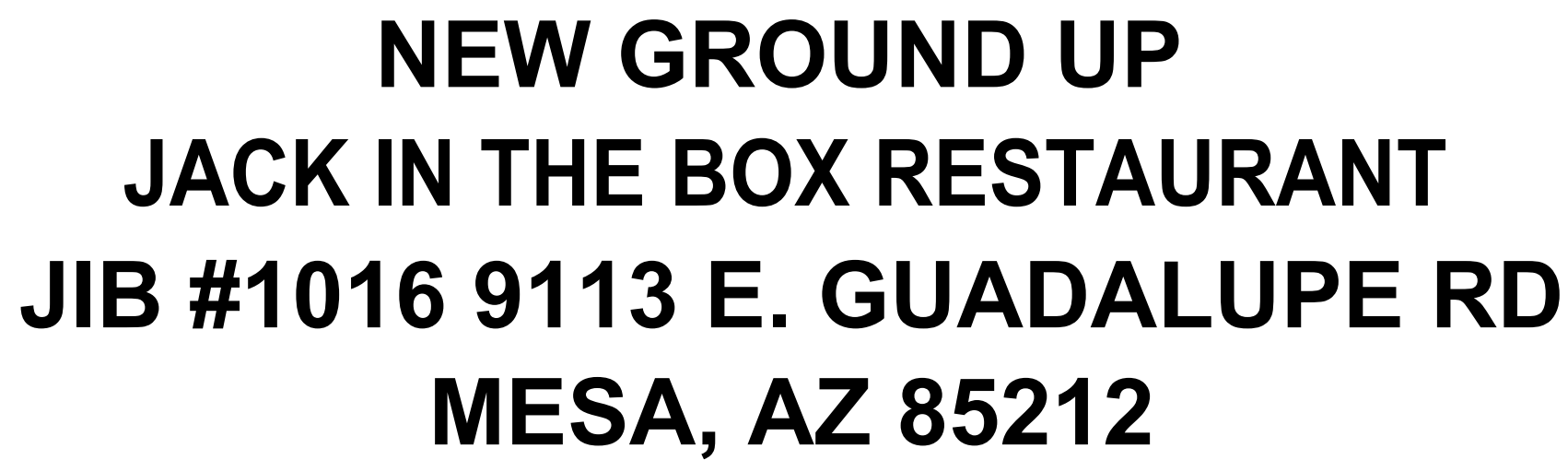




GENERAL NOTES

TENANT:	RUCKER RESTAURANT HOLDINGS, LLC. 1945 W. MAIN ST. MESA, AZ 85201 TEL: (480) 962-9919 CONTACT: ANGELINA GALAVIZ		
PROPERTY OWNER:	USTOR-EASTMARK, LLC. 4501 N. 22ND ST., STE 220 PHOENIX, AZ 85016		
JACK IN THE BOX #	1610		
BUILDING ADDRESS:	9113 E. GUADALUPE RD MESA, AZ 85212		
LEGAL JURISDICTION:	CITY OF MESA MARICOPA COUNTY		
ASSESSOR'S PARCEL NO.:	312-12-858		
ZONING:	LC - LIMITED COMMERCIAL		
LOT SIZE:	42,923 SQ FT		
PUC:	0021		
COUNCIL DISTRICT:	6		
SUBDIVISION:	GUADSWORTH UNIT 1		
LOT#:	B		
LEGAL DESCRIPTION:	PT SECTION 9 T01S R07E, 856-09-01-01		
GROSS BUILDING AREA:	2,718 SQ. FT.		
BUILDING HEIGHT:	23'-4 1/4"		
SEATING:	64 INDOOR 10 OUTDOOR		
OCCUPANCY:	A-2		
TYPE OF CONSTRUCTION:	VB - SPRINKLERED		
PARKING REQUIREMENTS:	1 / 100 SQ. FT. (INDOOR AREA GROSS) 2,718 SQ FT / 100 = 28 SPACES REQ. 1 / 200 SQ. FT. (OUTDOOR AREA) 240 SQ FT / 200 = 2 SPACES REQ. TOTAL PARKING SPACES REQUIRED = 30 SPACES MIN.		
MAX. PARKING ALLOWED:	125% OF MIN. REQUIRED = 38 SPACES MAX.		
PARKING PROVIDED:	36 STD + 2 ACCESSIBLE = 38 SPACES		
OCCUPANT LOAD ANALYSIS:			
TYPE	AREA	FACTOR	OCCUPANTS
PUBLIC-DINING ROOM	1,166.8 SQ FT	1:15 SF	77.7
KITCHEN	1,102.7 SQ FT	1:200 SF	5.5
W.I.C./W.I.F.	175.7 SQ FT	0	0
RESTROOMS	272.8 SQ FT	0	0
TOTAL	2,718 SQ FT		83.2

VICINITY MAP

9113 E. GUADALUPE RD
MESA, AZ 85212

- A. ALL WORK SHALL CONFORM TO THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF MARICOPA COUNTY.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DRAWINGS ARE BASED ON A SURVEY.
- D. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- E. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT, IN WRITING, PRIOR TO INSTALLATION.
- F. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- G. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- H. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED.
- J. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- K. *SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- L. CG SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2018 IBC	2018 IFGC	CITY OF MESA
2018 IRC	2018 IEBC	PLANNING DEPT.
2018 IFC	2018 IECC	55 N. CENTER ST.
2018 IPC	ADA 2003 ICCa117.1	MESA, AZ 85201
2017 NEC	2010 ADAAG	(480) 644-2385
2018 IMC		

NEW 2,739 SQ FT, 1--STORY, DRIVE--THRU RESTAURANT.
NEW DRIVE THRU EQUIPMENT
NEW PARKING LAYOUT
NEW PLANTERS AND CURBS
NEW TRASH ENCLOSURE

(UNDER A SEPARATE PERMIT)

SIGNAGE	FIRE SPRINKLERS
DRIVE-THRU EQUIPMENT	
CANOPIES AND AWNINGS	
TRUSSES	

CONSULTANT INFORMATION

ARCHITECT	CIVIL ENGINEER	LANDSCAPE
 marks architects MARKS ARCHITECTS, INC. 2643 FOURTH AVE. SAN DIEGO, CA 92103 TEL: (619) 702-9448 CONTACT: GABRIELA MARKS	 EPS GROUP EPS GROUP, INC 1130 N. ALMA SCHOOL RD. STE. 120 MESA, AZ 85201 TEL: (480) 503-2250 CONTACT: MATT KUEHN	 sotelo LANDSCAPE ARCHITECTS SOTELO LANDSCAPE ARCHITECTS 2643 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: ANGELINA SOTELO PHONE: 619. 719.6756

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(TOTAL OF **11** SHEETS)

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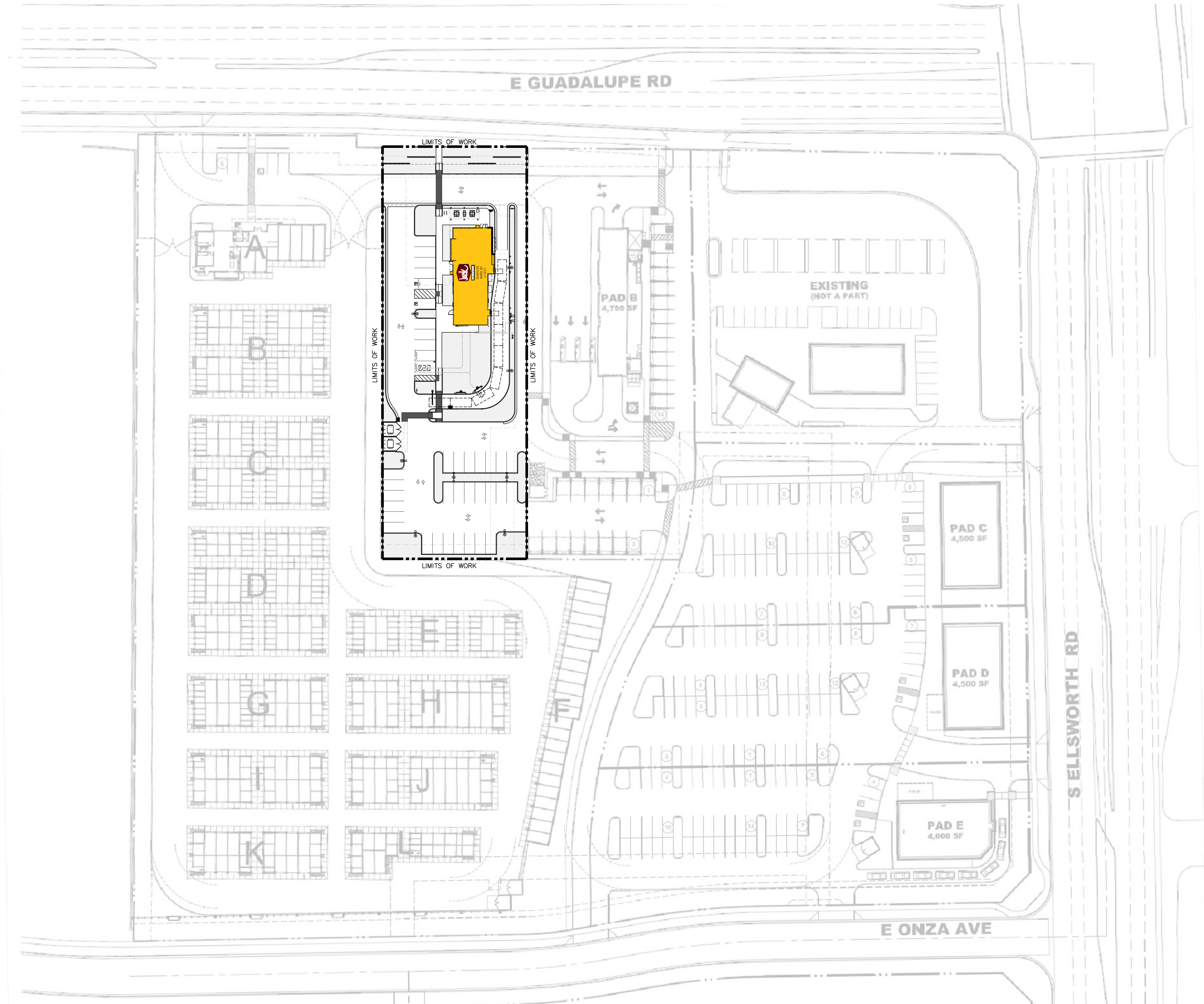
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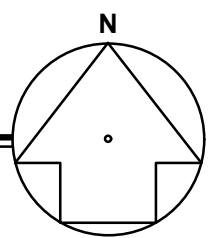
TITLE SHEET

TS1.0



CONTEXTUAL SITE PLAN

SCALE: 1" = 40'



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in the box
MK9DS_MD

CONTEXTUAL
SITE PLAN

SD0.1

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT
- FIRE AND TRASH TRUCK ROUTE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHTING
- BUILDING ENTRANCE
- ACCESSIBLE PARKING SPACES
- BIKE RACK
- PROPOSED WATER METER LOCATION
- PROPOSED GREASE INTERCEPTOR LOCATION
- NUMBER OF PARKING STALLS
- VEHICLE STACKING

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:	
1/100 SQ FT GA INDOOR (2718 SQFT)	28 SPACES
1/200 SQ FT OUTDOOR (240 SQFT)	2 SPACES
TOTAL PARKING REQUIRED:	30 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
MAX. PARKING ALLOWED:	38 SPACES
125% OF MIN. REQUIRED	
ACCESSIBLE PARKING PROVIDED:	2 SPACES
STANDARD PARKING PROVIDED:	36 SPACE
TOTAL PARKING PROVIDED:	38 SPACES

