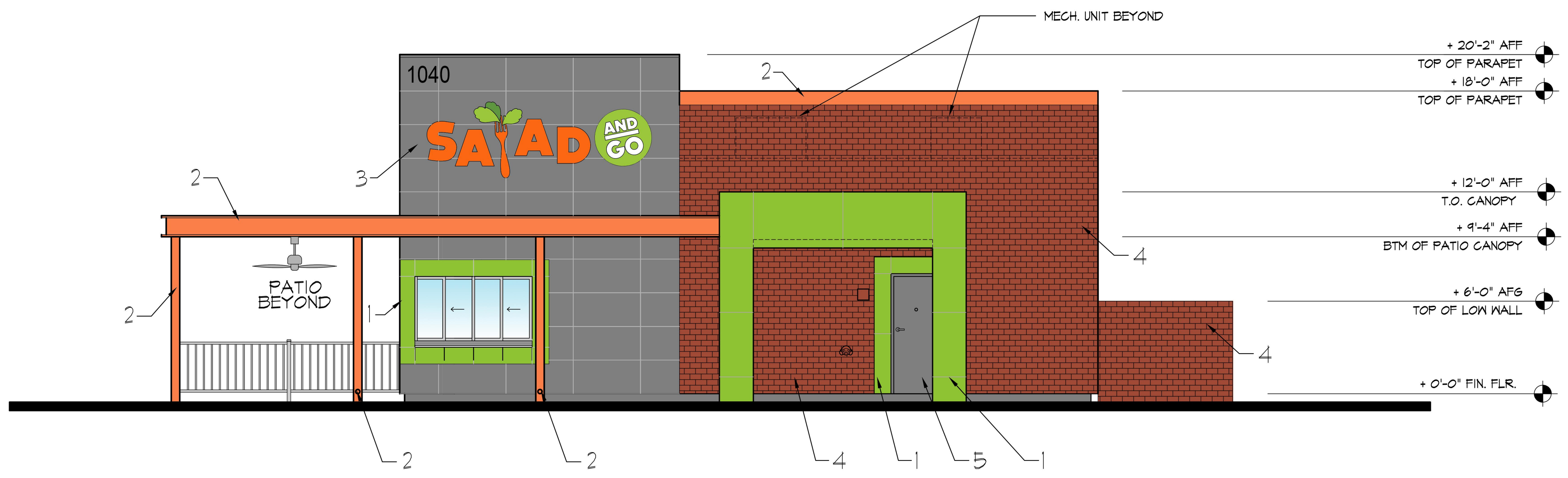


STEWART + REINDERSMA
ARCHITECTURE, PLLC

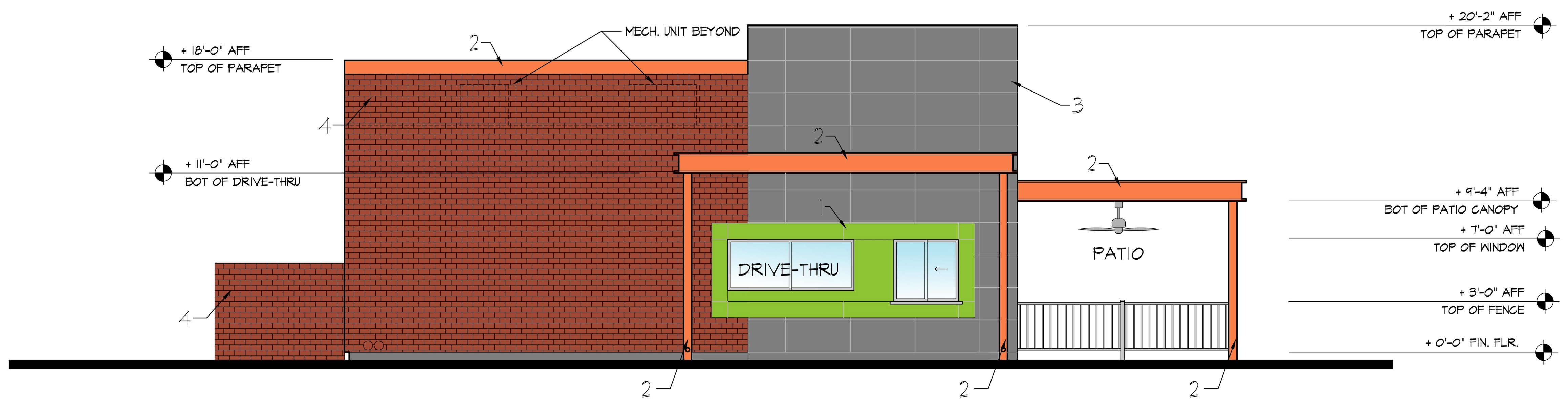
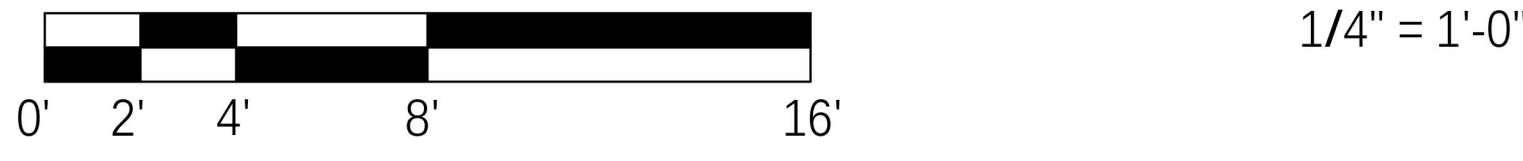
5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



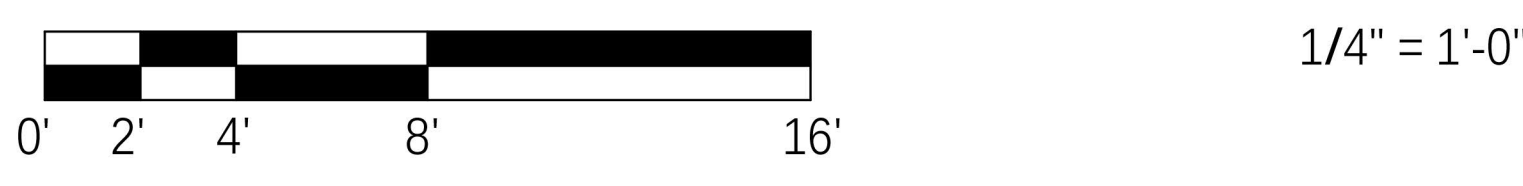
applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



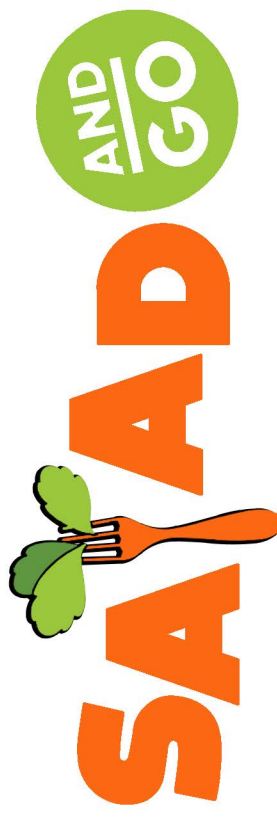
b south elevation



a north elevation

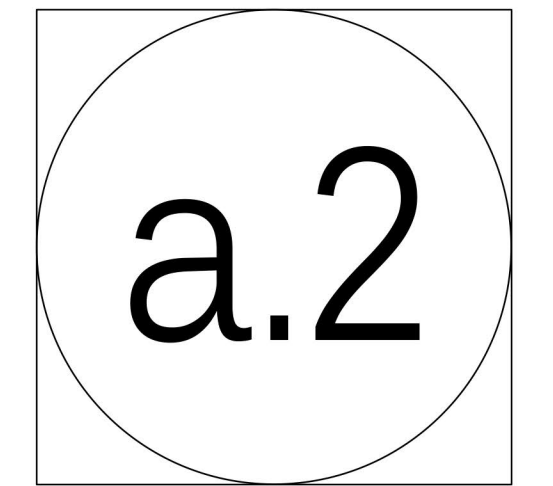


color/ material	
COLOR	MATERIAL
1 	"ELECTRIC LIME" - (SW 6921) BY SHERWIN WILLIAMS STUCCO / MEDIUM FINISH
2 	"TANGERINE DREAM" - (DE 5160) BY DUNN EDWARDS METAL
3 	ALUMINUM GRAY PRE-FINISHED ALUMINUM PANELS
4 	"COLONY RED RANGE" BY BELDEN THIN BRICK
5 	ALUMINUM GRAY METAL

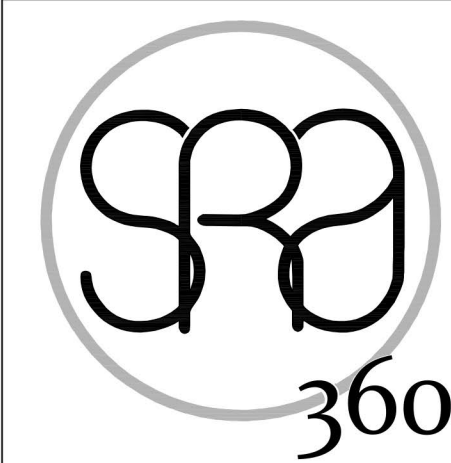


Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:
date: 12/15/15
issued for: DESIGN REVIEW
job no.: 15-062
sheet title: EXTERIOR ELEVATIONS
sheet no.:



