAGE OF NON PAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION.
- FOR ALL TREE PLANTING THAT ENCOUNTERS HARDPAN/CALICHE PROVIDE SEPARATE UNIT PRICE TO INSTALL TREES WITH AN AUGER.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INFORM THE LANDSCAPE ARCHITECT OF ANY PLANT MATERIAL CONCERNS BASED ON THE PLANTING SEASON. (E.G. SUMMER VS WINTER) SHOULD THE LANDSCAPE CONTRACTOR HAVE ANY CONCERNS ABOUT PLANT MATERIAL DUE TO HEAT OR FROST EXPOSURE, THE INSTALLER SHALL REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE PLANTED, ALL PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.
- ALL PALM AND PALM-LIKE TREES SHALL BE GUARANTEED ANNUALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TREE DROPS DATES SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS DURING THE FINISH GRADING PROCESS. ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTENCE AND RETENTION BASINS LOCATIONS SHOWN ON THESE PLANS WITH THE CITY OR THE CIVIL ENGINEERING PLANS. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, URBAN GRAPHITE SHOULD BE NOTIFIED IMMEDIATELY.
- UNDER NO CIRCUMSTANCE SHALL ANY TREE BE PLANTED WITHIN 6' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREES AND SHRUBS SHALL BE PLACED AT A MINIMUM OF 6' FROM PUBLIC ACCESSWAYS, UTILITY BOXES AND CURB CUTS.
- SHRUBS MUST BE AT MATURITY, 1' FROM THE REAR OF A FIRE HYDRANT. NO MATERIAL OTHER THAN GROUNDCOVERS MAY BE PLACED BETWEEN A FIRE HYDRANT AND THE STREET OR ROADWAY OR 6' ON EITHER SIDE.
- FIELD VERIFY ALL HYDRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE MINIMUM CANOPY CLEARANCE OF 6'8"

studio **SPRAWL**
8321 e. evans rd. #201
p 480.361.9281
f 480.361.9278
cottondale, alabama 35260

FM
GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA 85260
TRIPLE S
HOLDINGS
LLC
19504
MAYBERRY
STREET
ELKORN,
NE.
68022

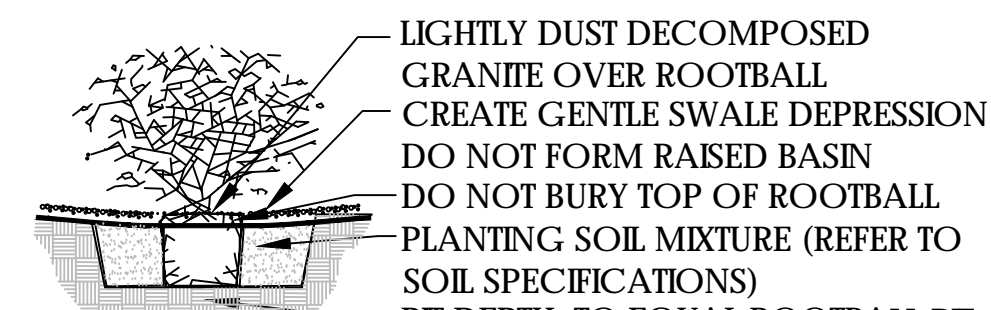
PRELIMINARY LANDSCAPE PLAN



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE
PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT

TREE PLANTING

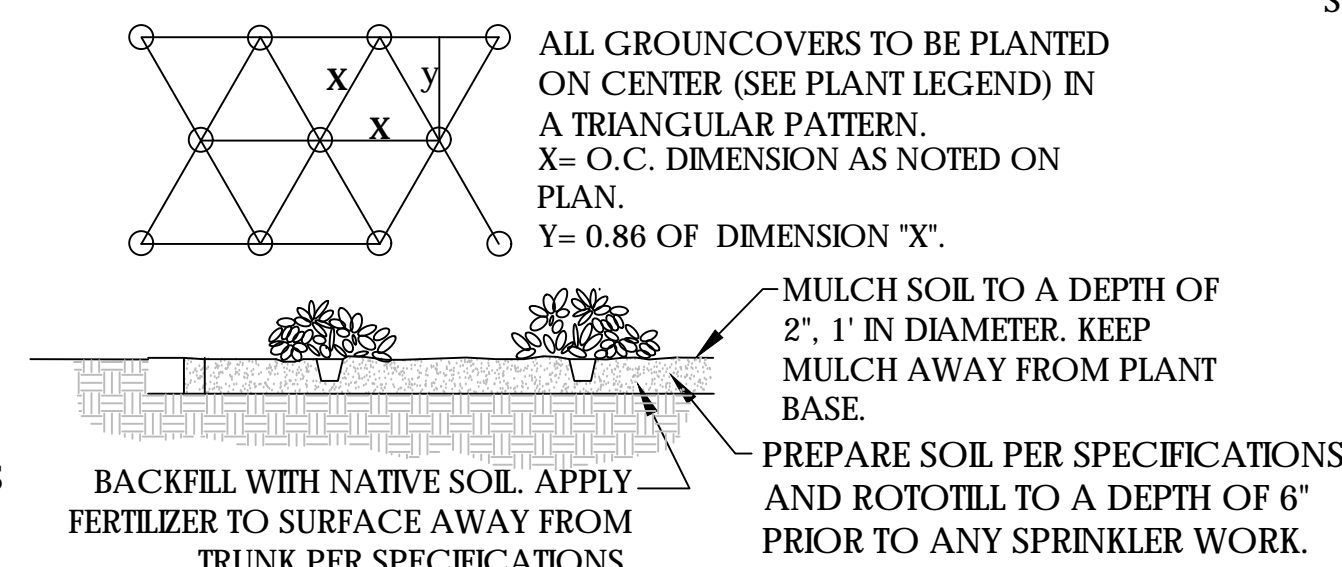
NO SCALE



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

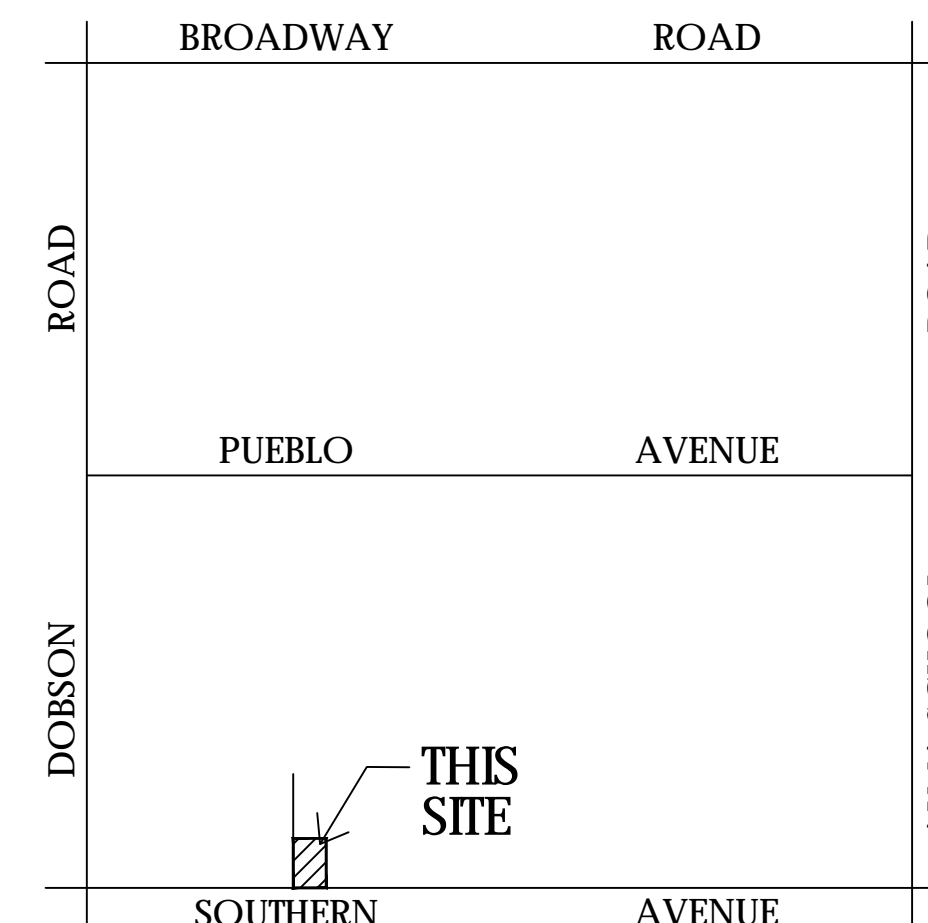
SHRUB PLANTING

NO SCALE



GROUNDCOVER PLANTING

NO SCALE

VICINITY MAP ^{NTS}

REVISIONS

TITLE

PRELIMINARY
LANDSCAPE
PLAN

DATE
12.28.17
PROJECT NO.
17-413

PROJECT
ADDRESS
NECS.
SYCAMORE ST
&
WEST
SOUTHERNAVE

L1.0

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
BLUE STAKE, INC.