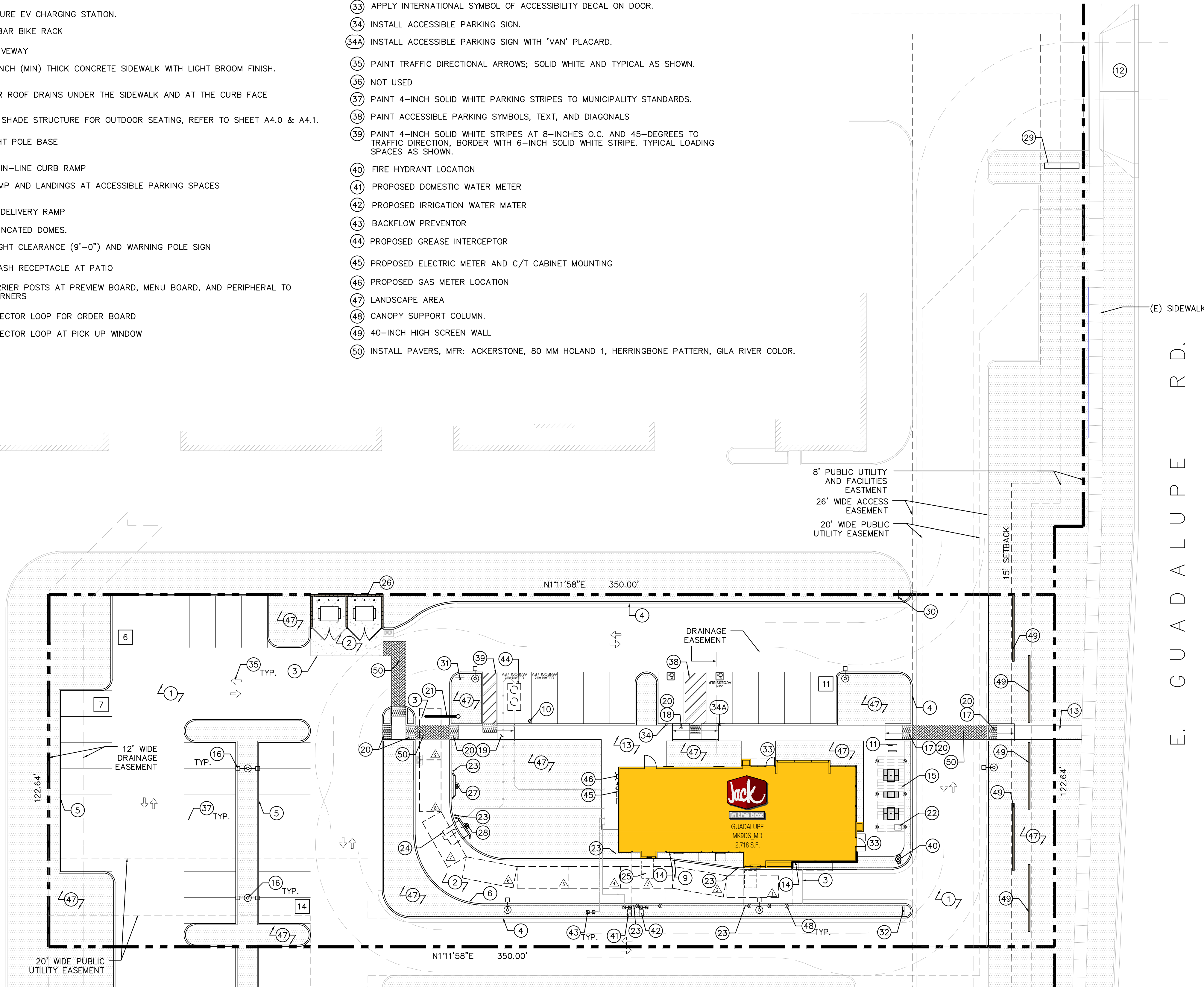
FIRE DEPT NOTES

- A. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000LBS. PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED 'FIRE DEPARTMENT ACCESS', IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY. IFC CHAPTER 14."
- B. "WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN. IFC CHAPTER 14"
- C. "COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 14 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

KEY NOTES

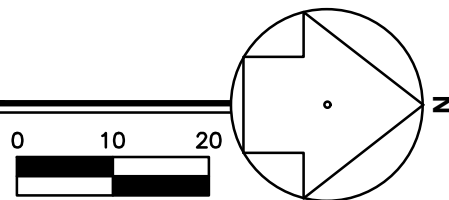
1. INSTALL ASPHALT PAVING.
2. INSTALL CONCRETE PAVING.
3. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE
4. CONSTRUCT CONCRETE CURB AND GUTTER
5. CONSTRUCT CONCRETE CURB AT ASPHALT PAVING
6. CONSTRUCT CONCRETE CURB AT CONCRETE PAVING
7. CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK
8. CONSTRUCT MONOLITHIC CONCRETE CURB AND PAVING
9. CONSTRUCT CONCRETE CURB AT BUILDING SIDE OF DRIVE-THRU LANE
10. INSTALL FUTURE EV CHARGING STATION.
11. INSTALL U-BAR BIKE RACK
12. EXISTING DRIVEWAY
13. INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH.
14. PROVIDE FOR ROOF DRAINS UNDER THE SIDEWALK AND AT THE CURB FACE
15. PERMANENT SHADE STRUCTURE FOR OUTDOOR SEATING, REFER TO SHEET A4.0 & A4.1.
16. INSTALL LIGHT POLE BASE
17. CONSTRUCT IN-LINE CURB RAMP
18. PROVIDE RAMP AND LANDINGS AT ACCESSIBLE PARKING SPACES
19. CONSTRUCT DELIVERY RAMP
20. INSTALL TRUNCATED DOMES.
21. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN
22. PROVIDE TRASH RECEPTACLE AT PATIO
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS
24. INSTALL DETECTOR LOOP FOR ORDER BOARD
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW
26. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE PER CITY OF MESA STANDARD DRAWINGS
27. INSTALL PREVIEW BOARD
28. INSTALL ORDER BOARD
29. SHOPPING CENTER MONUMENT SIGN
30. SITE 'ENTRY' SIGN UNDER SEPARATE COVER
31. SITE 'DRIVE-THRU' SIGN UNDER SEPARATE COVER
32. SITE 'THANK YOU/DO NOT ENTER' SIGN UNDER SEPARATE COVER
33. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
34. INSTALL ACCESSIBLE PARKING SIGN.
- 34A. INSTALL ACCESSIBLE PARKING SIGN WITH 'VAN' PLACARD.
35. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
36. NOT USED
37. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS
39. PAINT 4-INCH SOLID WHITE STRIPES AT 8-INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION, BORDER WITH 6-INCH SOLID WHITE STRIPE. TYPICAL LOADING SPACES AS SHOWN.
40. FIRE HYDRANT LOCATION
41. PROPOSED DOMESTIC WATER METER
42. PROPOSED IRRIGATION WATER METER
43. BACKFLOW PREVENTOR
44. PROPOSED GREASE INTERCEPTOR
45. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING
46. PROPOSED GAS METER LOCATION
47. LANDSCAPE AREA
48. CANOPY SUPPORT COLUMN.
49. 40-INCH HIGH SCREEN WALL
50. INSTALL PAVERS, MFR: ACKERSTONE, 80 MM HOLLAND 1, HERRINGBONE PATTERN, GILA RIVER COLOR.

FOR DIMENSIONS AND ACCESSIBILITY REFER TO SHEET SD1.1



SITE PLAN

SCALE: 1" = 20'



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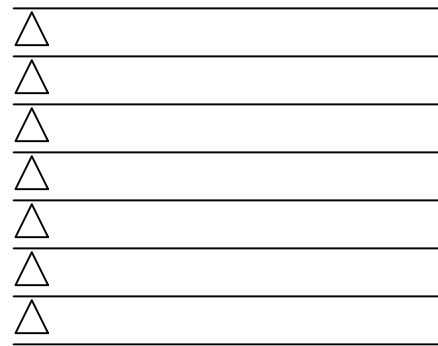
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SITE PLAN

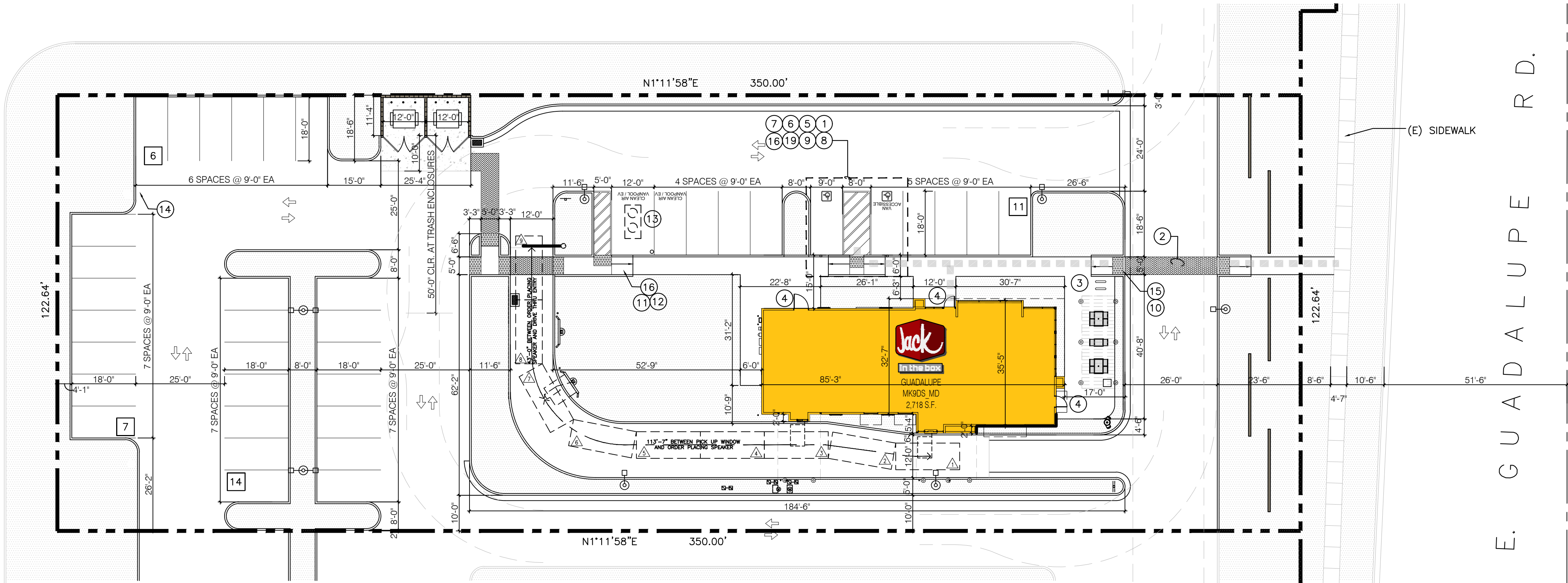
SD1.0

SITE LEGEND

- PROPERTY BOUNDARY LINE
EASEMENT
PROPOSED EASEMENT
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
EXISTING STREET LIGHT
PROPOSED SITE LIGHTING
BUILDING ENTRANCE
ACCESSIBLE PARKING SPACES
BIKE RACK
PROPOSED WATER METER LOCATION
PROPOSED GREASE INTERCEPTOR LOCATION
NUMBER OF PARKING STALLS
VEHICLE STACKING
ACCESSIBLE PATH OF TRAVEL

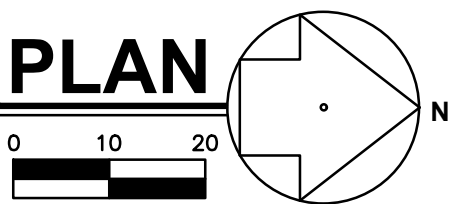
ACCESSIBILITY KEY NOTES

- 1 DISABLED SITE ACCESS, PARKING, ETC. SHALL BE PROVIDED IN ACCORDANCE WITH A.D.A.A.G. ALL APPLICABLE STATE, LOCAL CODES, AND ORDINANCES.
2 PROVIDE ACCESSIBLE PATH OF TRAVEL, NOT TO EXCEED 4.5%, TO SIDEWALK ALONG RIGHT-OF-WAY OR TO PUBLIC TRANSPORTATION WHERE SIDEWALK OR TRANSPORTATION IS EXISTING OR PLANNED. SEE SITE AND GRADING PLANS.
3 ALL CONCRETE WALKS MUST BE 48" MIN. CLEAR, AND UNENCUMBERED BY LIGHT POLES, SIGNS, ETC. MAINTAIN MAX. CROSS SLOPE OF 1.5%. SEE SITE AND GRADING PLANS.
4 A LEVEL LANDING OF 5' X 5' MIN., AND NOT TO EXCEED 1.5% SLOPE IN ANY DIRECTION IS REQUIRED IN FRONT OF ALL DOORS. SEE GRADING PLAN.
5 LOCATE ACCESSIBLE RAMP AS CLOSE TO ENTRANCE DOORS AS POSSIBLE, PROVIDED THAT PROPER CLEARANCE AND LEVEL LANDINGS ARE MAINTAINED. SEE SITE PLAN.
6 ACCESSIBLE PARKING SPACE SIZE SHALL BE A MINIMUM OF 9 FEET WIDE AND 18 FEET DEEP WITH AN ADJACENT 8 FEET MIN. WIDE ACCESS AISLE ON THE PASSENGER SIDE, OR AS REQUIRED BY LOCAL CODE. SEE SITE PLAN.
7 ACCESSIBLE STALLS AND ADJACENT STRIPED ACCESS AISLES SHALL BE PAVED IN CONCRETE. SEE SITE PLAN.
8 PROVIDE ACCESSIBLE SIGNAGE PER A.D.A.A.G. REQUIREMENTS. SEE SITE PLAN.
9 FOR ACCESSIBLE ACCESS, PROVIDE IN-LINE RAMPS WHEN POSSIBLE, SLOPING PARALLEL TO CURB AT 7.0% MIN. TO 7.5% MAX. SEE SITE AND GRADING PLAN.
10 PROVIDE IN-LINE CURB RAMP, SLOPING PERPENDICULAR TO CURB AT 7.0% MIN. TO 7.5% MAX. FOR ACCESSIBLE ACCESS, WHEN NECESSARY. SEE SITE AND GRADING PLANS.
11 PROVIDE DELIVERY RAMP WITH 7.0% MIN. TO 7.5% MAX. SLOPE RUN NEAR BACK DOOR. SEE SITE AND GRADING PLAN.
12 THE ROUTE USED FOR DELIVERIES SHALL BE A.D.A.A.G. COMPLIANT, BUT NOT DESIGNATED AS SUCH. DESIGN THE ROUTE TO BE AS STRAIGHT AND BROAD AS POSSIBLE WITH NO 90 DEGREE TURNS BETWEEN RAMP AND THE BACK DOOR. SEE SITE PLAN.
13 LOCATE GREASE INTERCEPTOR IN PARKING AREAS RATHER THAN IN DRIVE AISLE OR DRIVE-THRU LANE, BUT NEVER IN ACCESSIBLE PARKING AREAS OR PATH OF TRAVEL. ALL UTILITY PENETRATIONS SHALL NOT BE LOCATED IN ACCESSIBLE PARKING STALLS OR ACCESSIBLE PATH OF TRAVEL. SEE UTILITY PLAN.
14 AVOID LOCATING LIGHT POLES IN POTENTIAL DELIVERY TRUCK PATH OR IN A.D.A.A.G. REQUIRED PATH OF TRAVEL. SEE SITE PLAN.
15 WHEN CURB AND GUTTER ARE INTERSECTED BY ACCESSIBLE PATH OF TRAVEL, PROVIDE FLARED GUTTER AT A MAX. 4.9% SLOPE. SEE SITE PLAN. DRAINAGE SWALE SHALL BE FLARED TO ACHIEVE MAX. SLOPE OF 4.9% WHEN SWALE IS INTERSECTED BY ACCESSIBLE PATH OF TRAVEL.
16 PROVIDE LEVEL LANDING AT BASE OF IN-LINE RAMPS. MAINTAIN MAX. 1.5% CROSS SLOPE IN ANY DIRECTION. SEE SITE AND GRADING PLAN.
17 ACCESSIBLE PARKING ACCESS AISLE AND ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION. SEE GRADING PLAN.
18 DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL HAVE A MAX. CROSS SLOPE OF 1.5%. SEE GRADING PLAN.
19 WHEN NECESSARY USE WHEEL STOPS TO ACHIEVE MINIMUM CLEARANCE FOR ACCESSIBLE PARKING STALLS. LOCATE AWAY FROM ACCESS AISLE. SEE SITE PLAN.