This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

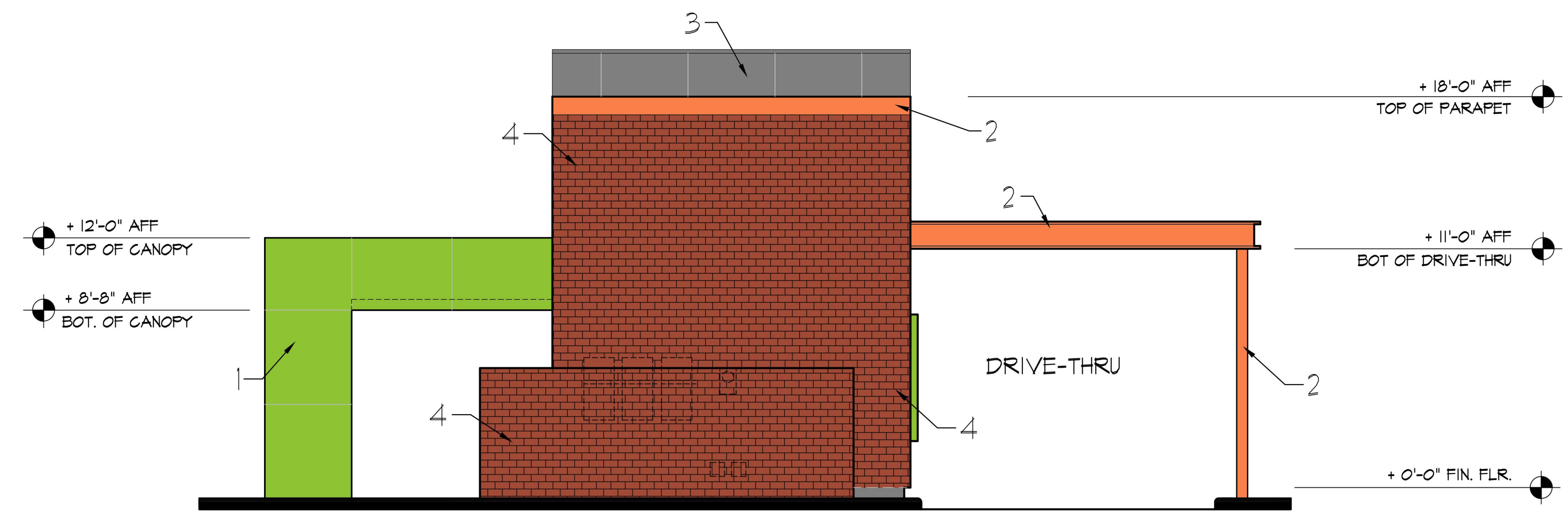


360
STEWART + REINDERSMA
ARCHITECTURE, PLLC

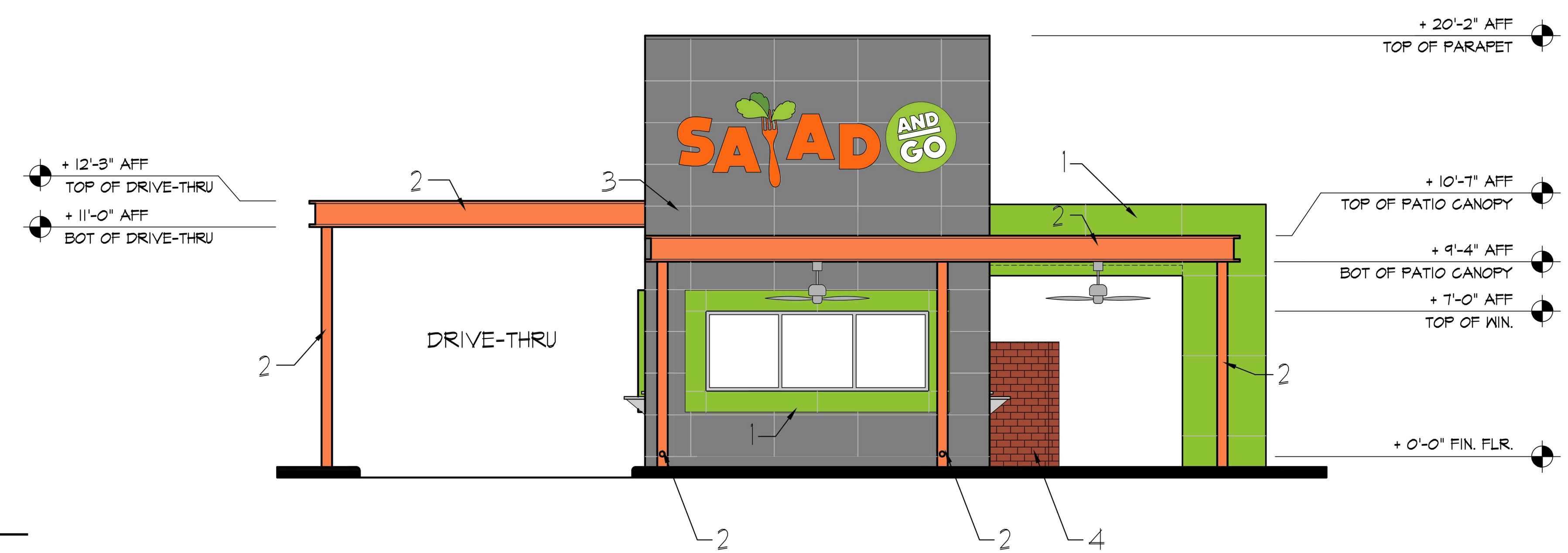
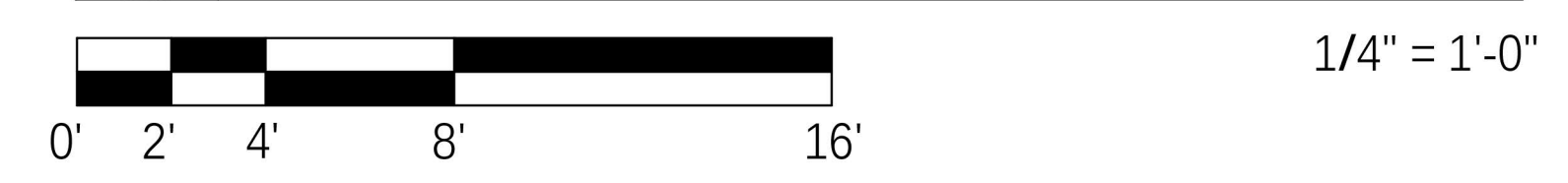
5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



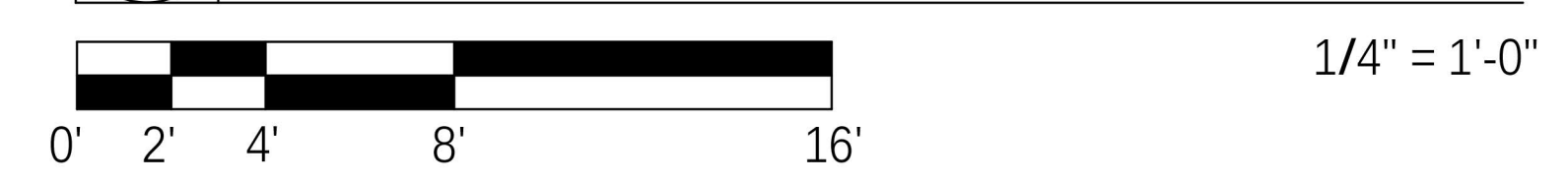
applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



b east elevation



a west elevation



color/ material

	COLOR	MATERIAL
1	"ELECTRIC LIME" - (SW 6921) BY SHERWIN WILLIAMS	STUCCO / MEDIUM FINISH
2	"TANGERINE DREAM" - (DE 5160) BY DUNN EDWARDS	METAL
3	ALUMINUM GRAY	PRE-FINISHED ALUMINUM PANELS
4	"COLONY RED RANGE" BY BELDEN	THIN BRICK
5	ALUMINUM GRAY	METAL



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

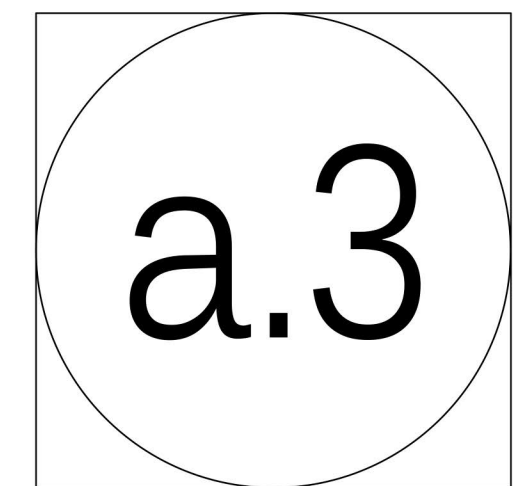
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

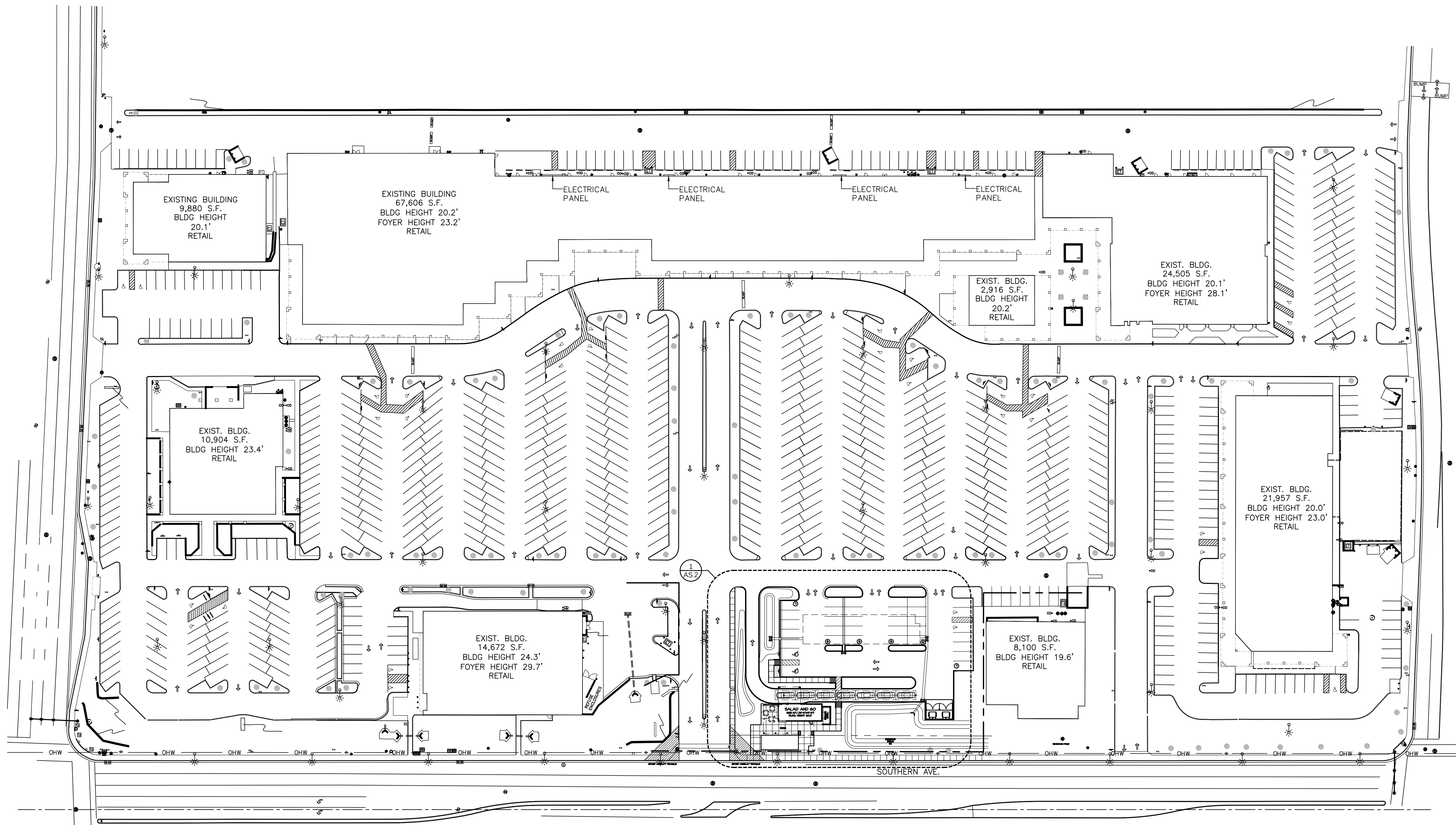
date: 12/15/15
issued for: DESIGN REVIEW

job no.: 15-062

sheet title: EXTERIOR ELEVATIONS

sheet no.:

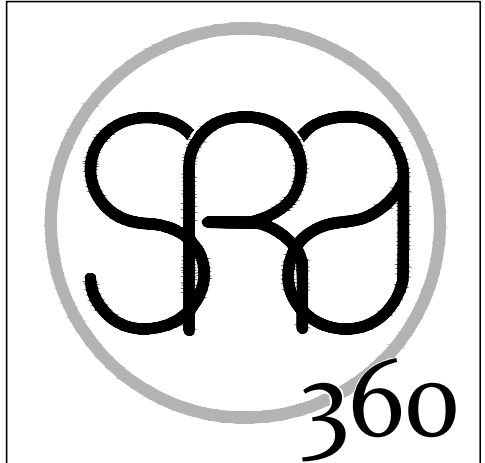
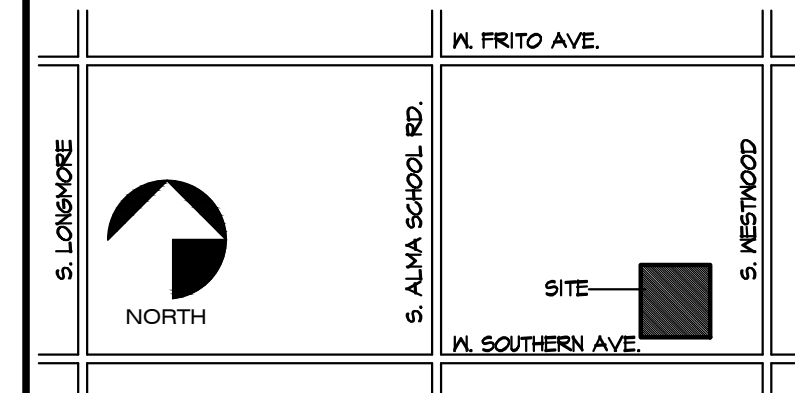




GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE TO 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ZERO FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
5. *ALL SERVICES AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK-FLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.*
6. ASPHALTIC CONCRETE SURFACE PAVING, PAVING ALLOCATION PER CITY OF MESA REQUIREMENTS.
7. *ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.*
8. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
9. SEE CIVIL DRAWINGS FOR LAYOUT DIMENSIONS OF BUILDING, CURB DIMENSIONS, HORIZONTAL CONTROL, PROPERTY DIMENSIONS AND DRIVES.
10. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
11. SEE LANDSCAPE DRAWINGS FOR SITE LANDSCAPE PLANS, DIMENSIONS, TEXTURES, PATTERNS, AND SITE DETAILS.
12. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
13. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
14. WALKWAYS ARE STANDARD GRAY CONCRETE U.N.O. WITH SALTED FINISH.
15. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

VICINITY MAP



STEWART + REZEDERMA ARCHITECTURE, PLLC
 5450 e high street, suite 200
 phoenix, az 85054
 p: 480.515.5123 f: 602.513.7193
 www.sra360.com



applicant/contact:
 hinkson company, llc
 5050 n. 40th st. suite 360
 phoenix, az 85018
 contact: chris hinkson
 t: (480) 794-1887
 c: (480) 329-3887

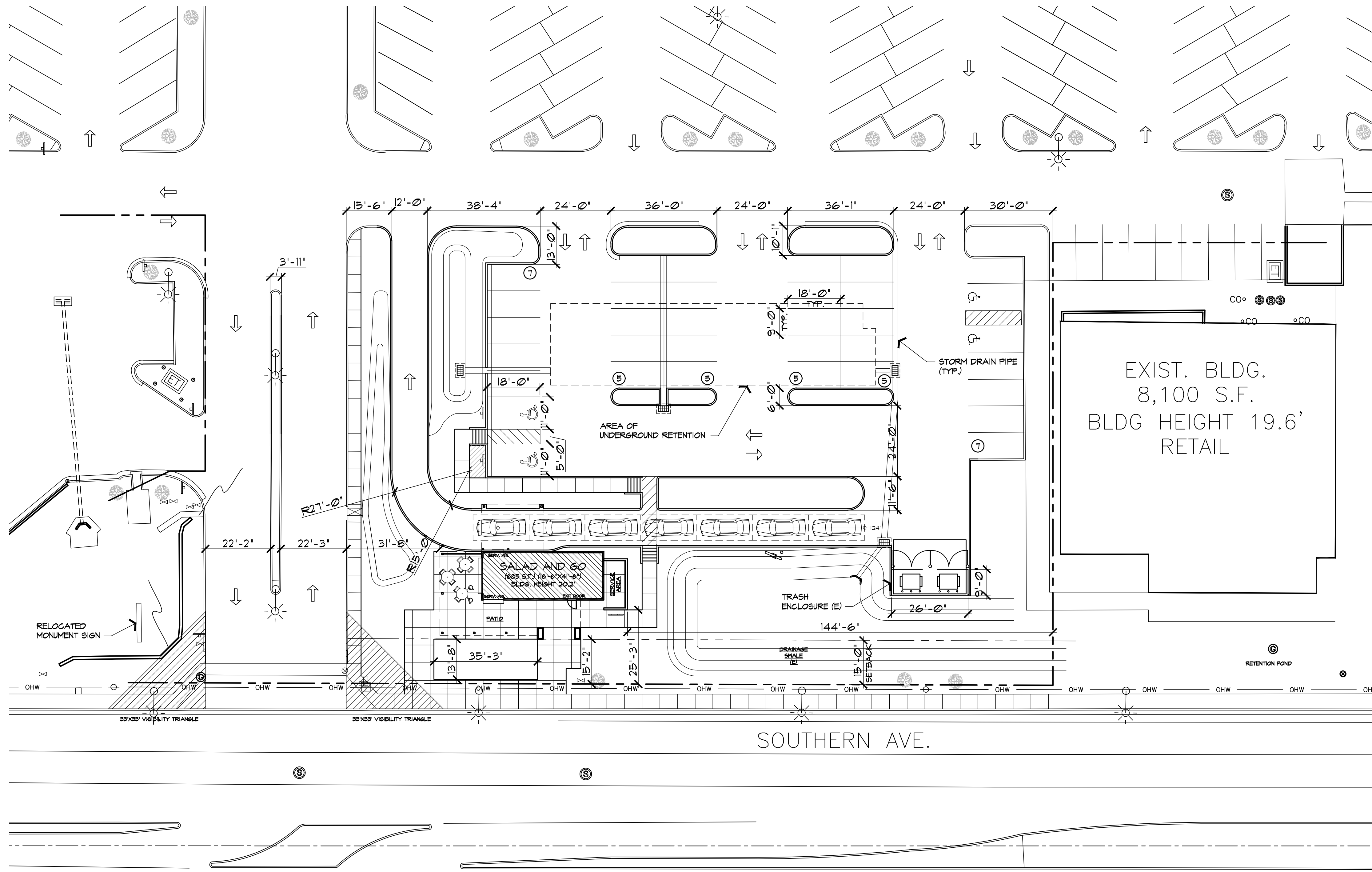
SAJAD AND GO
 Fiesta Commons Shopping Center
 1040 W. Southern Ave.
 Mesa, AZ 85210

project:
 This drawing is an instrument of service and the property of Stewart + Rendszerma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.
 date: 12/15/15
 issued for: DESIGN REVIEW
 job no.: 15-062
 sheet title: SITE PLAN

1 site plan - fiesta commons shopping center
 0' 25' 50' 100' 200'
 1" = 50'-0"



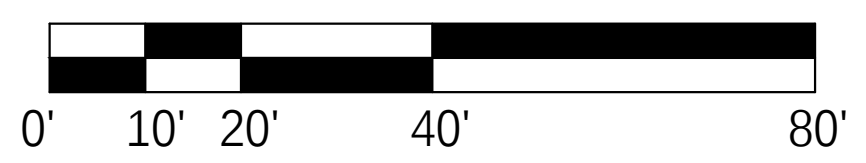
sheet no.:
 as.1



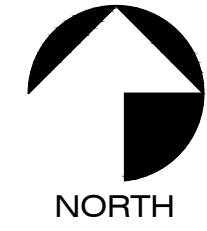
APN:
134-23-002C
COMMERCIAL

APN:
134-23-009C
COMMERCIAL

1 enlarged site plan



1" = 20'-0"



PARKING CALCS.

BUILDING AREA:	
SALAD & GO:	685 SF.
SHADE CANOPY:	875 SF.
DRIVE THRU CANOPY:	354 SF.
TOTAL BLDG. SF.:	1,914 SF.
BUILDING HEIGHT:	20'-2"
PARKING REQ'D:	1/ 100 PREP: 7
	1/ 200 OUTDOOR: 2
SITE PARKING PROVIDED:	27
INCLUDES:	2 ACCESSIBLE
FIESTA COMMONS PARK'G. REQ'D:	129
FIESTA COMMONS PARK'G. PROVIDED:	160
INCLUDES:	30 ACCESSIBLE

BREAKDOWN OF FIESTA COMMONS REQUIRED PARKING BY USE:

BIG LOTS:	30,000 SF / 375 = 80 SPACES
EASY HOME:	5,407 SF / 375 = 15 SPACES
PRIMERICA:	1,800 SF / 375 = 5 SPACES
INTERMOUNTAIN STAFFING:	900 SF / 375 = 3 SPACES
CUSTOM KREATIONS:	1,735 / 375 = 5 SPACES
AVENUE:	5,000 SF / 375 = 14 SPACES
DOLLAR TREE:	9,460 SF / 375 = 26 SPACES
EPIC THRIFT:	12,383 SF / 375 = 34 SPACES
BLAST FITNESS:	20,700 SF / 100 = 207 SPACES
KIDS CAN DOODLE:	9,405 SF / 375 SF = 26 SPACES
BOULDERS ON SOUTHERN:	
	4,340 SF INDOOR / 75 = 66 SPACES
	1,260 SF OUTDOOR / 200 = 7 SPACES
HIBACHI GRILL:	10,800 SF / 75 = 144 SPACES
SALAD AND GO:	
	685 SF INDOOR PREP / 100 = 7 SPACES
	226 SF OUTDOOR SEATING / 200 = 2 SPACES
NON-TENANT SPACES:	24,023 SF / 215 = 88 SPACES
TOTAL REQUIRED SPACES:	129

SITE DATA

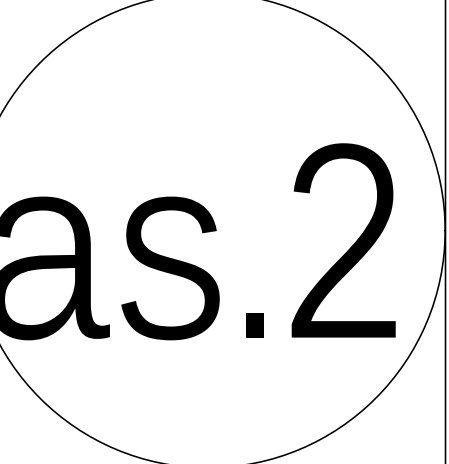
SCOPE:	A NEW DRIVE THRU SALAD & GO AND COVERED PATIO AREA
ADDRESS:	1040 W. SOUTHERN AVE. MESA, ARIZONA 85210
PROPOSED USE:	DRIVE-THRU SALAD & GO
ZONING:	LC (CITY OF MESA)
CONST. TYPE:	V-B (SPRINKLERED)
SECT./TWN./RG.	28 IN 5E
OCCUPANCY:	B, LESS THAN 50 (A-2)
BUSINESS AREA:	685 S.F./100 = 7 OCC.
OUTDOOR SEATING:	226 S.F./15 = 16 OCC.
TOTAL OCC.:	23 OCCS.
APN:	134-19-007F
CASE HISTORY:	SFM19-007, Z74-078, Z76-013, SPR19-001, BA80-021, BA14-020, ZA89-022, ZA11-001
SITE AREA (GROSS & NET):	691,035 S.F.
LOT DISTURBANCE:	14,956 S.F. (.34 AC)
BLDG. AREA:	161,225 S.F.
LOT COVERAGE:	23.3%
LANDSCAPED AREA:	102,341 S.F.
LANDSCAPE COVERAGE:	14.8%