Call 811 or click Arizona811.com

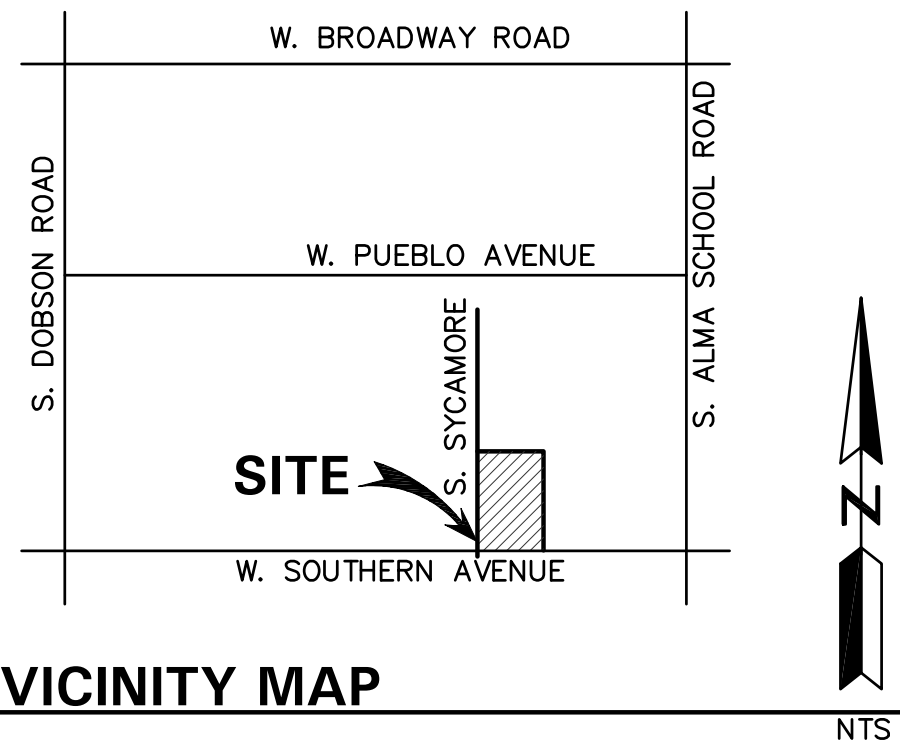
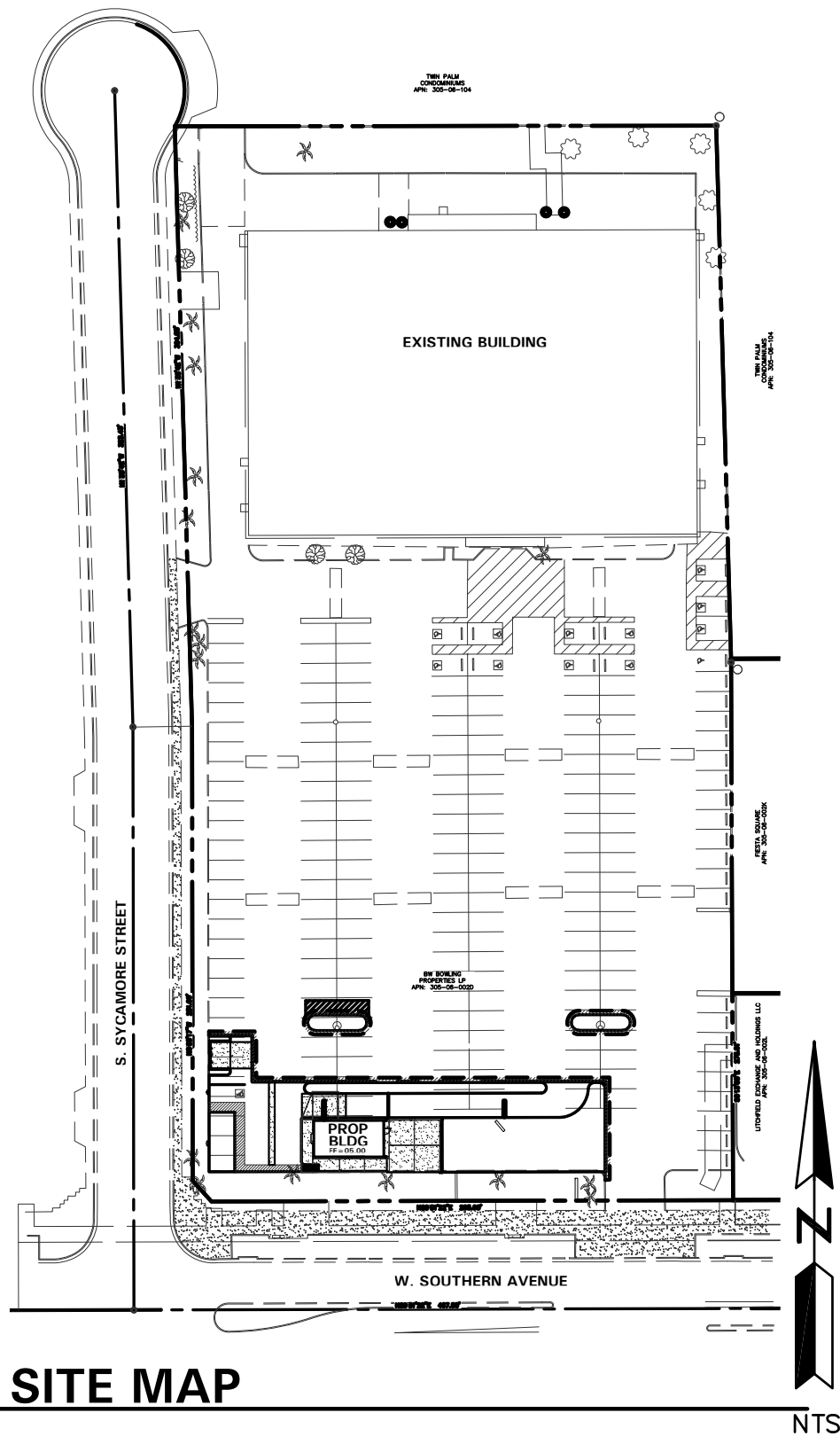