ACCESSIBILITY & DIMENSIONING PLAN

SCALE: 1" = 20'



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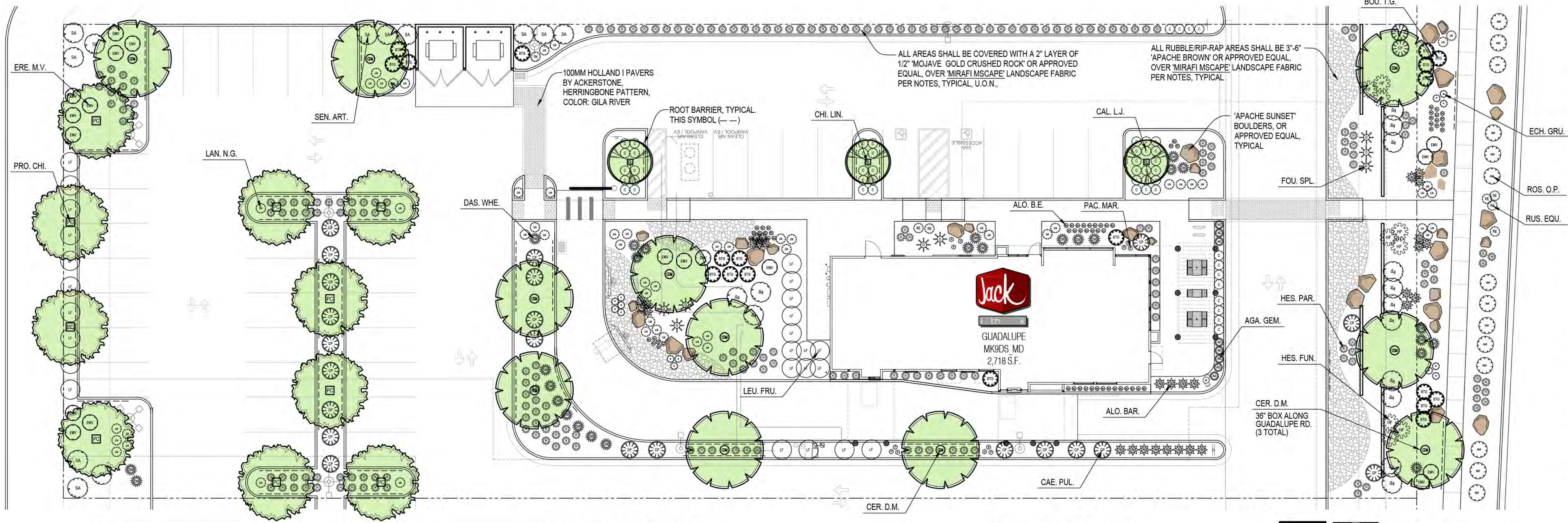
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MK9DS_MD
1" = 20'

ACCESSIBILITY
& DIMENSIONING
PLAN
SD1.1



PLANTING NOTES

THE CONTRACTOR SHALL PROVIDE PHOTOS OF THE PLANTS SELECTED AT THE NURSERY OF THOSE SPECIES IN THE LEGEND MARKED WITH AN ASTERISK (*).
THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE **SUPERTHRIVE** VITAMIN SOLUTION AT TIME OF INSTALLATION, PER 17.D OF THE PLANTING NOTES.

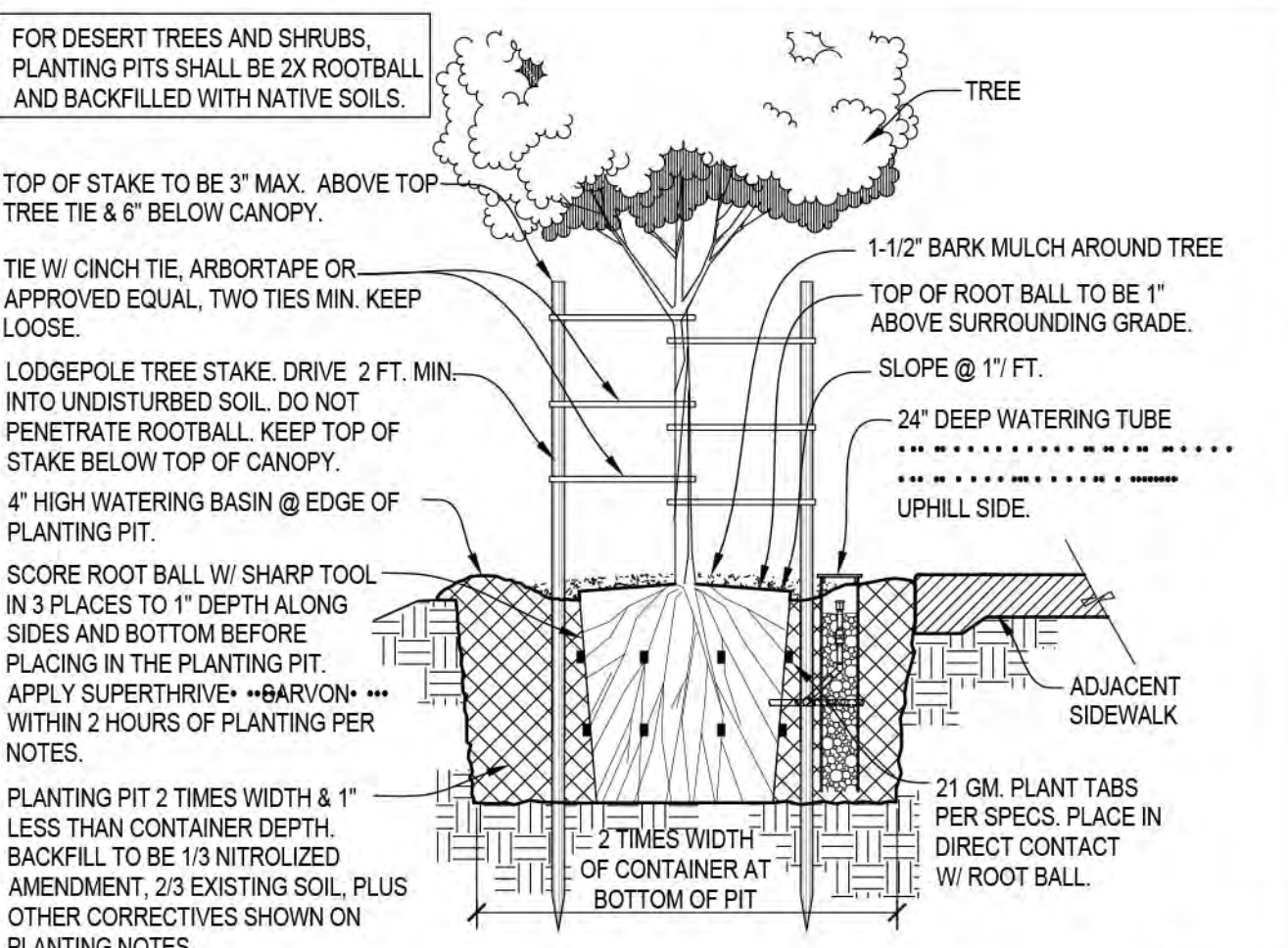
PLANTING PLAN

SCALE 1/16"=1'-0"



PLANT LIST

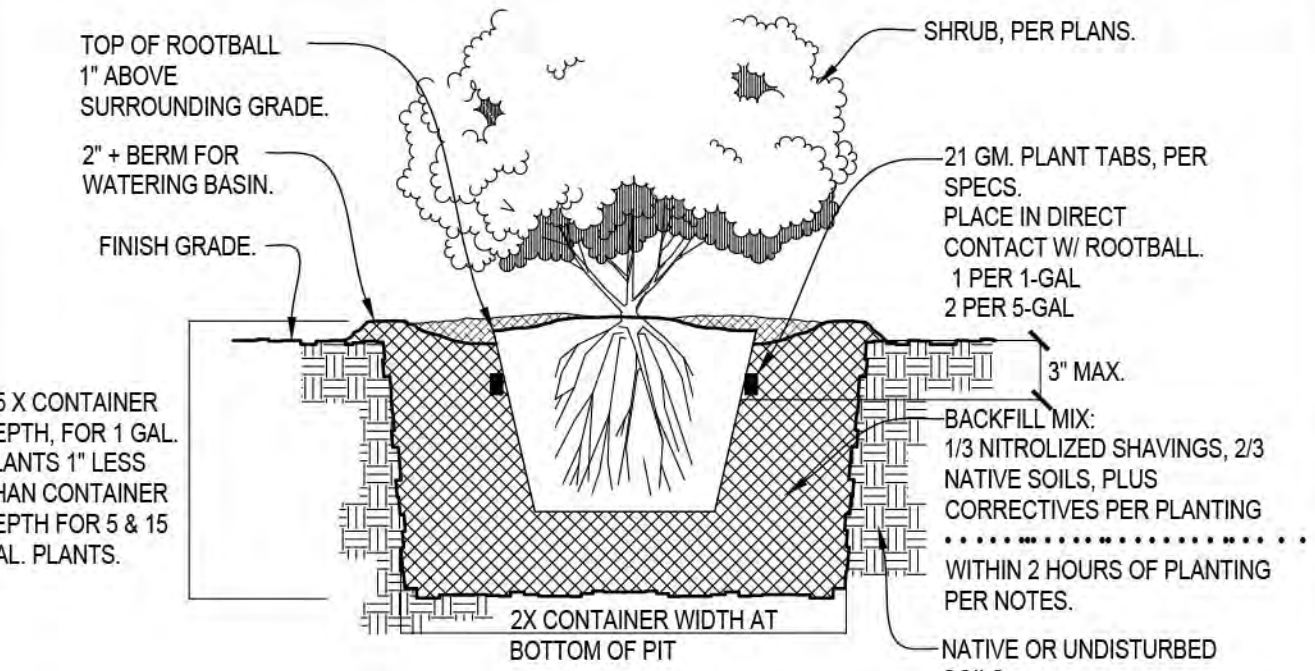
ABBR	SIZE	QTY	SCIENTIFIC NAME	COMMON NAME
TREES				
CER. D.M.	24" BOX	3	CERCIDUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE
CER. D.M.	36" BOX	8	CERCIDUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE
CHI. LIN.	24" BOX	3	CHILOPSIS LINEARIS	DESERT WILLOW
PRO. CHI.	24" BOX	10	PROSOPIS CHILENSIS	CHILEAN MESQUITE
SHRUBS				
AGA. GEM.	5 GAL.	8	AGAVE GEMINIFLORA	TWIN-FLOWERING AGAVE
ALO. BAR.	1 GAL.	30	ALOE BARBADENSIS/VERA	MEDICINAL ALOE
ALO. B.E.	1 GAL.	62	ALOE 'BLUE ELF'	BLUE ELF ALOE
BOU. T.G.	5 GAL.	19	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA
CAE. PUL.	5 GAL.	24	CAESALPINIA PULCHERRIMA	PEACOCK FLOWER
CAL. L.J.	5 GAL.	49	CALLISTEMON 'LITTLE JOHN'	DIWARF BOTTLE BRUSH
DAS. WHE.	5 GAL.	27	DASYLIRION WHEELERI	DESERT SPOON
ECH. GRU.	5 GAL.	14	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS
ERE. M.V.	5 GAL.	18	EREMOPHILA MACULATA 'VALENTINE'	VELENTINE EMU BUSH
FOU. SPL.	5 GAL.	8	FOUQUIERIA SPLENDENS	OCOTILLO
HES. FUN.	5 GAL.	9	HESPERALOE FUNIFERA	GIANT HESPERALOE
HES. PAR.	5 GAL.	222	HESPERALOE PARVIFLORA	RED YUCCA
LAN. N.G.	5 GAL.	58	LANTANA 'NEW GOLD'	GOLDEN SPREADING LANTANA
LEU. FRU.	5 GAL.	25	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER
PAC. MAR.	5 GAL.	12	PACHYERUS MARGINATUS	MEXICAN FENCE POST
ROS. O.P.	5 GAL.	14	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY
RUS. EQU.	5 GAL.	6	RUSSELLIA EUISETIFORMIS	CORAL FOUNTAIN
SEN. ART.	5 GAL.	27	SENNA ARTEMISIODES	FEATHERY CASSIA