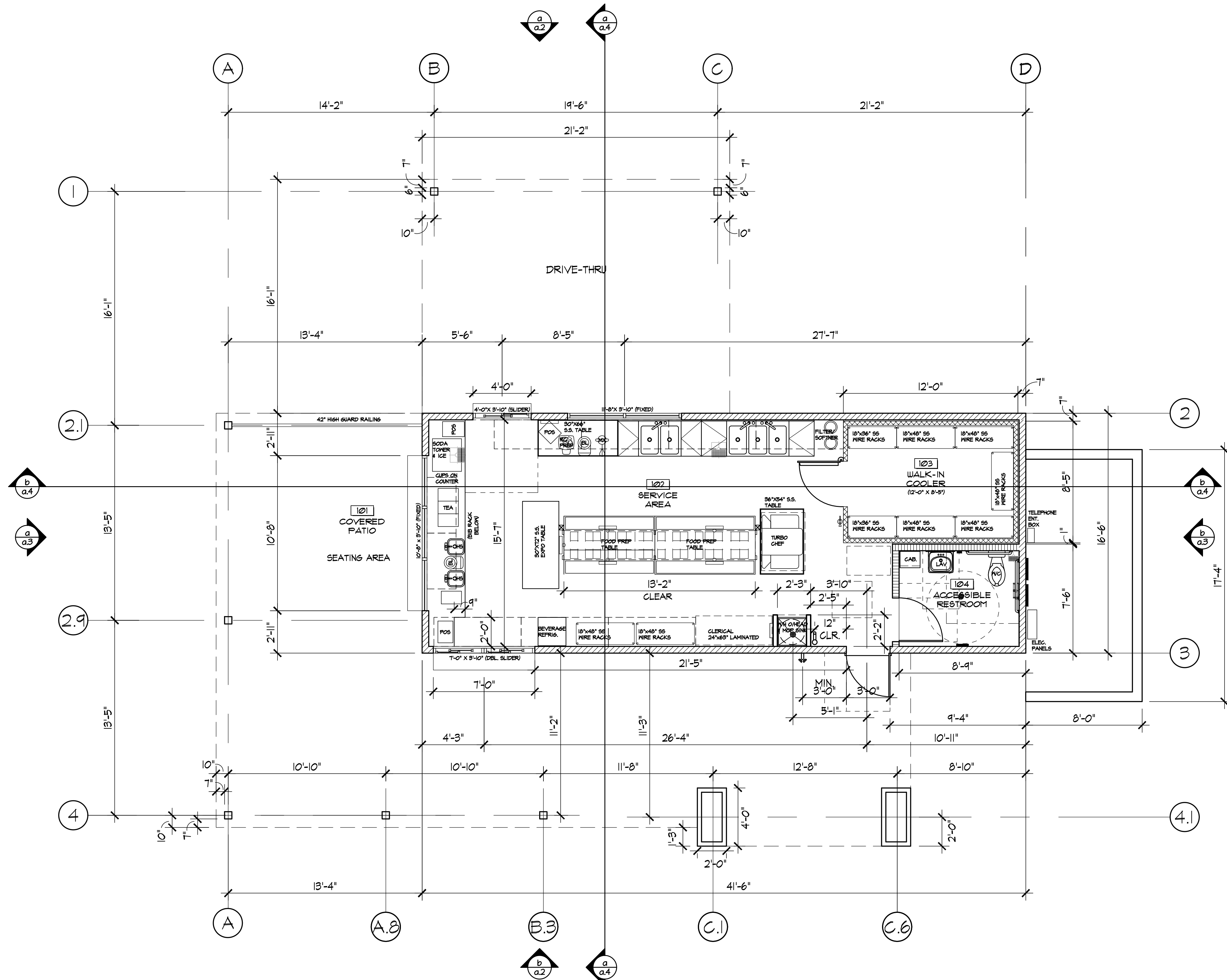


applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 300
phoenix, az 85018
contact chris hinkson
t: (480) 794-1887
c: (480) 329-3887

SALAD AND GO
Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

date:	12/15/15
issued for:	DESIGN REVIEW
job no.:	15-062
sheet title:	ENLARGED SITE PLAN
sheet no.:	

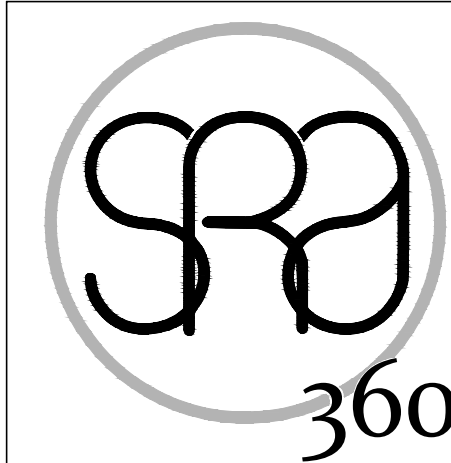




1 floor plan

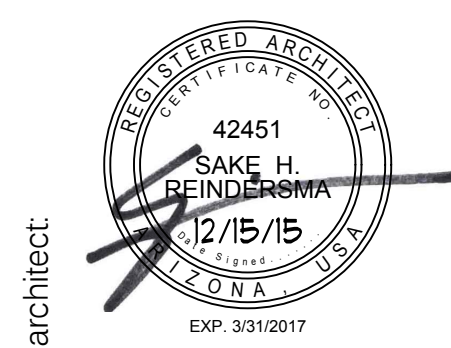


1/4" = 1'-0"



360
STEWART + REINDERSMA
ARCHITECTURE, PLLC

5450 e high street, suite 200
phoenix, az 85054
p. 480.515.5123 f. 602.513.7193
www.sra360.com



applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887

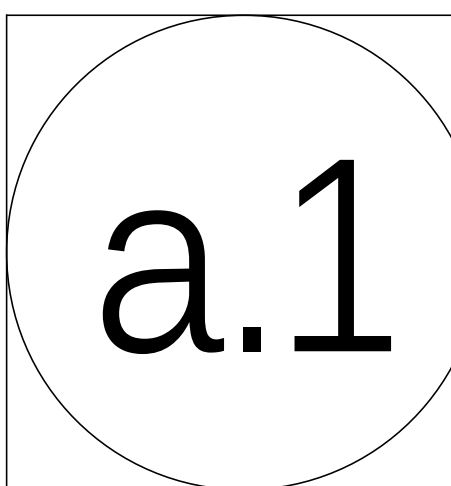


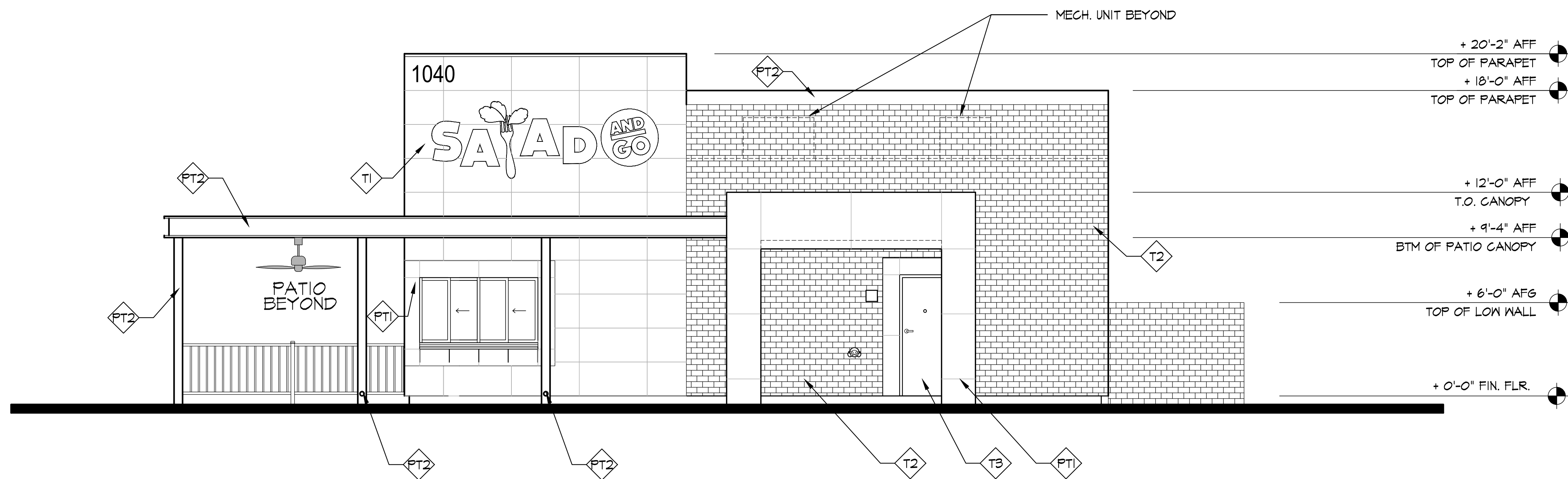
Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

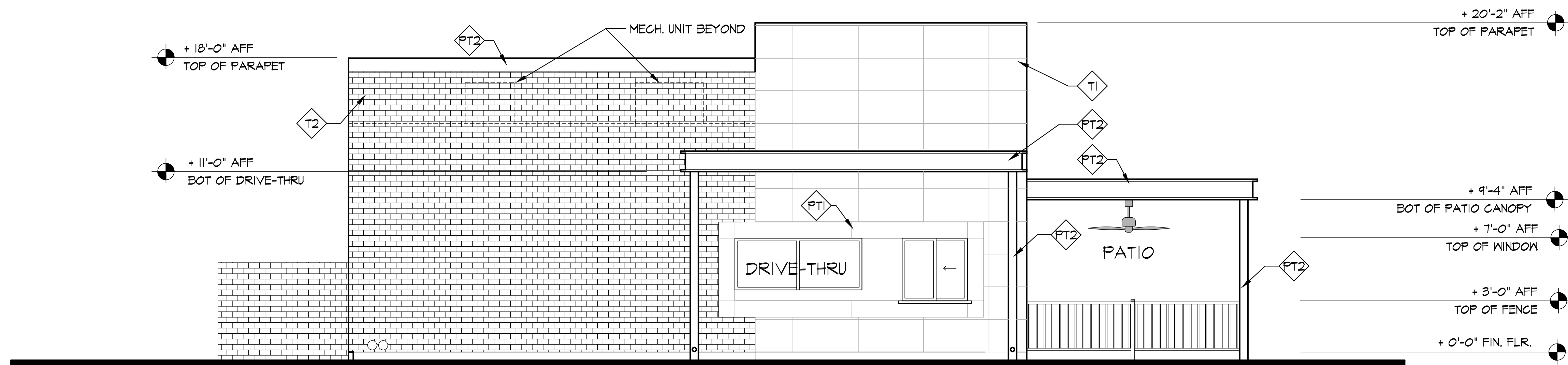
date: 12/15/15
issued for: DESIGN REVIEW
job no.: 15-062
sheet title: FLOOR PLAN

sheet no.:

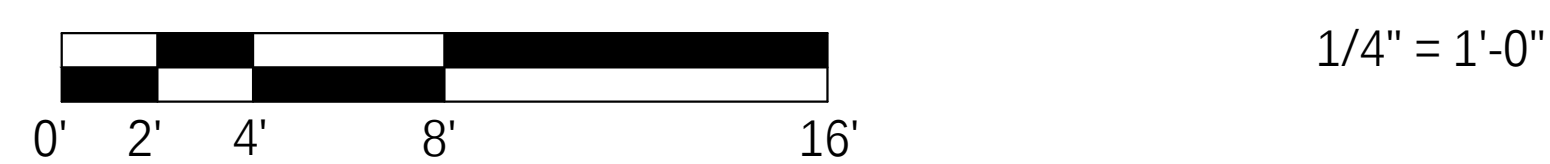









b south elevation

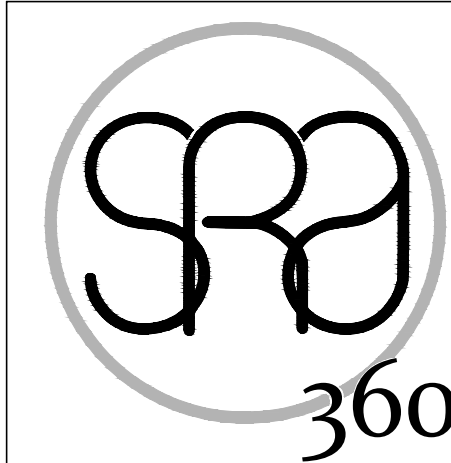


a north elevation



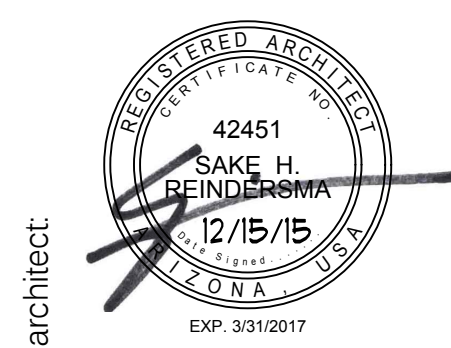
FINISH LEGEND & SYM.