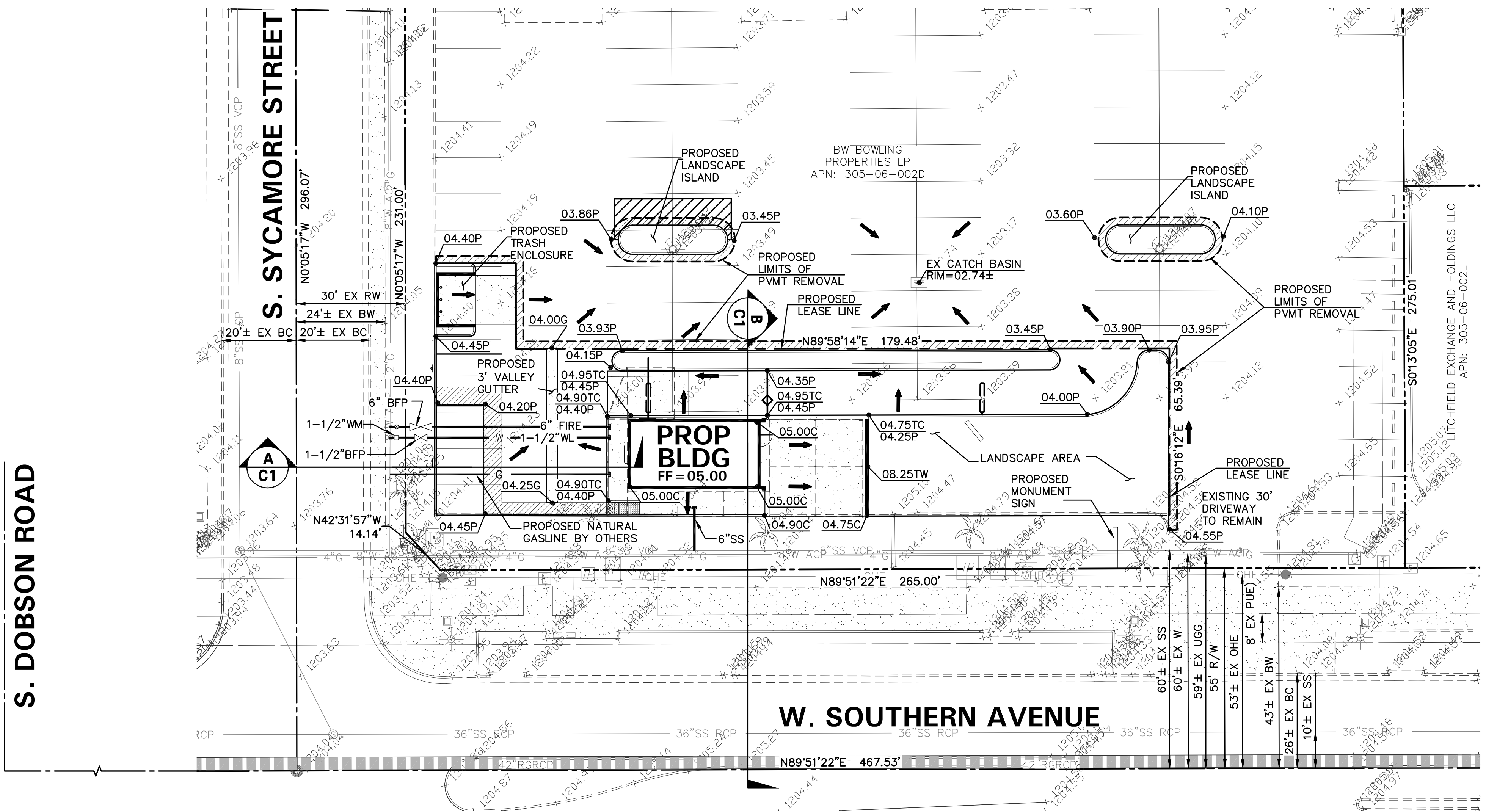
THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF FM GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF FM GROUP INC, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