TREE PLANTING

NOT TO SCALE

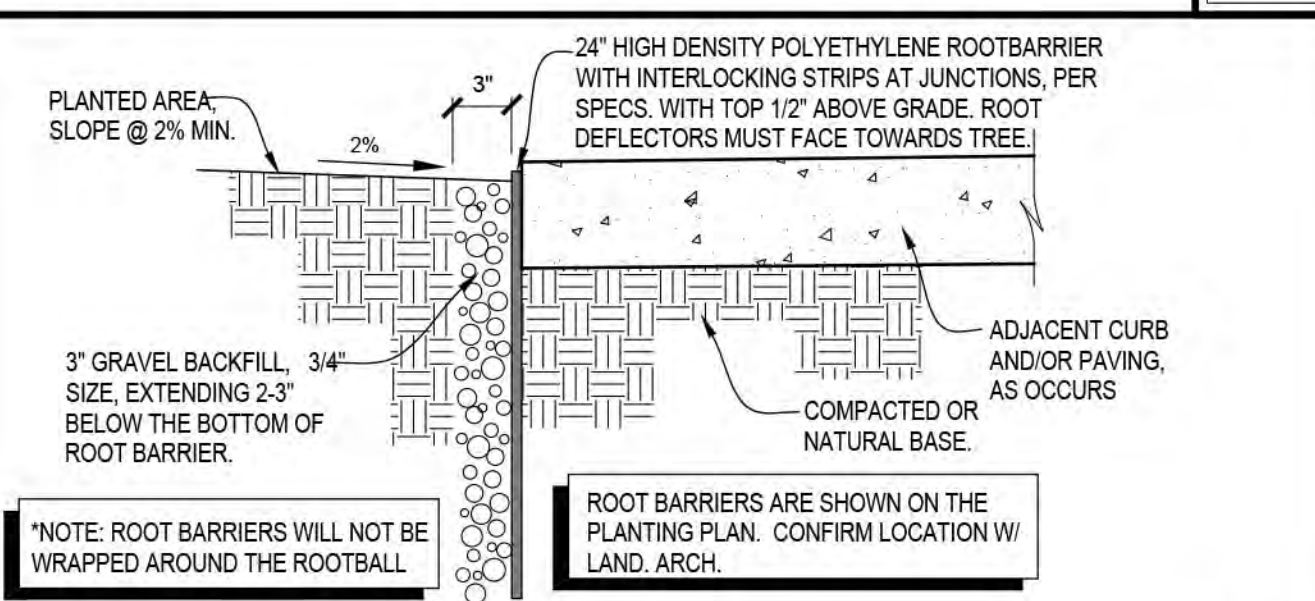
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SHRUB PLANTING

NOT TO SCALE

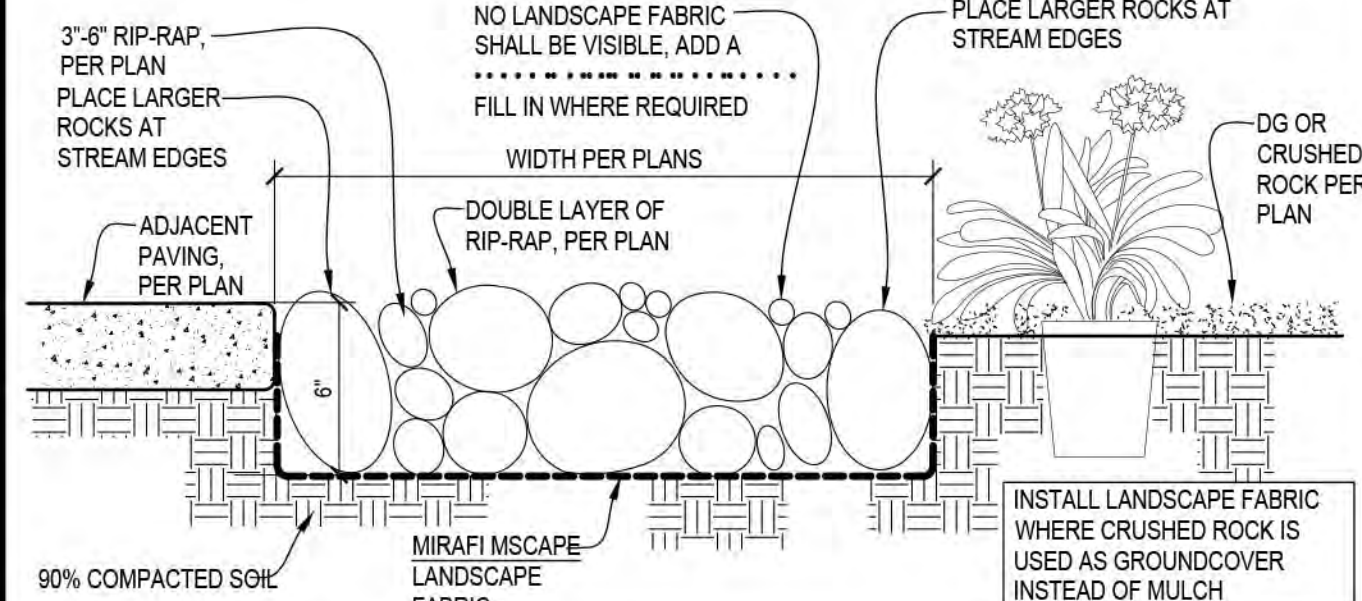
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ROOT BARRIER

NOT TO SCALE

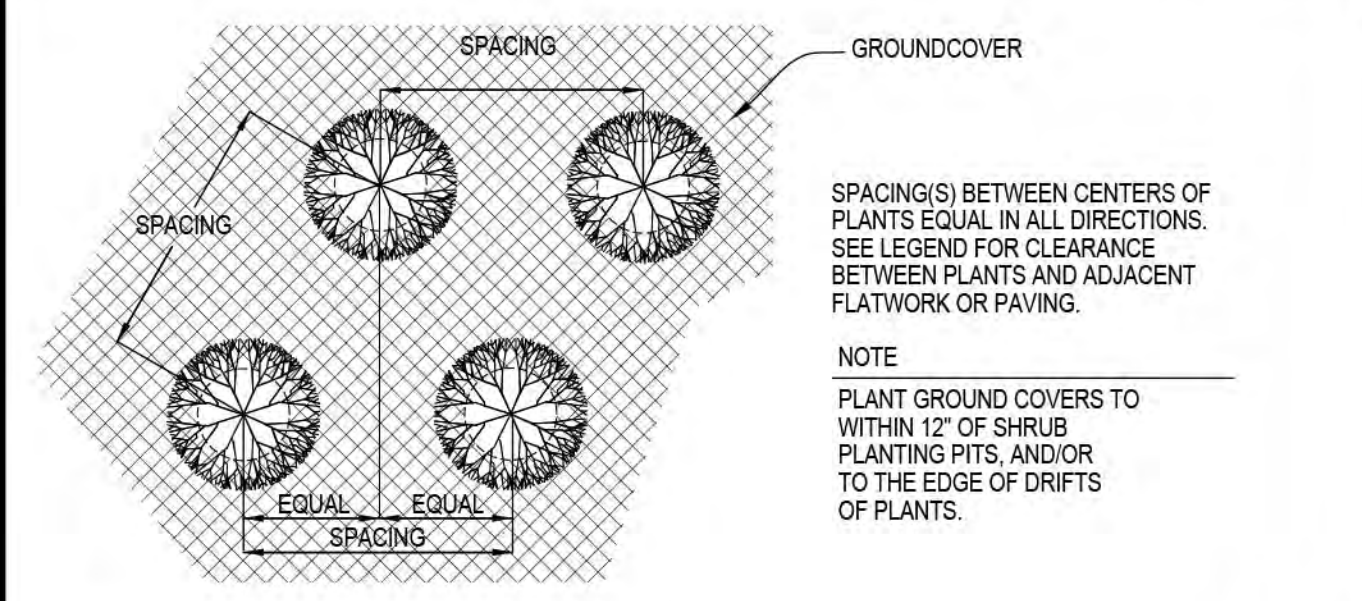
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RUBBLE STREAM

NOT SCALED

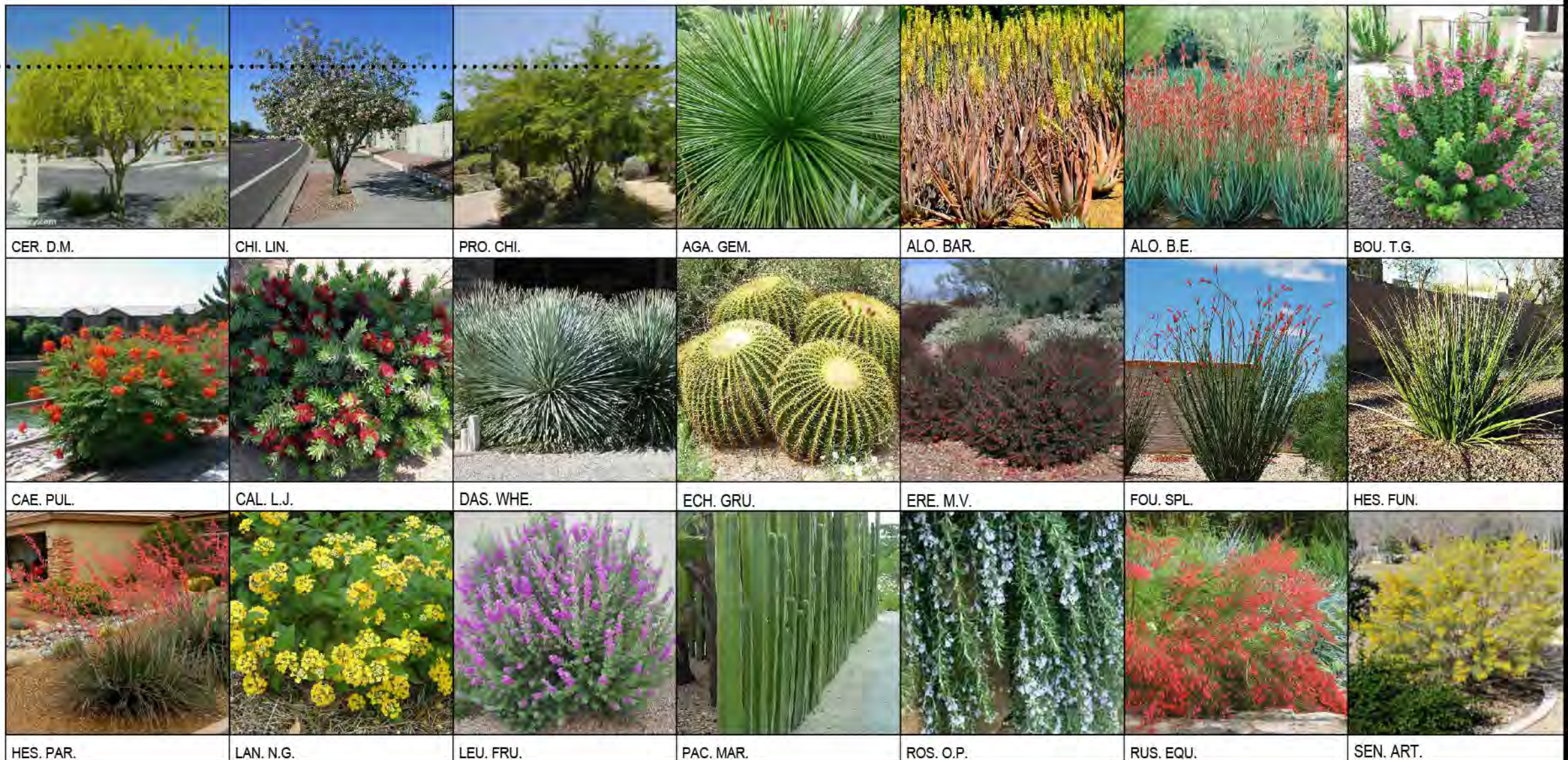
E



TRIANGULAR SPACING GROUNDCOVERS & SHRUBS

NOT TO SCALE

F



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PLANTING
PLAN

L1.0

GENERAL NOTES

- ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD, ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, OR FACE OF FINISH GYPSUM BOARD OR PLYWOOD.
- ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON THE INTERIOR FACE, U.O.N.
- ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON BOTH SIDES, U.O.N.
 - INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" WATER RESISTANT GYPSUM BOARD.
 - INDICATES INTERIOR WALL W/ 1/4" GYPSUM BOARD OVER 5/8" PLYWOOD.
 - INDICATES EXTERIOR WALL W/ 5/8" GYPSUM BOARD OVER 5/8" GYPSUM BOARD TO BE FLUSH WITH INTERIOR WALL.
- INDICATES INTERIOR WALLS THAT SHALL BE 2x6 WOOD STUDS AT 24" O.C.
- INDICATES WALLS THAT SHALL BE: INTERIOR: 20ga 5 1/2" STL. STUDS AT 24" O.C. USE NON-COMBUSTIBLE BLOCKING AT THIS LOCATION.
- TYPICAL INTERIOR WALLS

- PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS AND MILLWORK ATTACHMENT, ETC.
- FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW AND/OR DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
- ALL GLAZING WITHIN DOORS AND OPERABLE WINDOW, AND ALL GLAZING ADJACENT TO DOORS SHALL BE TEMPERED AS REQUIRED BY 2015 IBC.