-  PAINT - SHERWIN WILLIAMS, "ELECTRIC LIME" (SW6421)
-  PAINT - DUNN EDWARDS, "TANGERINE DREAM" (DE5160)
-  PRE-FINISHED ALUMINUM PANELS
-  BRICK - BELDEN, "COLONY RED RANGE"
-  ALUMINUM GRAY H.M. DOOR



STEWART + REINDERSMA ARCHITECTURE, PLLC

5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



architect: **STEVE H. REINDERSMA**
EXP. 3/31/2017

applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

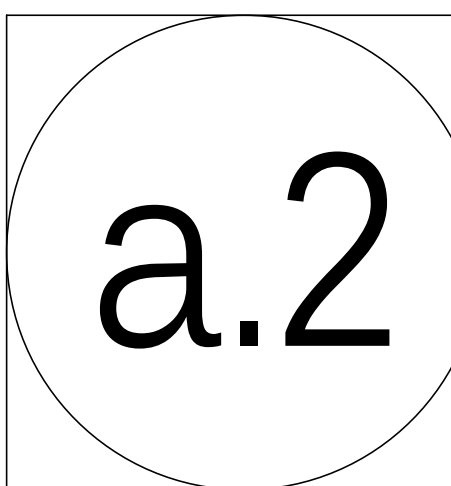
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

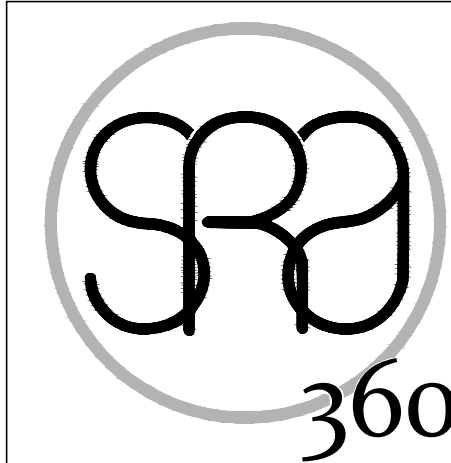
date: 12/15/15
issued for: DESIGN REVIEW

job no.: 15-062

sheet title: EXTERIOR ELEVATIONS

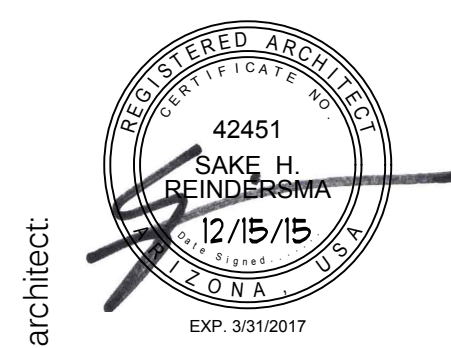
sheet no.:



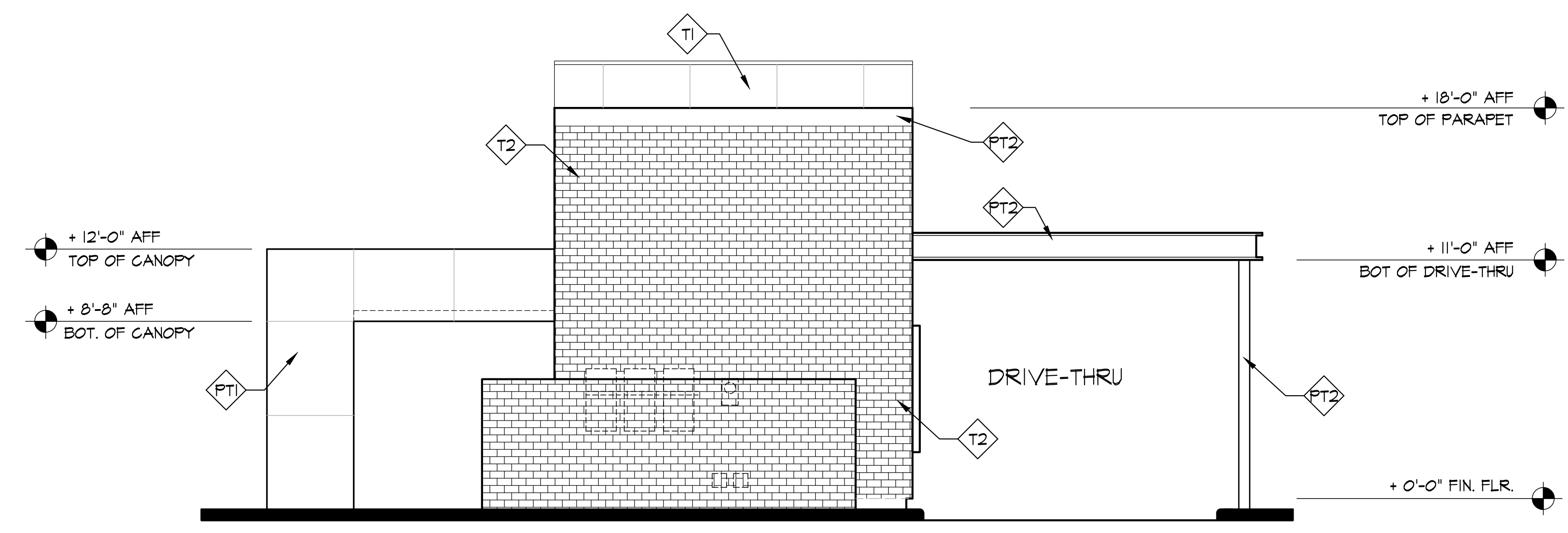


STEWART + REINDERSMA ARCHITECTURE, PLLC

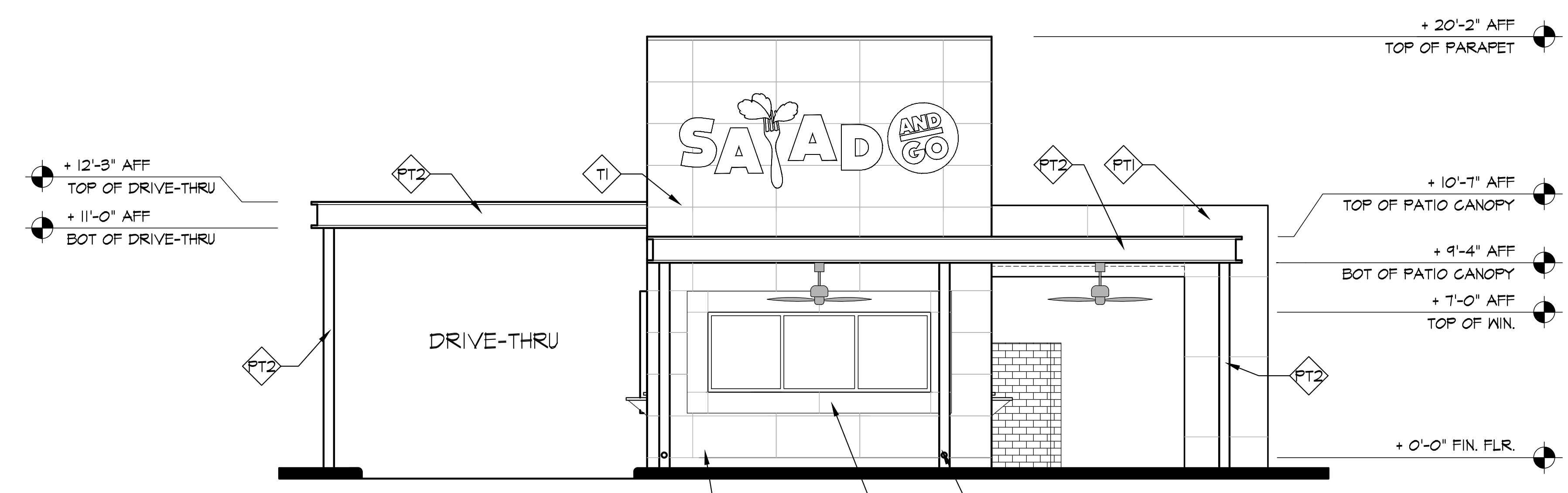
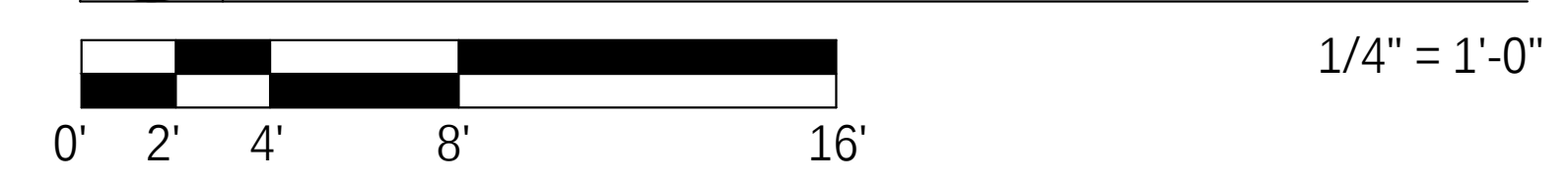
5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



b east elevation

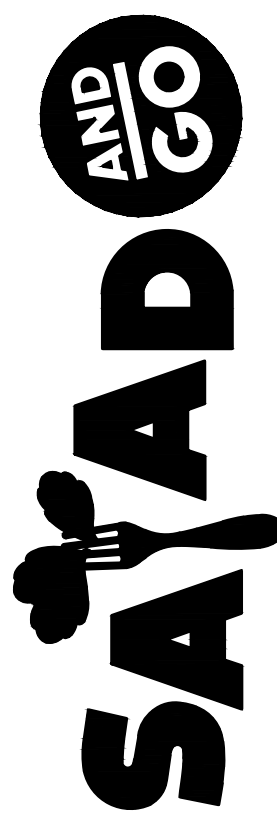


a west elevation



FINISH LEGEND & SYM.

- PAINT - SHERWIN WILLIAMS: "ELECTRIC LIME" (SW642)
- PAINT - DUNN EDWARDS: "TANGERINE DREAM" (DE3160)
- PRE-FINISHED ALUMINUM PANELS
- BRICK - BELDEN: "COLONY RED RANGE"
- ALUMINUM GRAY H.M. DOOR



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

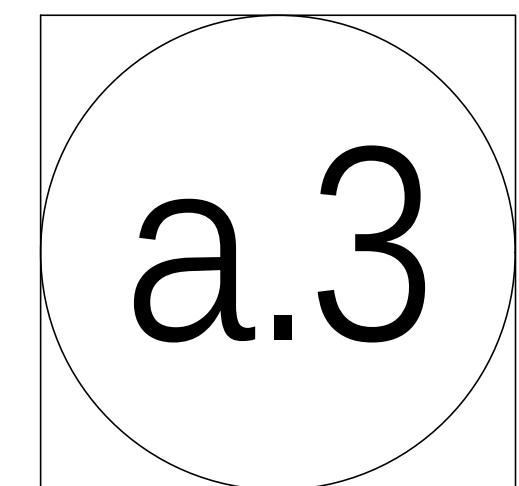
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

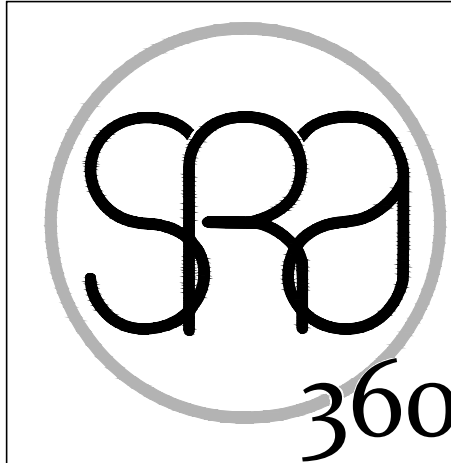
date: 12/15/15
issued for: DESIGN REVIEW

job no.: 15-062

sheet title: EXTERIOR ELEVATIONS

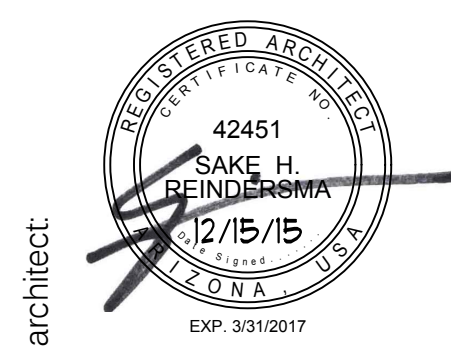
sheet no.:





**STEWART + REINDERSMA
ARCHITECTURE, PLLC**

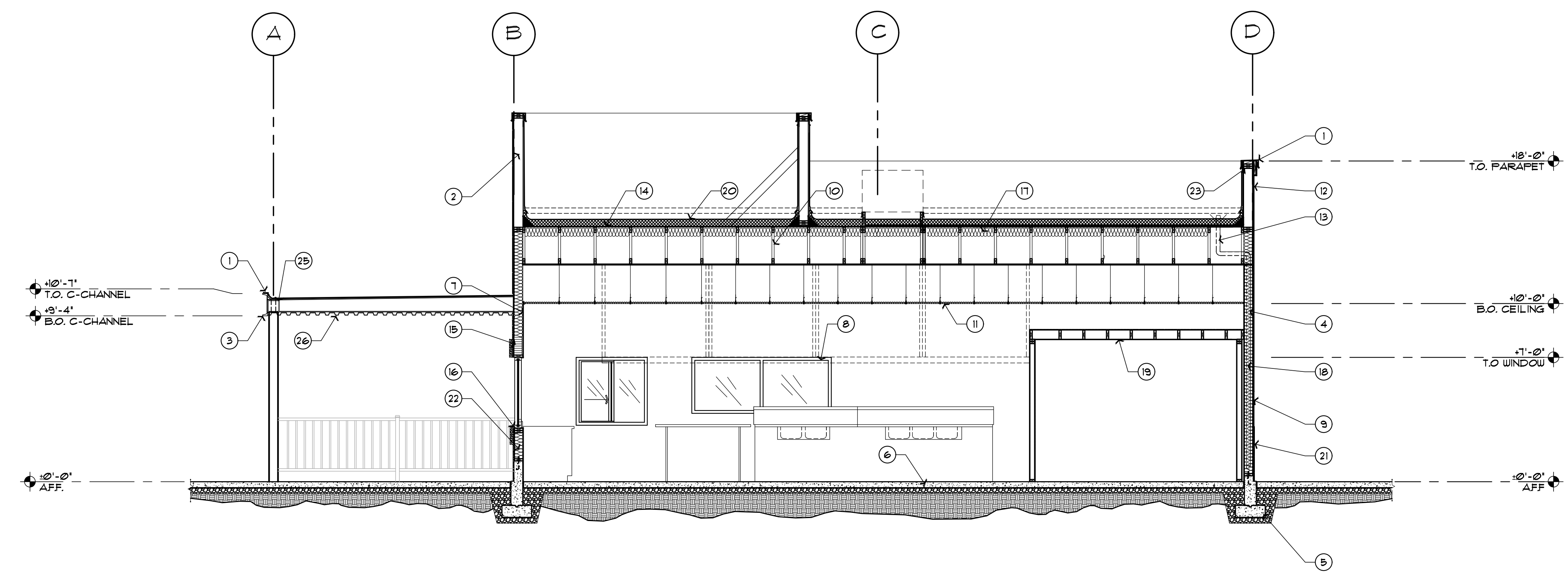
5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



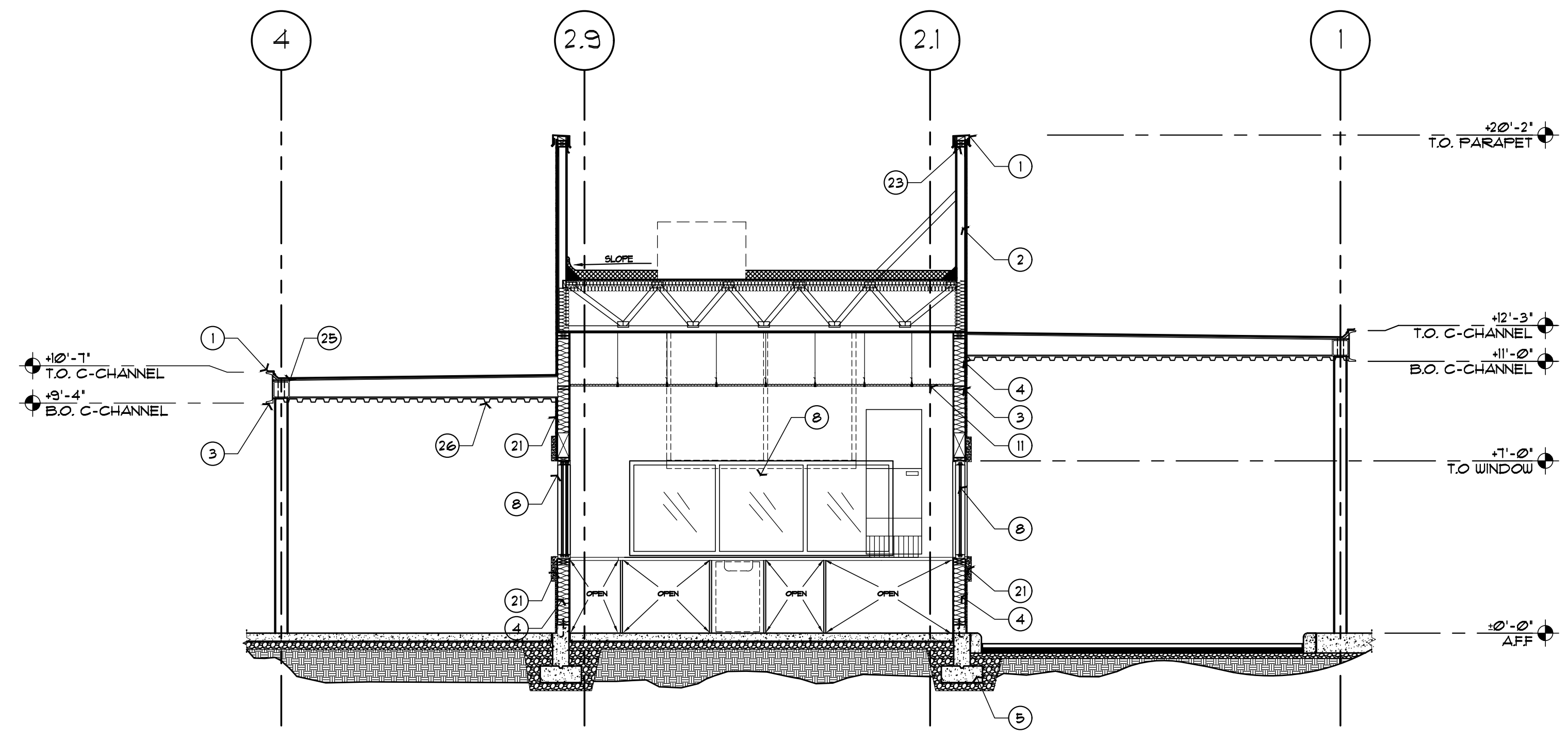
applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887

KEYED NOTES

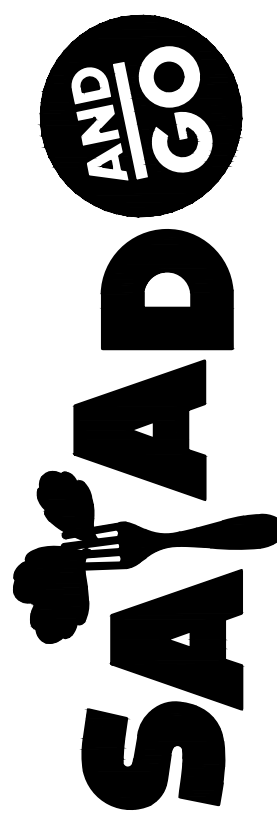
- ① SHEET METAL CAP
- ② 2x6 PARAPET - INTEGRAL TO TRUSS, WHERE OCCURS
- ③ C15X33.9 CHANNEL
- ④ WOOD FRAMED EXTERIOR WALLS
- ⑤ CONCRETE FOOTING
- ⑥ CONCRETE SLAB
- ⑦ 5/8" CDX PLYWOOD W/ FRP
- ⑧ WINDOW - SEE WINDOW SCHEDULE
- ⑨ TILE BAND. SEE EXTERIOR ELEVATIONS.
- ⑩ MANUFACTURED ROOF TRUSS
- ⑪ SUSPENDED CEILING SYSTEM
- ⑫ STUCCO 'FOAM SHAPED' PARAPET
- ⑬ ROOF DRAIN AND OVERFLOW
- ⑭ 1/2" SHEATHING
- ⑮ GLU-LAM BEAM
- ⑯ DRIP EDGE FLASHING W/ SEALANT
- ⑰ R-38 INSULATION
- ⑱ R-19 INSULATION
- ⑲ WALK-IN COOLER, PER MANUFACTURER
- ⑳ FOAM ROOF SYSTEM
- ㉑ WESTERN ONE-KOTE EXT. FIN. SYSTEM (PER ICC REPORT ESR-1607)
- ㉒ 2x6 STUD
- ㉓ DOUBLE TOP PLATE
- ㉔ 2x WOOD FRAMING
- ㉕ 8" SQ. HSS WITH 3" ROOF DRAIN
- ㉖ PLB-36 STEEL DECK



b preliminary building section
1/4" = 1'-0"
0' 2' 4' 8' 16'



a preliminary building section
1/4" = 1'-0"
0' 2' 4' 8' 16'



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

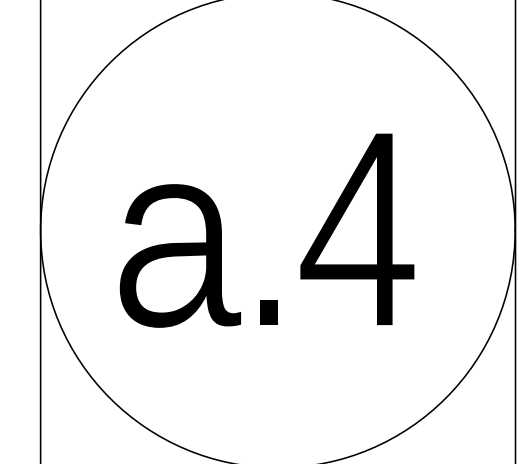
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 12/15/15
issued for: DESIGN REVIEW

job no.: 15-062

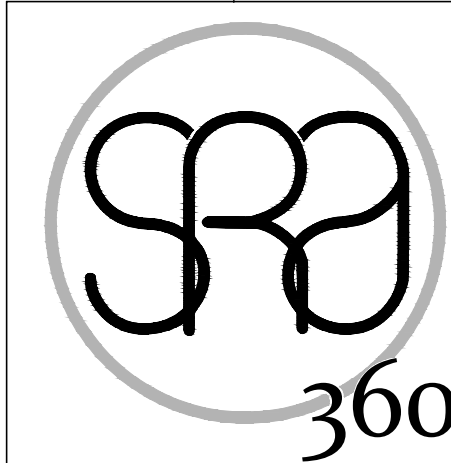
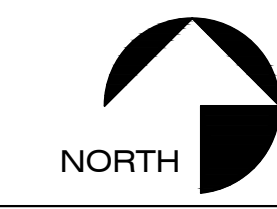
sheet title: BUILDING SECTIONS

sheet no.:

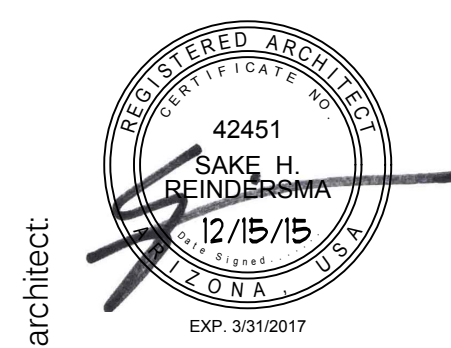




1 aerial map



360
 STEWART + REINDERSMA
 ARCHITECTURE, PLLC
 5450 e high street, suite 200
 phoenix, az 85054
 p: 480.515.5123 f: 602.513.7193
 www.sra360.com