FOR
SCOOTERS

NEC S. SYCAMORE AVENUE & W. SOUTHERN AVENUE
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
TRIPLE S HOLDINGS LLC
19504 MAYBERRY STREET
ELKORN, NE

ARCHITECT
FM GROUP, INC.
15974 N77TH STREET, SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: (602) 277-7877
FAX: (602) 277-8288

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: RUSSELL SCHULTE
EMAIL: RSCHULTE@HUNTERENGINEERING.COM

LOT AREA
NET AREA: 0.311 ACRES (13,589 S.F.)±

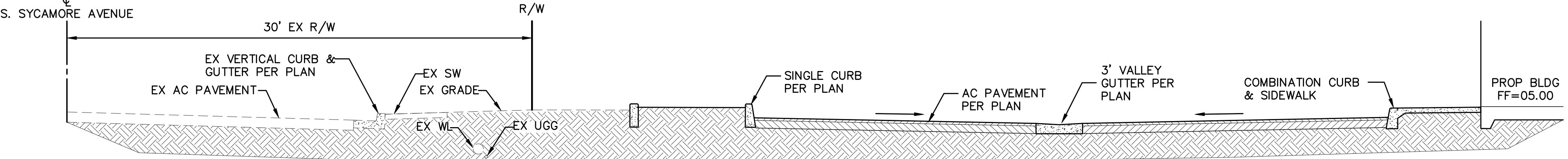
BENCHMARK
GDAC UNIQUE PID: 11482
DESCRIPTION: MESA BRASS CAP IN HAND HOLE AT SOUTH
QUARTER CORNER, SECTION 29, TOWNSHIP 1 NORTH, RANGE
5 EAST. ELEVATION: 1206.45' (NAVD '88)
PROVIDED BY MCDOT

EXISTING LEGEND

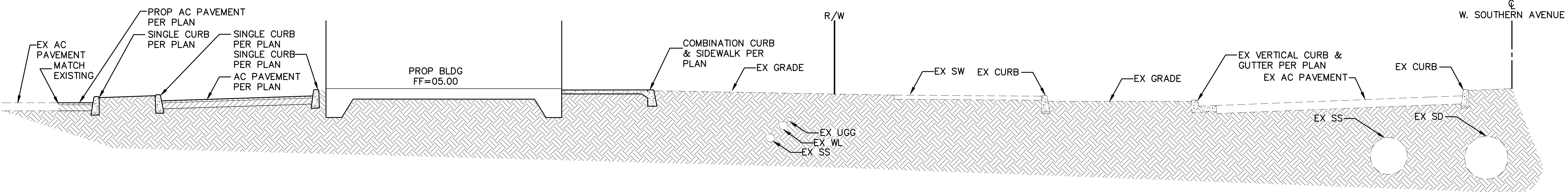
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- STORM PIPE
- WATERLINE
- SANITARY SEWERLINE
- ELECTRICAL RISER
- WATER VALVE
- FIRE HYDRANT
- STREET LIGHT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SPOT GRADE
- CONCRETE

PROPOSED LEGEND

- GRADE BREAK
- PROPOSED LEASE LINE
- EASEMENT LINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- LIMITS PVMT REMOVAL
- SPOT ELEVATION
- FLOW ARROW
- BACKFLOW PREVENTER
- WATER METER
- WATER VALVE
- SECTION CALLOUT
- CONCRETE



TYPICAL SECTION



TYPICAL SECTION

DRAINAGE STATEMENT

RUNOFF FOR THE OVERALL SITE WILL BE REDUCED
WITH THE PROPOSED IMPROVEMENTS. THE EXISTING
SITE OUTFALL WILL BE MAINTAINED. NO ADDITIONAL
RETENTION WILL BE REQUIRED.

NO. DATE REVISION BY

DESIGN BY: CW
DRAWN BY: TDN
CHECKED BY: RS

PURPOSE:
CONCEPTUAL SUBMITTAL

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PROFESSIONAL ENGINEER
LARRY M. TALBOT
No. 42104
Expires 3/31/2020

CONCEPTUAL GRADING AND DRAINAGE AND UTILITY PLAN
FOR
SCOOTERS
NEC OF W SYCAMORE AVE AND S SOUTHERN AVE
MESA, ARIZONA

CONTACT ARIZONA B11 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL B11 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
SCOOTERS

HE NO.: FMGR007
SCALE: 1"=20'