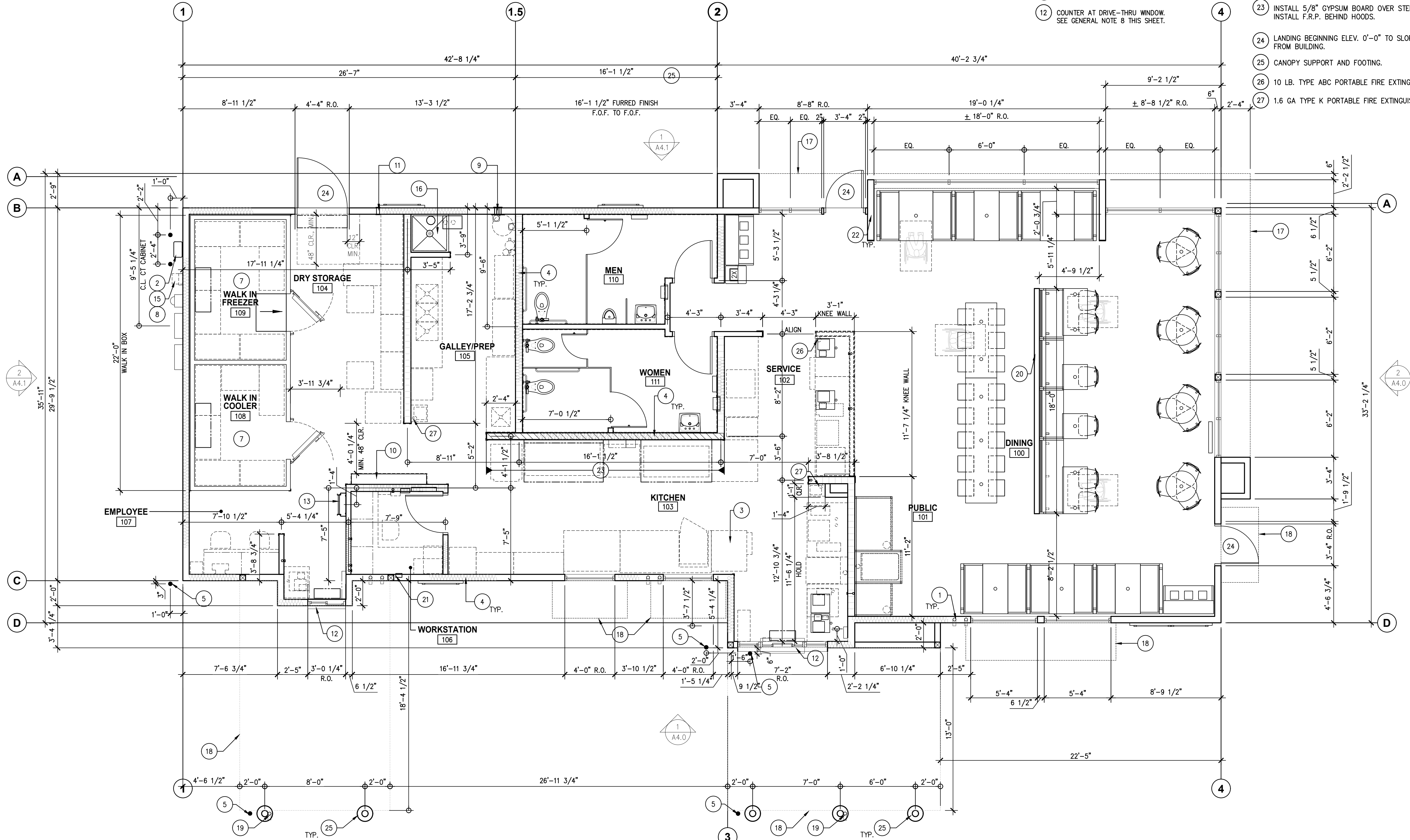
- POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. CAULK AROUND ALL SIDES. "MAXIMUM SEATING CAPACITY -64. FOR SEAT COUNT, SEE "BUILDING DATA" ON SHEET TS1.0.
- ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
- ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NONFLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
- BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 12" HIGH AND BE OF CONTRASTING COLORS.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.

- PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION.
- PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS.
- PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
- CONTRACTOR TO PROVIDE BORIC ACID TERMITE PROTECTION IN ALL WALLS.
- GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT CONTRACTOR.
- FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR.
- CONSULT CONSTRUCTION MANAGER FOR REQUIREMENTS FOR AIR CURTAINS AT DRIVE THRU AND CASHIER WINDOWS AND AT DINING ENTRIES. PROVIDE DOOR SWITCHES AS NECESSARY.
- EXIT AISLES SHALL MEET ALL APPLICABLE CODES.

KEY NOTES

- ROOF DRAINS. SEE SITE PLAN FOR CONTINUATION.
- GAS METER.
- LINE OF FOOD SERVICE EQUIPMENT.
- R-19 BATT INSULATION IN ALL EXT. WALLS AND SOUND INSULATION IN ALL RESTROOM AND WORKSTATION WALLS.
- BARRIER POST, TYP.
- LINE OF CONCRETE CURB, TYP.
- WALK-IN FREEZER AND COOLER.
- ELECTRICAL METER, SEE EXTERIOR ELEV.
- C02 FILL BOX, SEE EXTERIOR ELEVATIONS.
- ELECTRICAL PANELS.
- GREASE TANK / BULK OIL SYSTEM BOX.
- COUNTER AT DRIVE-THRU WINDOW. SEE GENERAL NOTE 8 THIS SHEET.

- LADDER TO ROOF.
- GREASE TANK / BULK OIL SYSTEM.
- IRRIGATION CONTROLLER IN TAMPERPROOF ENCLOSURE.
- MOP SINK.
- ROOF OVERHANG ABOVE.
- LINE OF CANOPY, TYP.
- CANOPY DOWN SPOUT
- PARTIAL HEIGHT INTERIOR WOOD STUD WALL.
- 6" BLOCK OUT AT THIS LOCATION FOR LIGHTING TIME CLOCK.
- END CAP ON WALL TO BE FLUSH W/ SOFFIT FINISH ABOVE.
- INSTALL 5/8" GYPSUM BOARD OVER STEEL STUDS. DO NOT INSTALL F.R.P. BEHIND HOODS.
- LANDING BEGINNING ELEV. 0'-0" TO SLOPE MAX 2% AWAY FROM BUILDING.
- CANOPY SUPPORT AND FOOTING.
- 10 LB. TYPE ABC PORTABLE FIRE EXTINGUISHER
- 1.6 GA TYPE K PORTABLE FIRE EXTINGUISHER.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Jack
in the box
MK9DS_MD

FLOOR PLAN

A1.0

KEY NOTES

- 1

CRICKET.
- 2

32"x32" TILED ROOF WALKWAY.
- 3

CANOPY BELOW
- 4

ROOF AND OVERFLOW DRAINS AT ROOF.
- 5

ROOF DRAIN OVERFLOW LEADERS DOWN IN WALL
- 6

1 HR. FIRE RATED DUCT WRAP AT HOOD
- 7A

DRIVE-THRU ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM BY G.C.
- 7B

SELF-SERVE ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM BY G.C.
- 8

LINE SHACK
- 9

GREASE EXHAUST FAN UNIT
- 10

HOSE BIBB AT +18" ABOVE ROOF LEVEL
- 11

HOOD BELOW
- 12

PLUMBING VENT
- 13

LINE OF W.I.B. BELOW
- 14

ROOF ACCESS
- 15A

FREEZER REFRIGERATION UNIT
- 15B

COOLER REFRIGERATION UNIT
- 16

NOT USED
- 17

PROVIDE "FIRE BLOCK" AT 20'-0" O.C. MAX. WITH 5/8" TYPE "X" GYP. BD. ON 2x4 STUDS AT 24" O.C., ALL JOINTS TAPED.
- 18

WALL BELOW
- 19

CRICKET AT EQUIPMENT BASES.
- 20

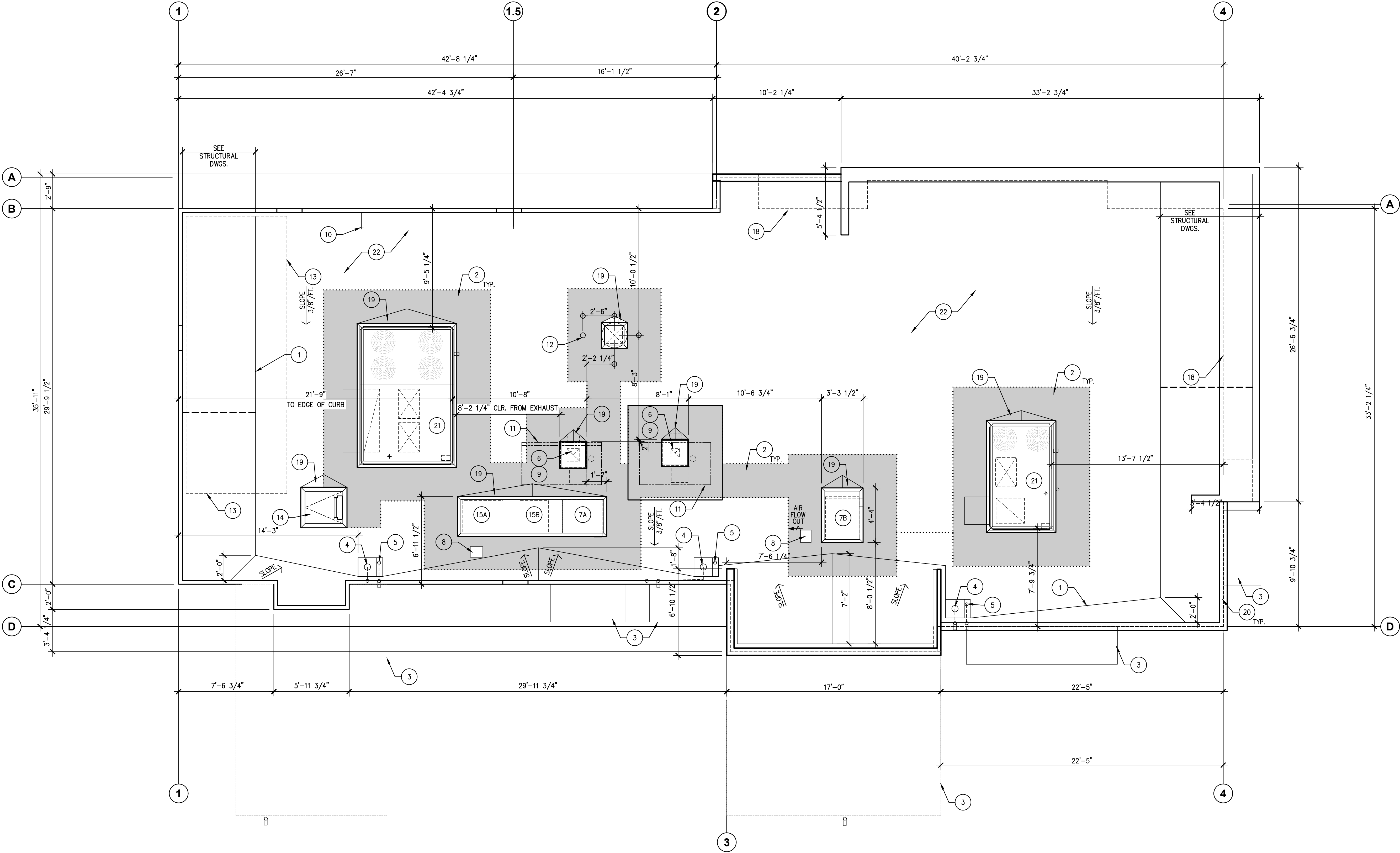
CANT STRIP, TYP.
- 21

HVAC UNIT
- 22

CLASS 'A' PVC ROOFING MEMBRANE.