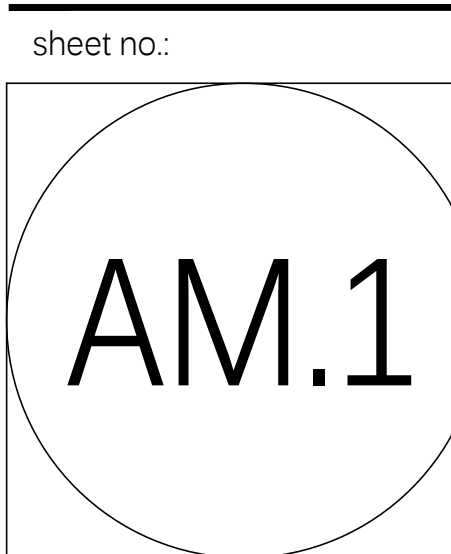


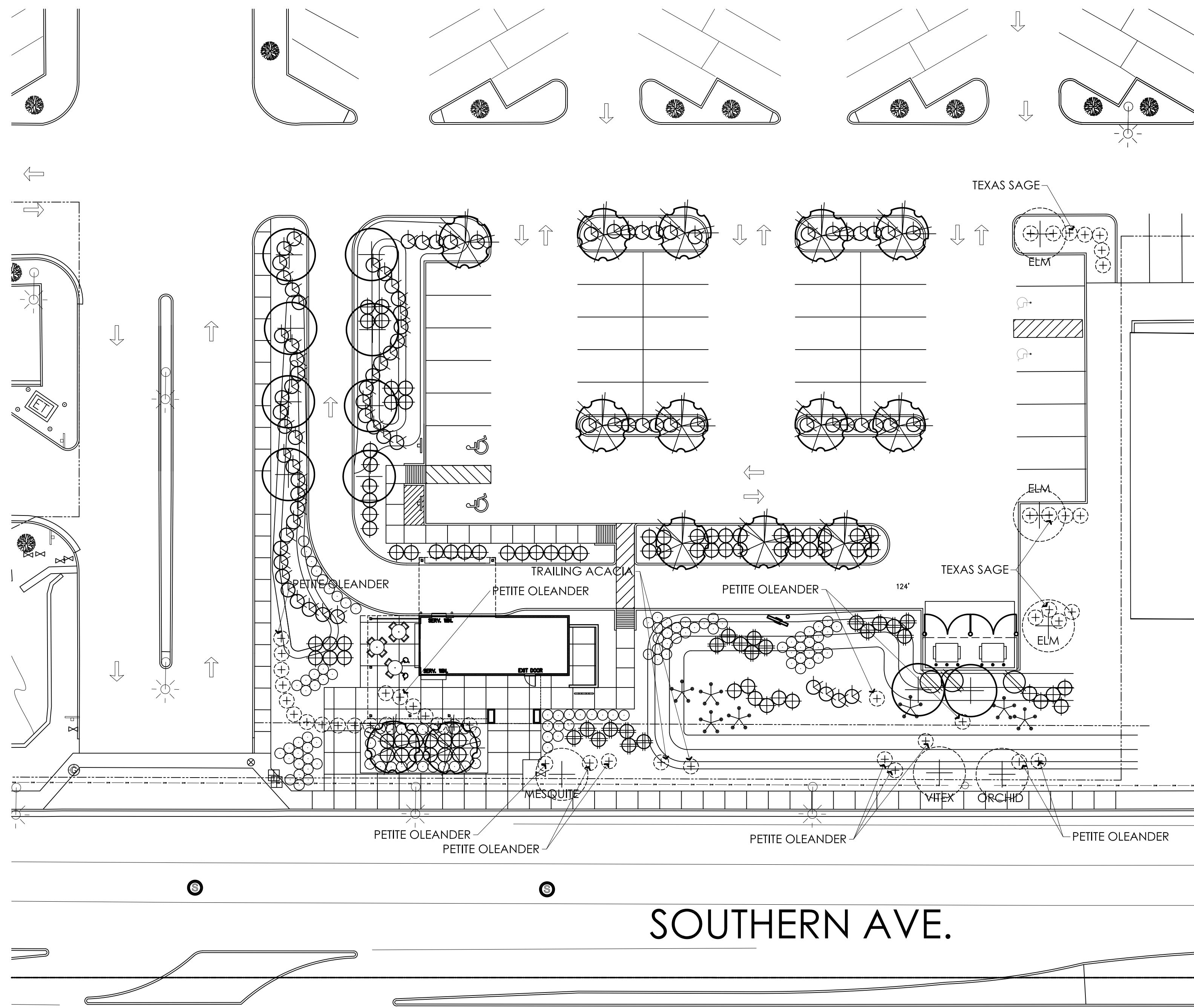
applicant/contact:
 hinkson company, llc
 5050 n. 40th st. suite 350
 phoenix, az 85018
 contact: chris hinkson
 t: (480) 794-1887
 c: (480) 329-3887



Fiesta Commons Shopping Center
 1040 W. Southern Ave.
 Mesa, AZ 85210

project:
 This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.
 date: 12/15/15
 issued for: DESIGN REVIEW
 job no.: 15-062
 sheet title: AERIAL MAP





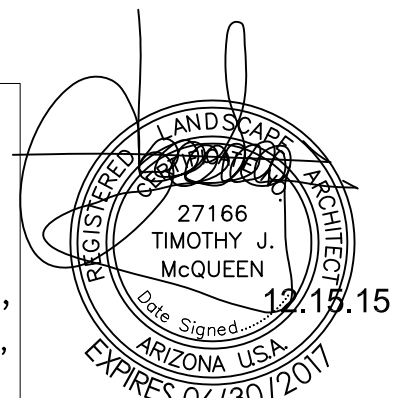
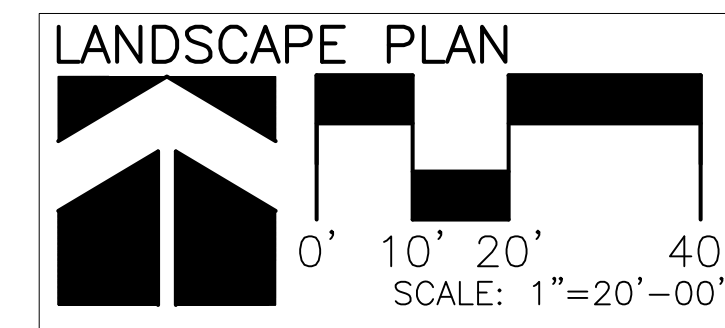
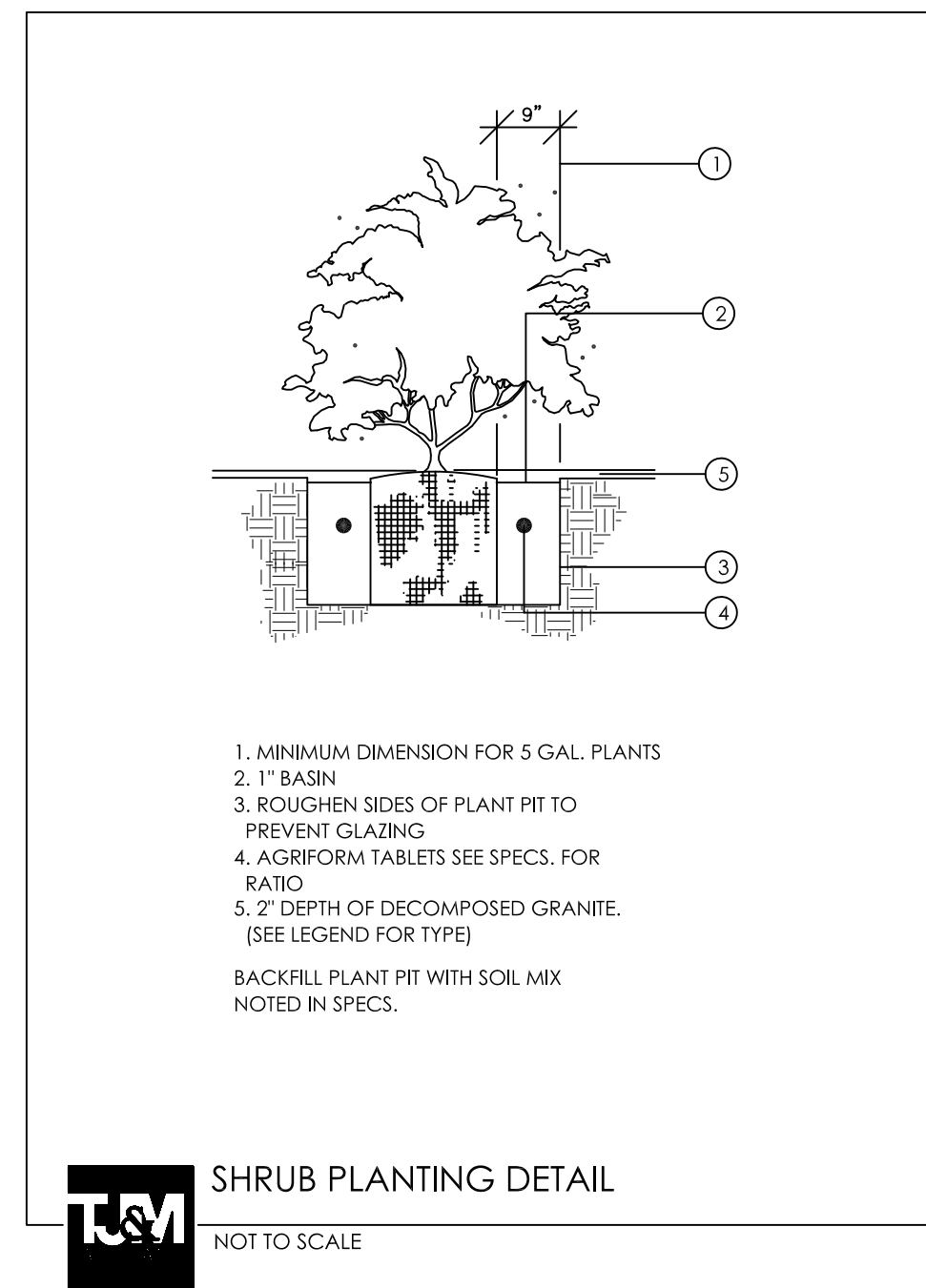
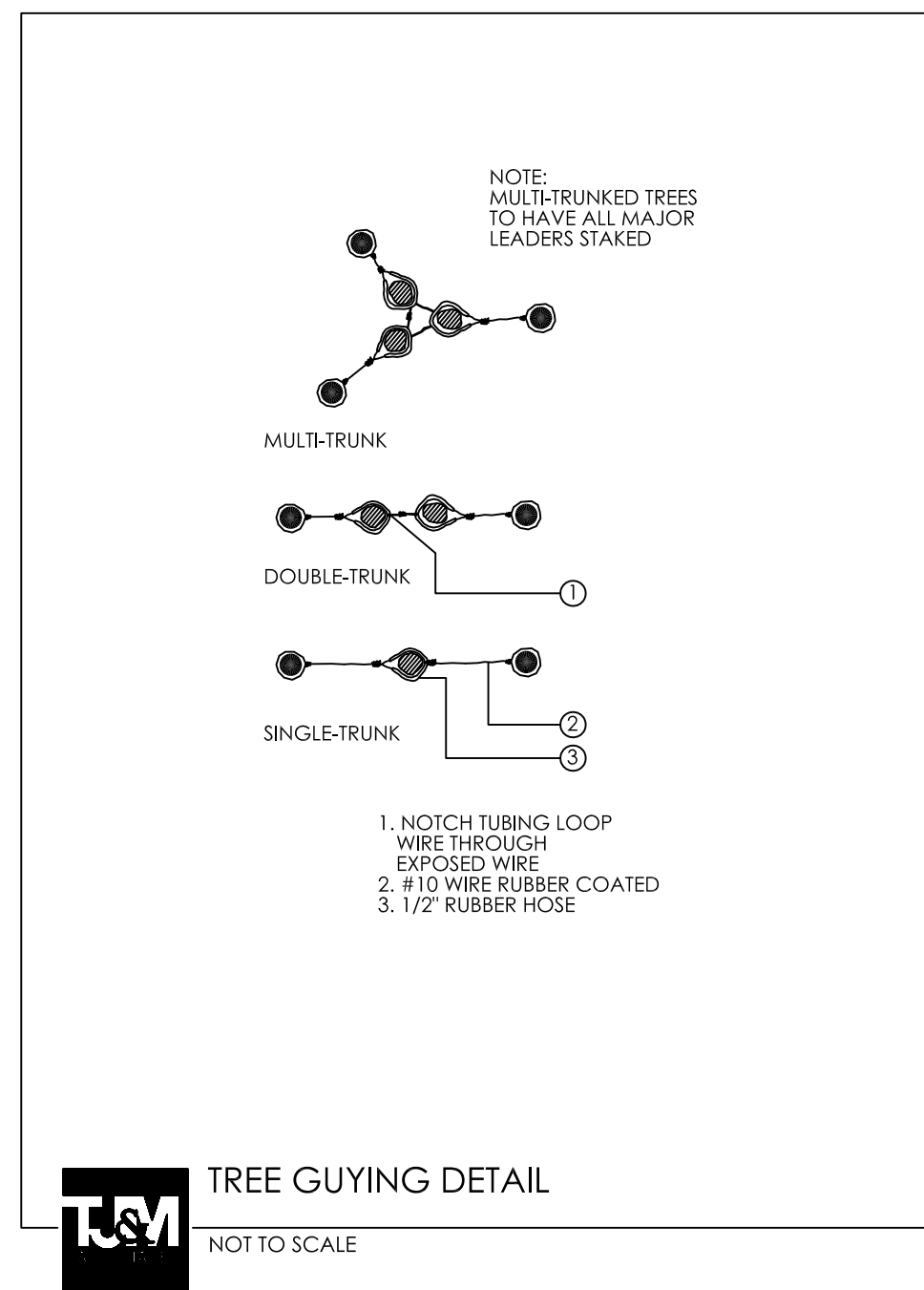
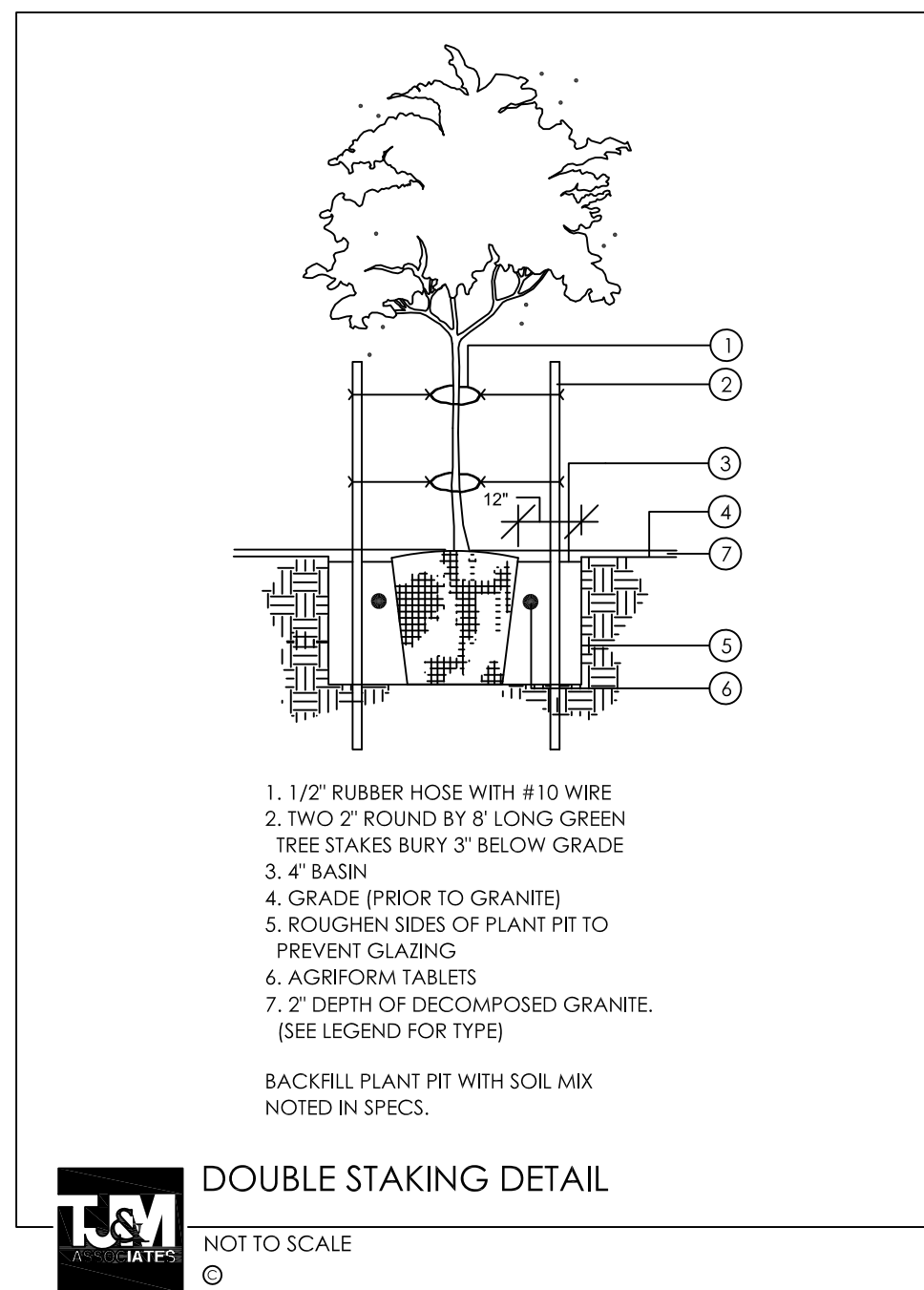
SOUTHERN AVE.