SHEET:
C1

1 OF 1



Color Specifications



Dark Bronze



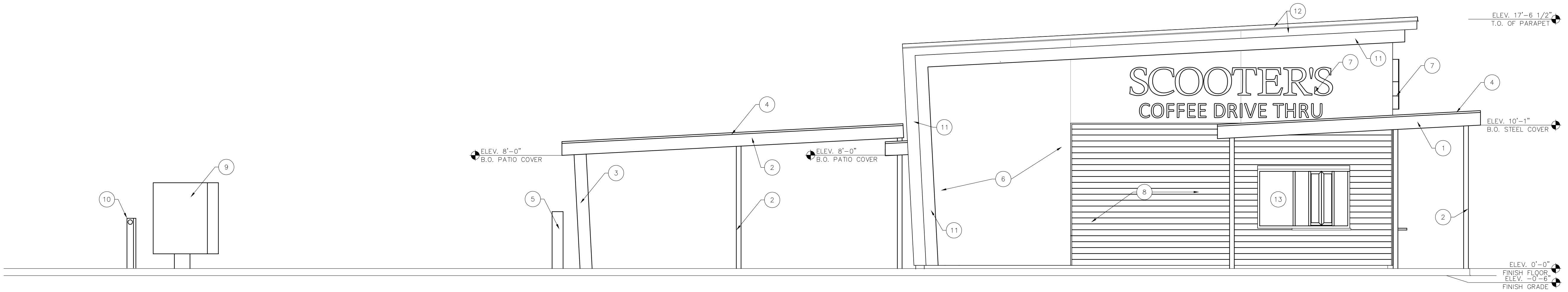
Inkwell - Sherman Williams SW6992



Scooter's Red



Site White - Sherman Williams SW7070

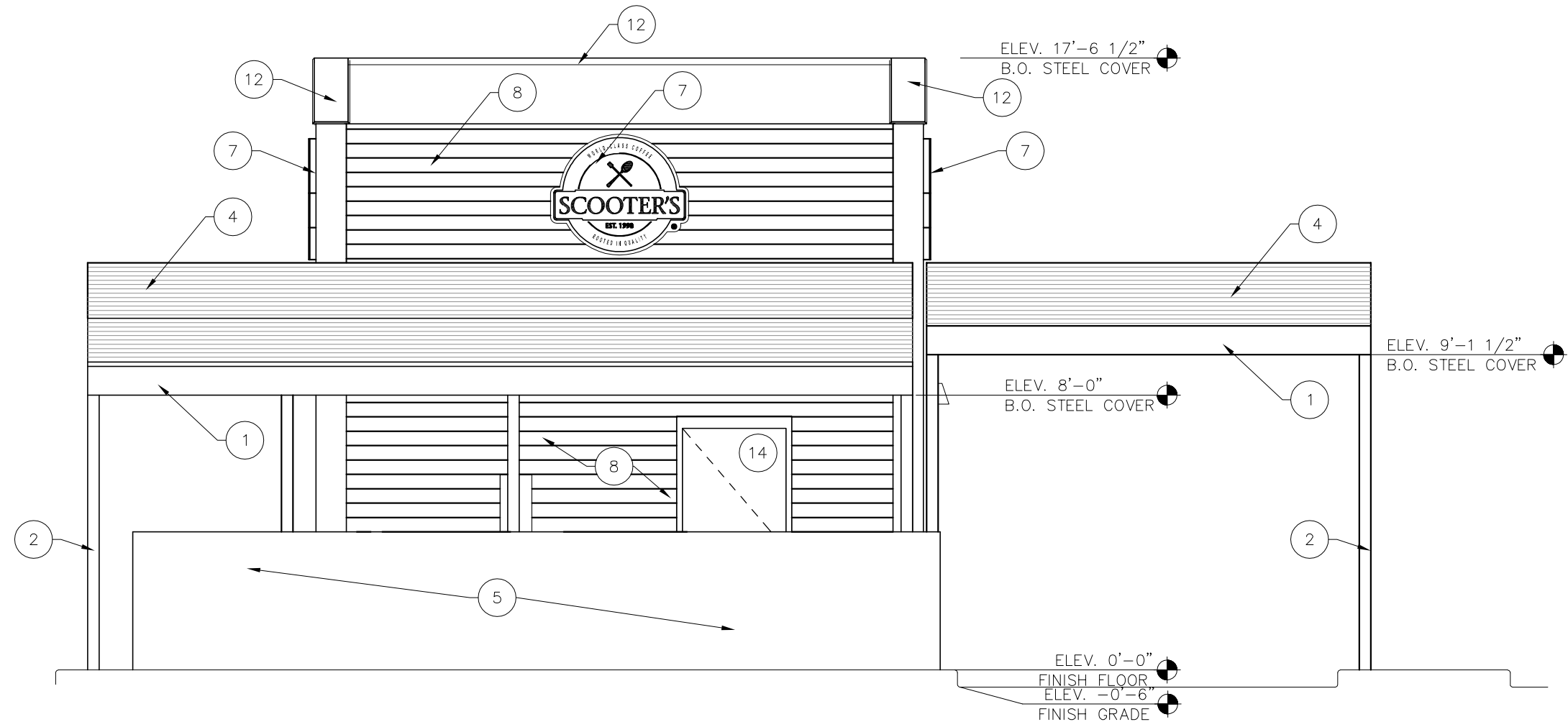


1
A2.2
CONCEPTUAL EXTERIOR ELEVATIONS (NORTH)
SCALE: 1/4" = 1'-0"

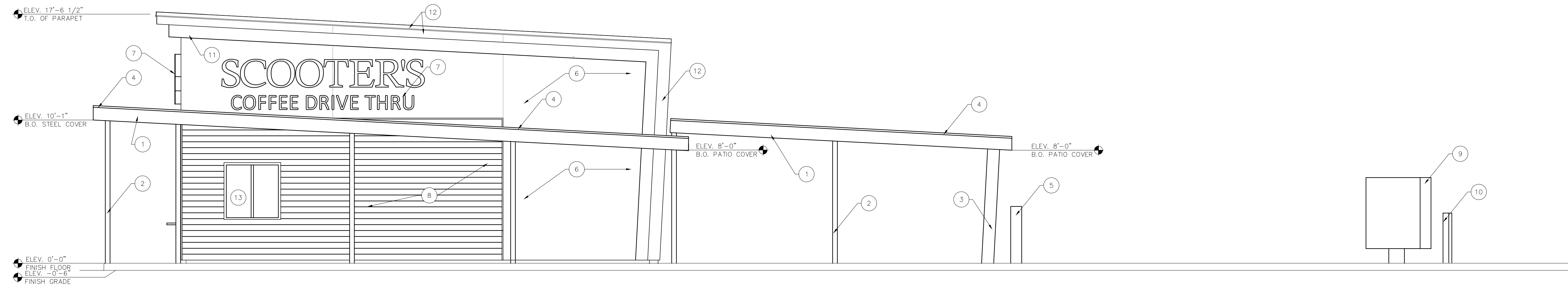
KEYNOTES	
1	2X10 T.S.-DARK BRONZE
2	4X4 T.S. POST-DARK BRONZE
3	4X10 T.S. POST-DARK BRONZE
4	1 1/2" STEEL HAT CHANNEL ROOF-DARK BRONZE.
5	8X8X16 CMU SCREEN WALL SHERMAN WILLIAMS SW7070.
6	E.I.F.S. SHERMAN WILLIAMS SW7070
7	SIGNAGE BY OTHERS.
8	HARDY BOARD (WOOD PLANK)-SHERMAN WILLIAMS SW6992.
9	MENU BOARD, BY OTHERS
10	SPEAKER POST, BY OTHERS
11	LED LIGHT BAND
12	METAL FASCIA/SOFFIT AND REAR ELEVATIONS ACCOUNT - DARK BRONZE
13	INSULATED ANODIZED ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS-DARK BRONZE.
14	INSULATED HOLLOW METAL DOOR AND FRAME -SHERMAN WILLIAMS SW6992.



3
A2.2
CONCEPTUAL EXTERIOR ELEVATIONS (WEST)
SCALE: 1/4" = 1'-0"



3
A2.2
CONCEPTUAL EXTERIOR ELEVATIONS (EAST)
SCALE: 1/4" = 1'-0"



1
A2.2
CONCEPTUAL EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA 85260
TRIPLE S
HOLDINGS
LLC
19504
MAYBERRY
STREET
ELKORN,
NE.
68022



PROJECT
ADDRESS
NEC S.
SYCAMORE ST.
&
WEST
SOUTHERNAVE

A2.2