GENERAL NOTES

1. FOR ROOF FRAMING AND PLYWOOD LAYOUT INFORMATION
2. FOR MECHANICAL EQUIPMENT AND INSTALLATION.
3. CURBS AND BASES FOR HVAC UNITS AND EXHAUST FANS SHALL BE INSTALLED LEVEL BY G.C. HVAC UNITS AND EXHAUST FANS SHALL BE HOISTED, SET IN PLACE, AND SECURED TO ROOF CURBS OR BASES BY G.C. AND PER MANUFACTURER'S INSTRUCTIONS.
4. WALK IN BOX ROOF TOP UNIT SHALL BY HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY G.C. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
5. ICE MACHINE ROOF TOP UNITS SHALL BE HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY ICE MACHINE INSTALLER. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
6. AS ALTERNATE, CONTRACTOR TO SUBSTITUTE BUILT-UP ROOFING IN LIEU OF PVC ROOFING. .



ROOF PLAN

SCALE: 1 / 4 " = 1 ' - 0 "



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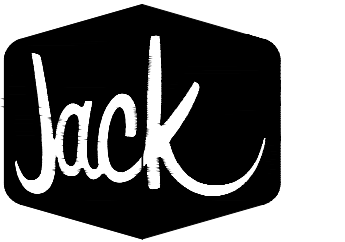


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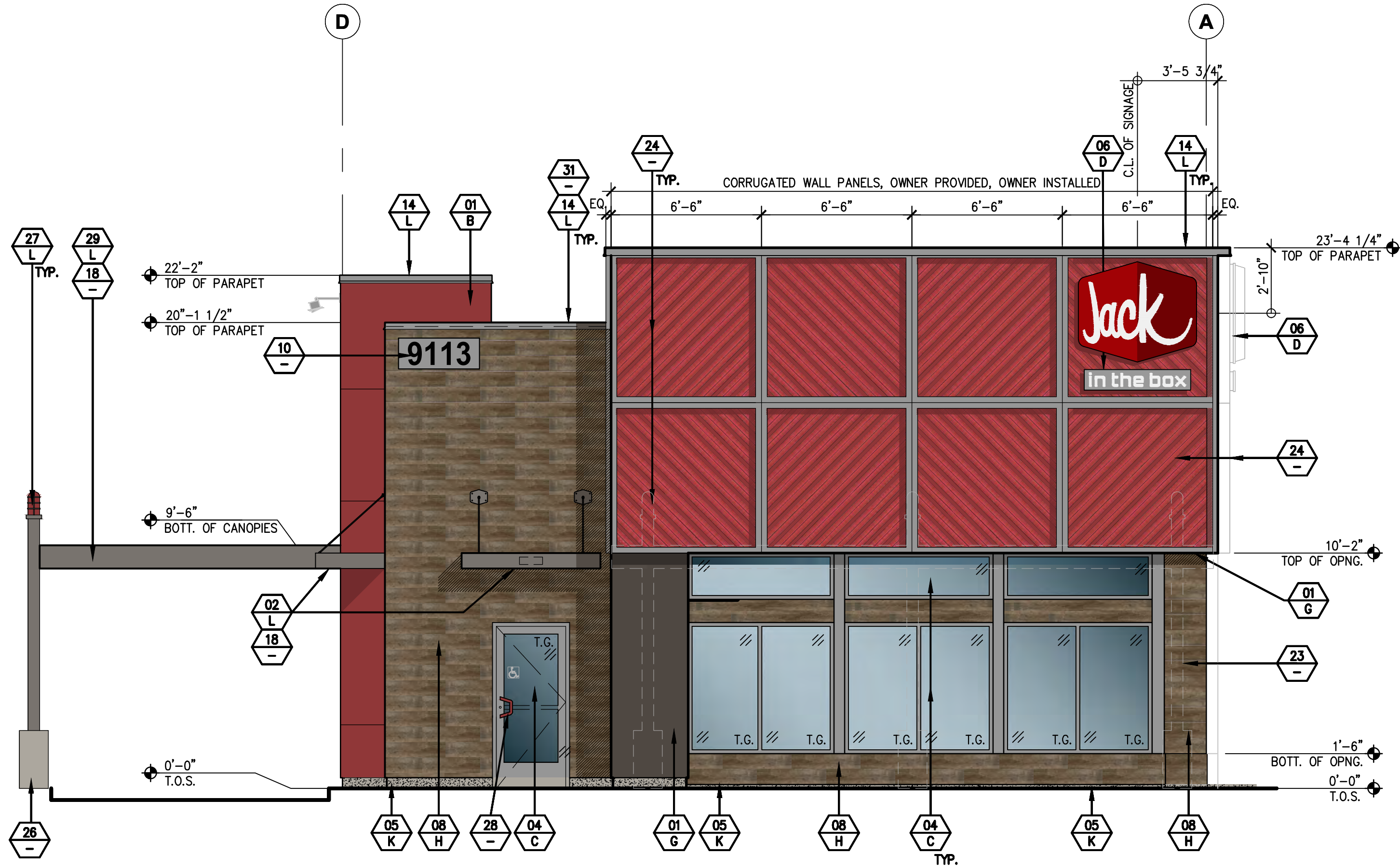
in the box
MK9DS_MD
1/4" = 1'-0"

ROOF PLAN

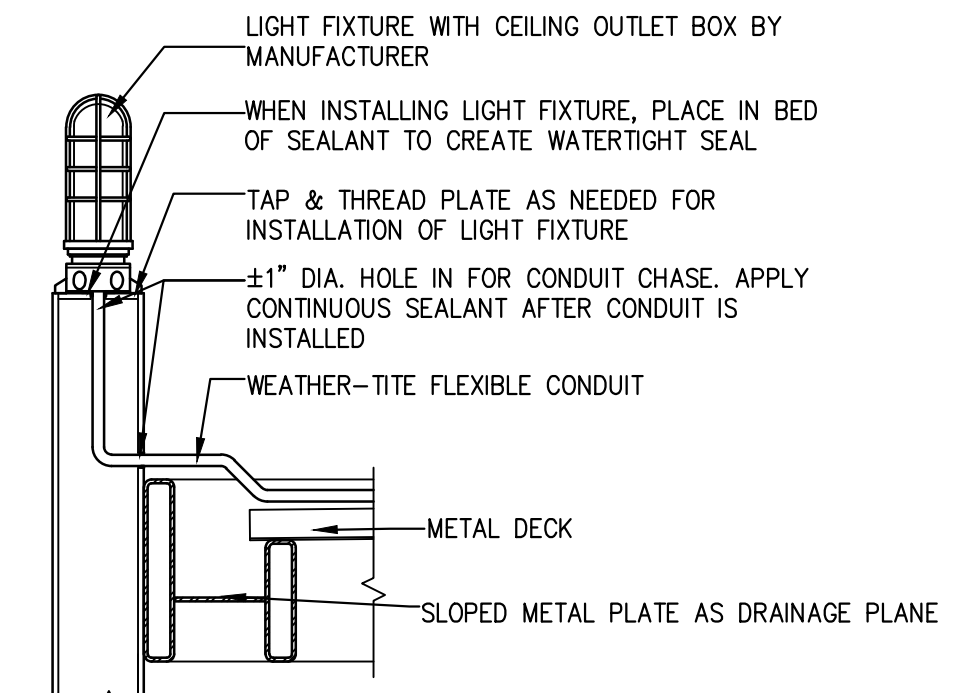
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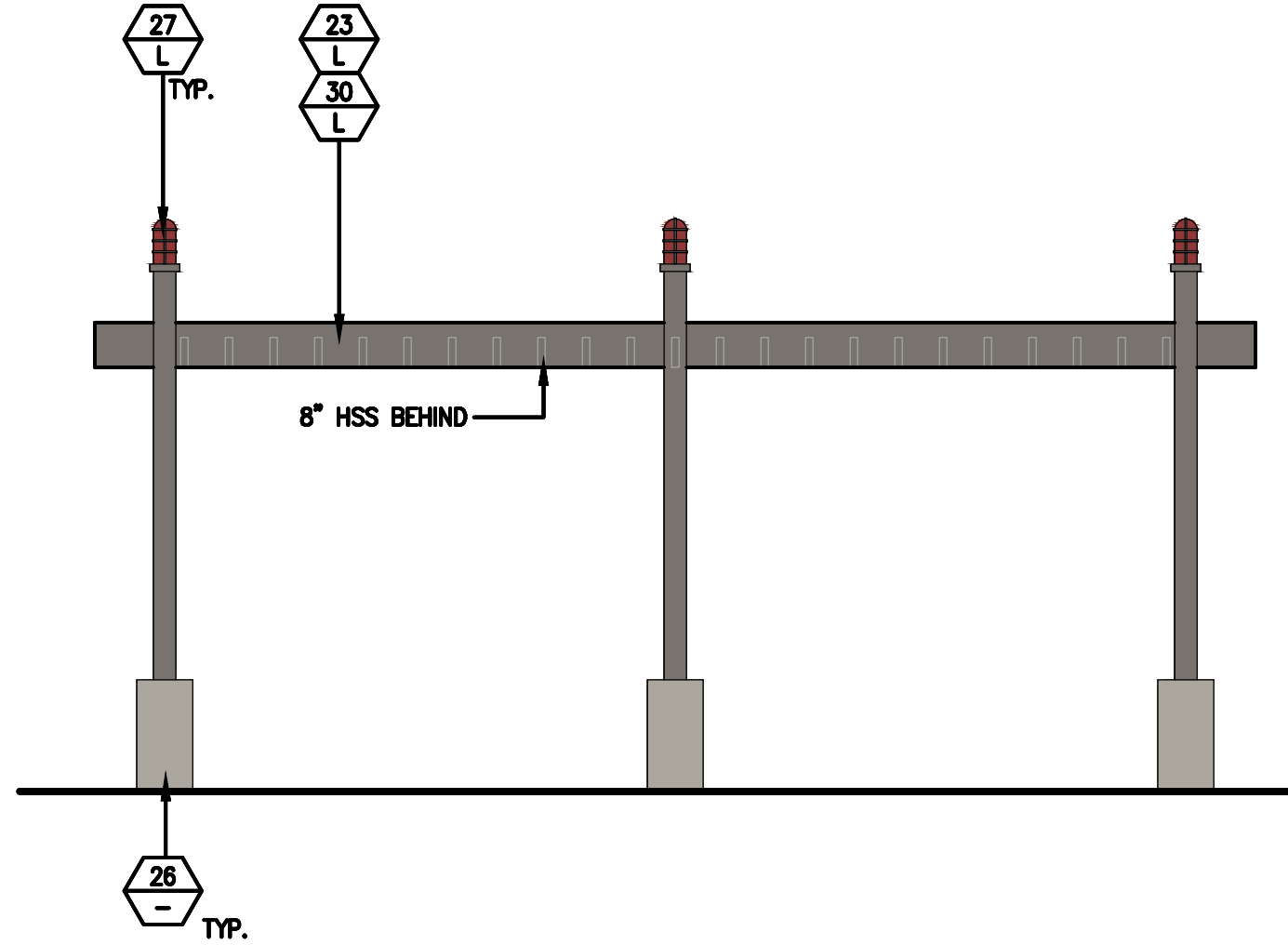
1 EAST EXTERIOR ELEVATION SCALE: 1/4" = 1' - 0"



2 NORTH EXTERIOR ELEVATION SCALE: 1/4" = 1' - 0"



CANOPY LIGHT FIXTURE DETAIL



SHADE STRUCTURE

EXTERIOR FINISH SCHEDULE USE CHECKED BOX ONLY

01 MATERIAL/FINISH COLOR ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

- MATERIAL/FINISH:**
- 01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH
 - ☒ INTEGRAL COLOR
 - ☐ SHERWIN WILLIAMS SHERLASTIC 100% ACRYLIC ELASTOMERIC COATING
 - ☐ EXTERIOR INSULATION FINISHING SYSTEM (EIFS) AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS IN LIEU OF EXTERIOR CEMENT PLASTER
 - 02 AWNING/CANOPY & SUPPORTS (BY SIGN CONTRACTOR)
 - 03 GREASE TANK / BULK OIL SYSTEM BOX
 - 04 ALUMINUM STOREFRONT SYSTEM
 - ☒ 1" CLEAR INSULATED GLASS
 - ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
 - ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 70XL COATING
 - ☐ ANTI-GRAFFITI FILM
 - 05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
 - 06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
 - 07 WALL MOUNTED LIGHT FIXTURE
 - 08 8" PORCELAIN WALL TILE
 - 09 RECESSED, LOCKABLE, NON-FREEZE HOSE-BIB ENCLOSURE
 - 10 ILLUMINATED ADDRESS WITH 12" HIGH LETTERS (PER CITY OF MESA FIRE DETAIL 505.1)
 - 11 MAIN ELECTRICAL SERVICE
 - 12 LOCKABLE, IRRIGATION CONTROL PANEL
 - 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
 - 14 ALUMINUM COPING
 - 15 CO2 FILL BOX METAL COVER
 - 17 DRIVE THRU WINDOW
 - 18 MOUNT LIGHTING FIXTURE WITHIN CANOPY
 - 19 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS
 - 20 1 1/2" ALUMINUM PLASTER REVEAL
 - 21 DISPLAY POSTER PANEL & SURROUND
 - 22 EXTERIOR WALL PACK LIGHT FIXTURE
 - 23 PERMANENT SHADE STRUCTURE
 - 24 CORRUGATED WALL PANELS
 - 25 FIBER CEMENT SIDING PANEL
 - 26 SMOOTH FINISH CONCRETE BASE
 - 27 STEEL POST W/ CUSTOM LIGHT FIXTURE AND BANNER
 - 28 DOOR PULL
 - 29 DRIVE THRU CANOPY TO SPAN BETWEEN BUILDING AND SUPPORT POST
 - 30 12" HSS
 - 31 LED LIGHT PARAPET CAP
- COLOR:**
- A SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
 - B SHERWIN WILLIAMS: SW 6321 "REDBAY"
 - C STANDARD STOREFRONT: CLEAR ANODIZED
 - D WHITE TEXT ON RED BACKGROUND
 - E CLEAR ANODIZED
 - F COLOR/FINISH TO MATCH ADJACENT SURFACE
 - G SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
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 - J SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
 - K NATURAL CONCRETE, GRAY
 - L RAL-7039 QUARTZ GREY
 - M RAL-7022 UMBRA GREY
- GENERAL NOTES:**
- 1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
 - 2. C.J. = PLASTER CONTROL JOINT
 - 3. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.(U.O.N.)
 - 4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN AND GENERAL NOTES
 - 5. R.J. = 1 1/2" PLASTER REVEAL JOINT



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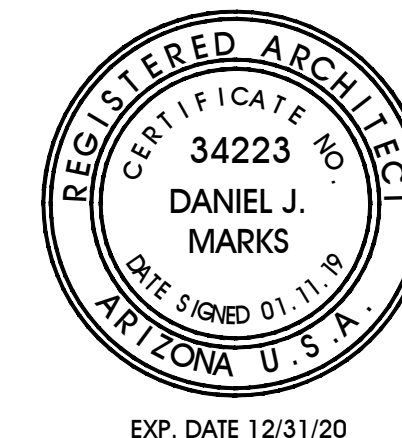
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EXTERIOR
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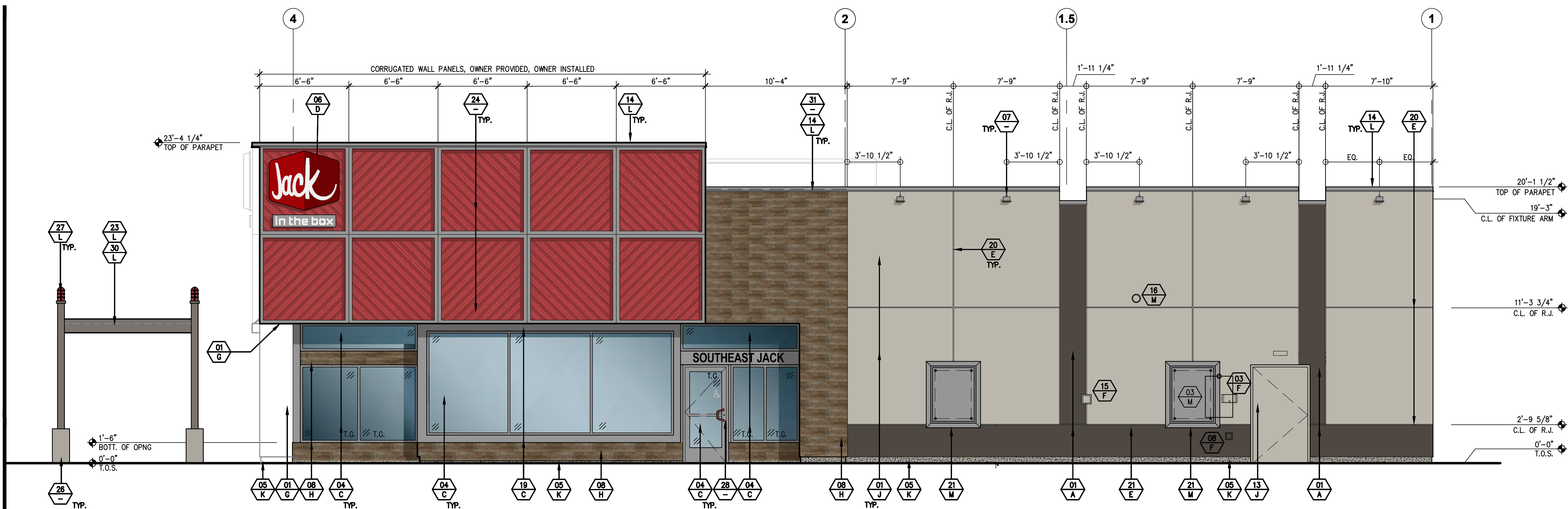
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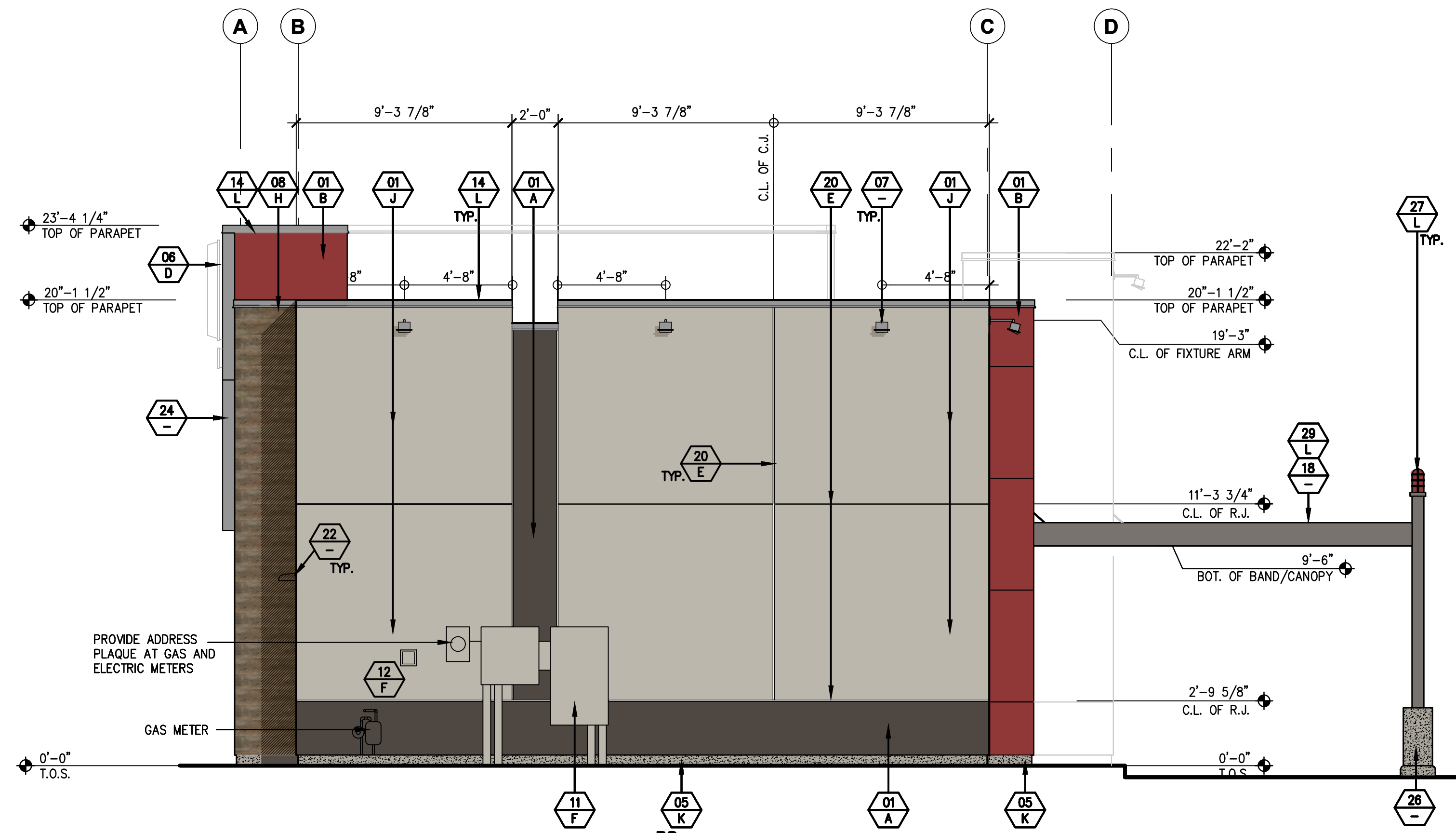
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MK9DS MD
AS NOTED

EXTERIOR
ELEVATIONS

A4.1



1 WEST EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A4.0 FOR ADDITIONAL
EXTERIOR FINISH INFORMATION AND
DETAILS (TYP.)

EXTERIOR FINISH SCHEDULE USE CHECKED BOX ONLY

01 MATERIAL/FINISH COLOR
02 ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER
COAT BY DUMOND CHEMICALS INC. (212) 869-6350
COLOR: CLEAR

MATERIAL/FINISH:

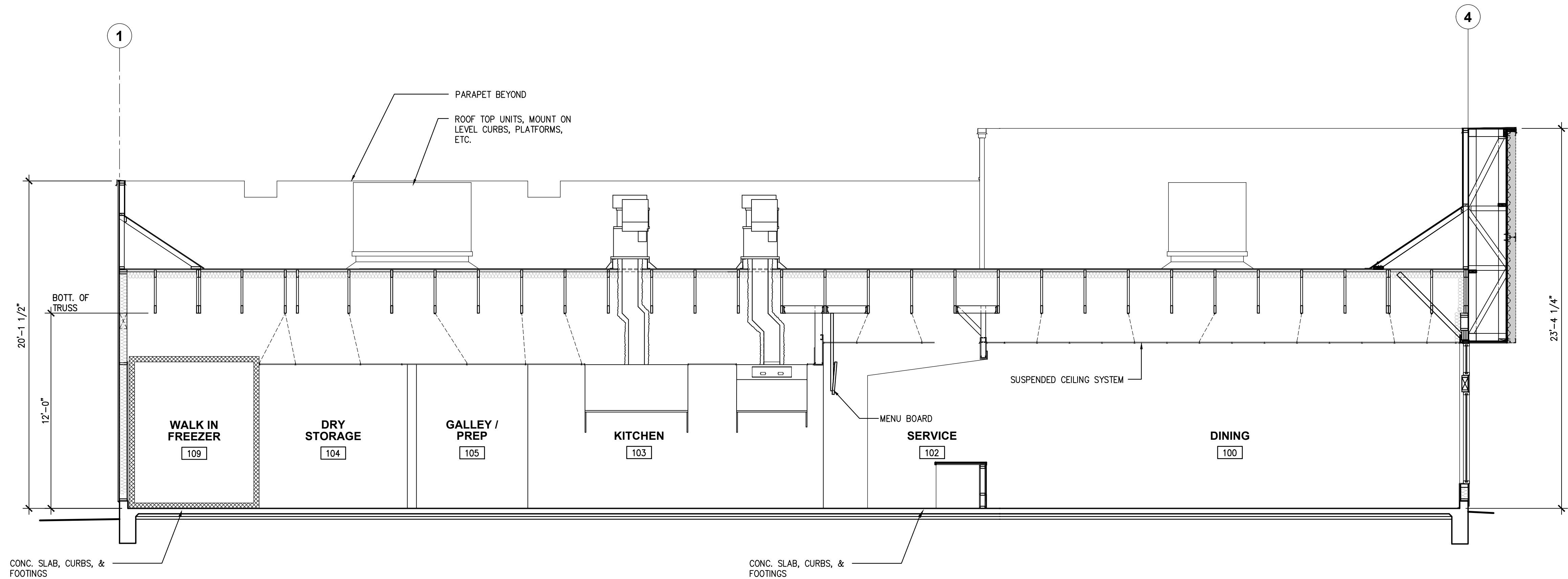
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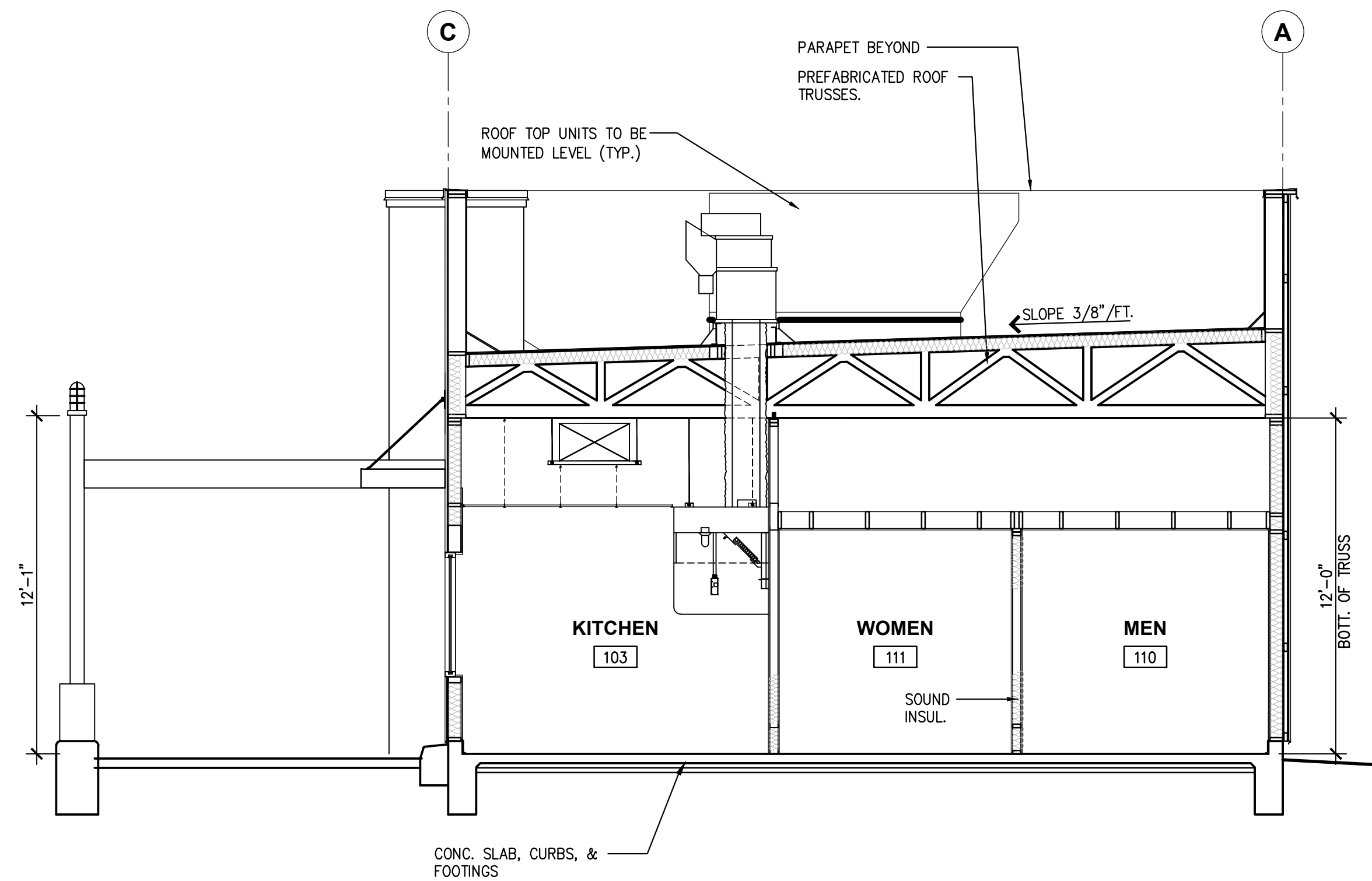
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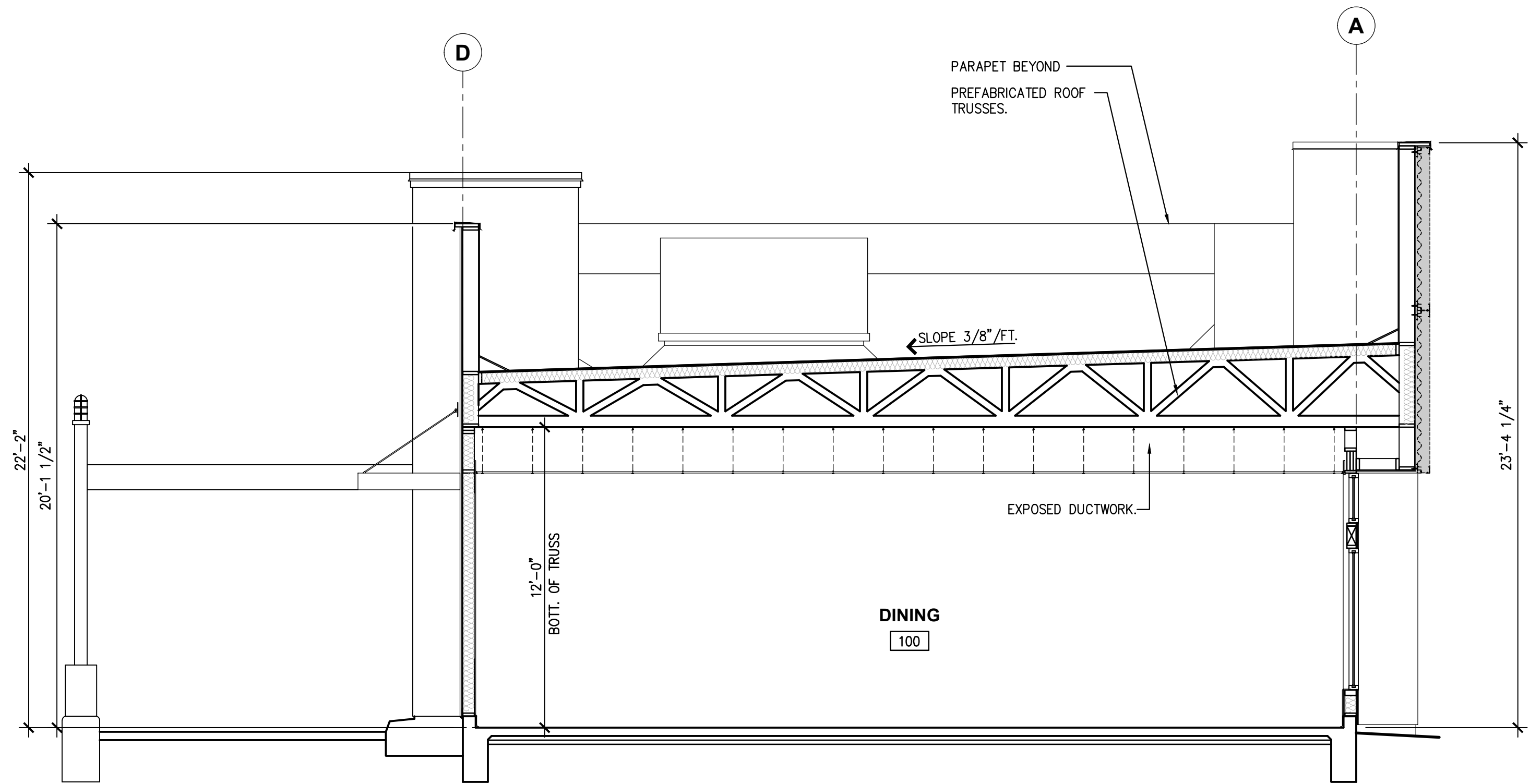
1 BUILDING LONGITUDINAL SECTION

1/4" = 1'-0"



2 BUILDING CROSS SECTION

1/4" = 1'-0"



3 BUILDING CROSS SECTION

1/4" = 1'-0"



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PLANNING PRE-SUBMITTAL	11.26.18
1ST PLANNING SUBMITTAL	01.11.19
2ND PLANNING SUBMITTAL	03.01.19



WK TYPE: MK9DS_MD
JIB #: 1610
ADDRESS:

9113 E. CUADALUPE RD.
MESA, AZ 85212



in the box
MK9DS_MD
AS NOTED

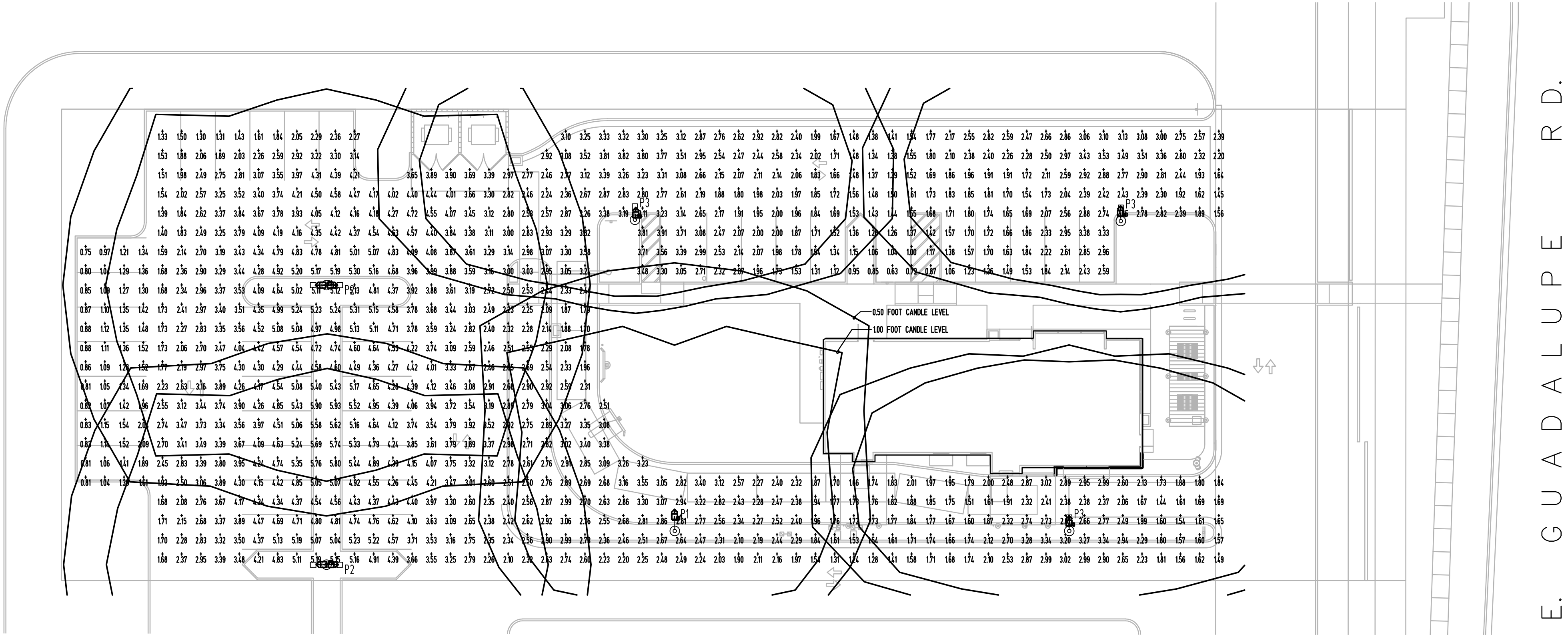
BUILDING
SECTIONS

A5.0

CALCULATION SUMMARY											
AREA NAME	DIMENSIONS	GRID / TYPE	E PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN	
Parking	313.40x131.80Ft	New Grid / H-H	971	5.00	<+>	2.87	5.93	0.63	9.41	4.55	

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF
P1	☼	Cree Inc Single (1) "A" OSQ-A-xx-4ME-K-40K	(1)	10145		0.95
P2	☼☼	Cree Inc Dual (2) "A" OSQ-A-xx-4ME-K-40K	(2)	10145		0.95
P3	☼	Cree Inc Single (1) "B" OSQ-A-xx-2ME-K-40K	(1)	12578		0.95

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Parking	OUT	313.40x131.80Ft	<P1 > (1) <P2 > (2) <P3 > (3)	0.03	1

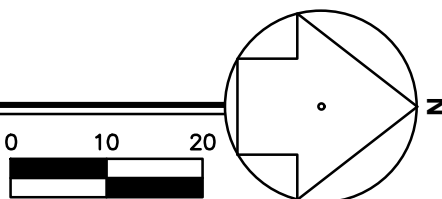


LUMINAIRE SCHEDULE						
FIXTURE	SYMBOL	QTY	POLE HEIGHT/ MOUNTING HEIGHT	MOUNT	INITIAL LUMENS	LLF
P3	☼	3	25'-0"/28'-0"	POLE	10,145	0.95
P1	☼☼	1	25'-0"/28'-0"	POLE	10,145	0.95
P2	☼☼☼	2	25'-0"/28'-0"	POLE	12,578	0.95

STATISTICAL AREA SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
JIB SITE ONLY	10.49	19.6	4.2	2.50	4.67
20' BEYOND PROPERTY LINE	4.44	9.1	0.9	4.93	10.11

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'

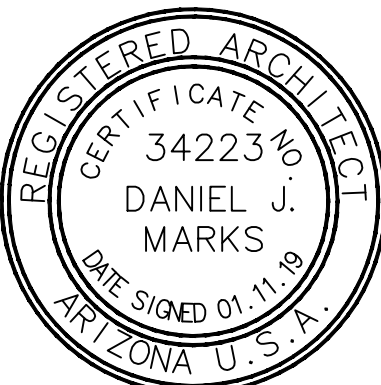


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EXP. DATE 12/31/20

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△	
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△	
△	
△	
△	

MK TYPE: MK9DS_MD

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in the box

MK9DS_MD

SITE
PHOTOMETRIC
PLAN

ES1.1