LANDSCAPE LEGEND

- CERCIDIUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE
36" BOX (MATCHING)
- PROSOPIS CHILENSIS
CHILEAN MESQUITE
24" BOX
- EXISTING TREE
PROTECT FROM CONSTRUCTION
- EXISTING SHRUB
PROTECT FROM CONSTRUCTION
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING GRANITE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF MESA
LANDSCAPE NOTES

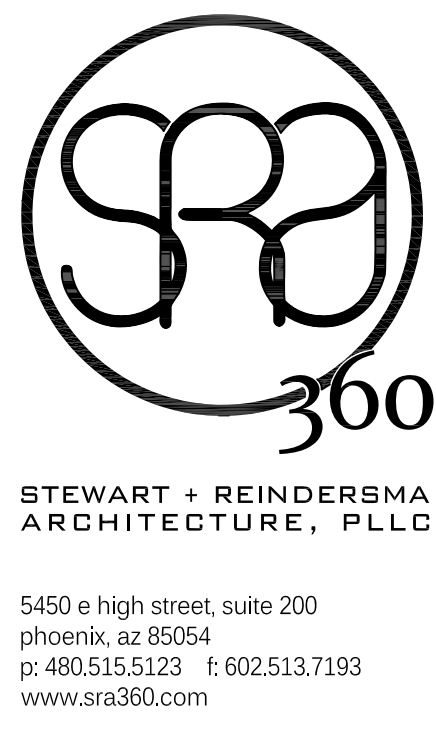
1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
 2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
 4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
 5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
 6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.
- ARTERIAL STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED:
TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS):**
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjma.net



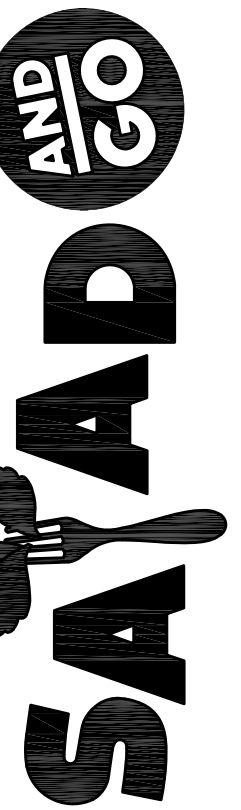
T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, PLLC, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



architect:

applicant/contact:

hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

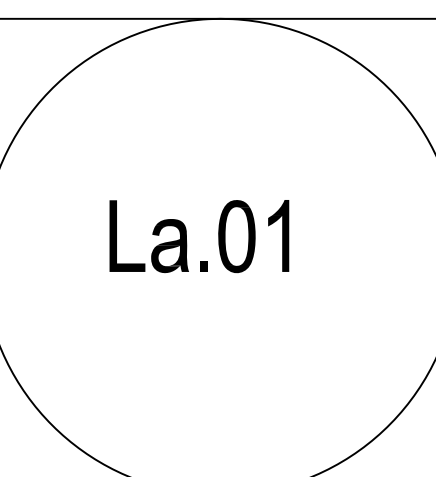
date: 12/15/15

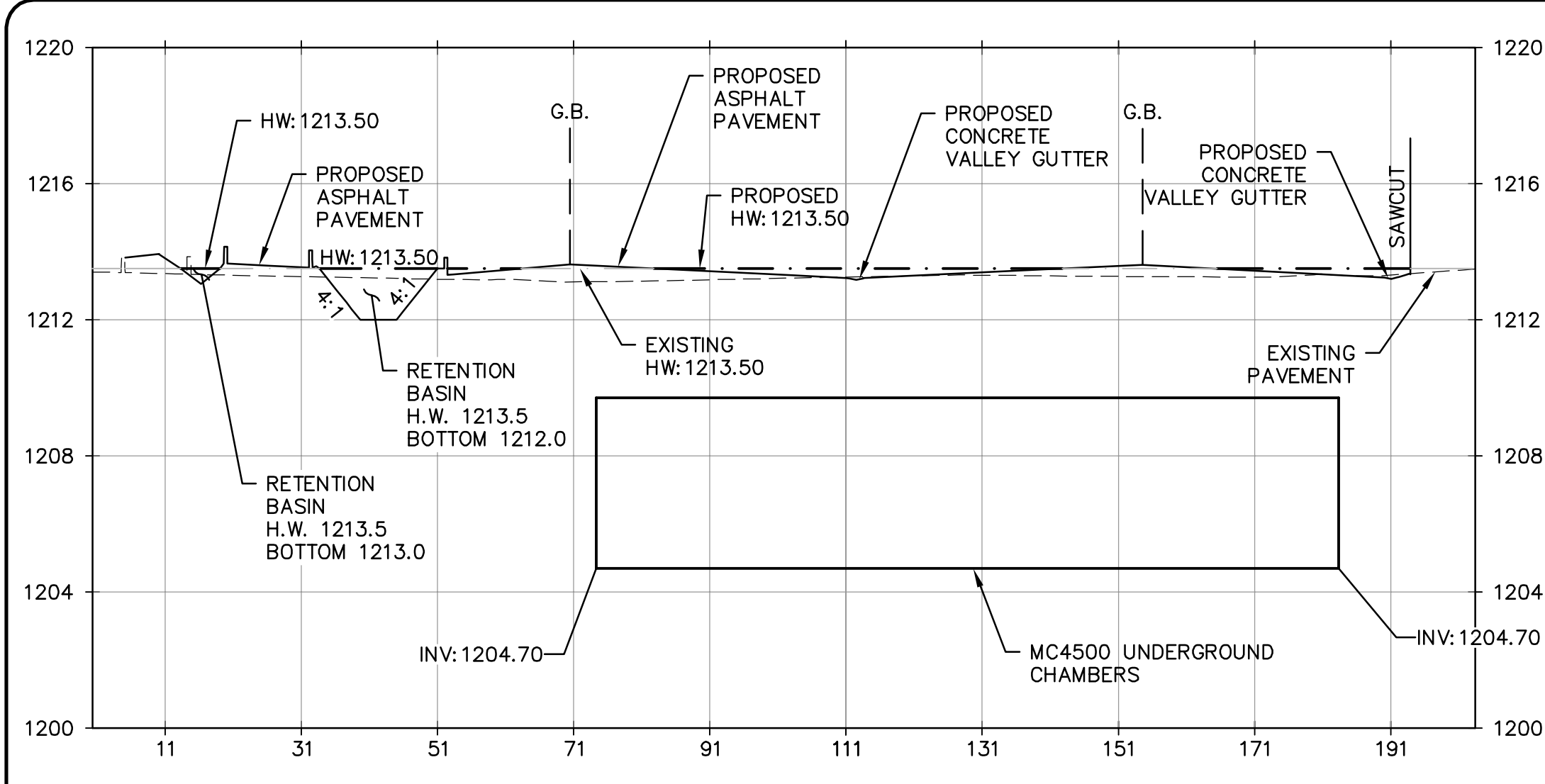
issued for:

job no: 15-062

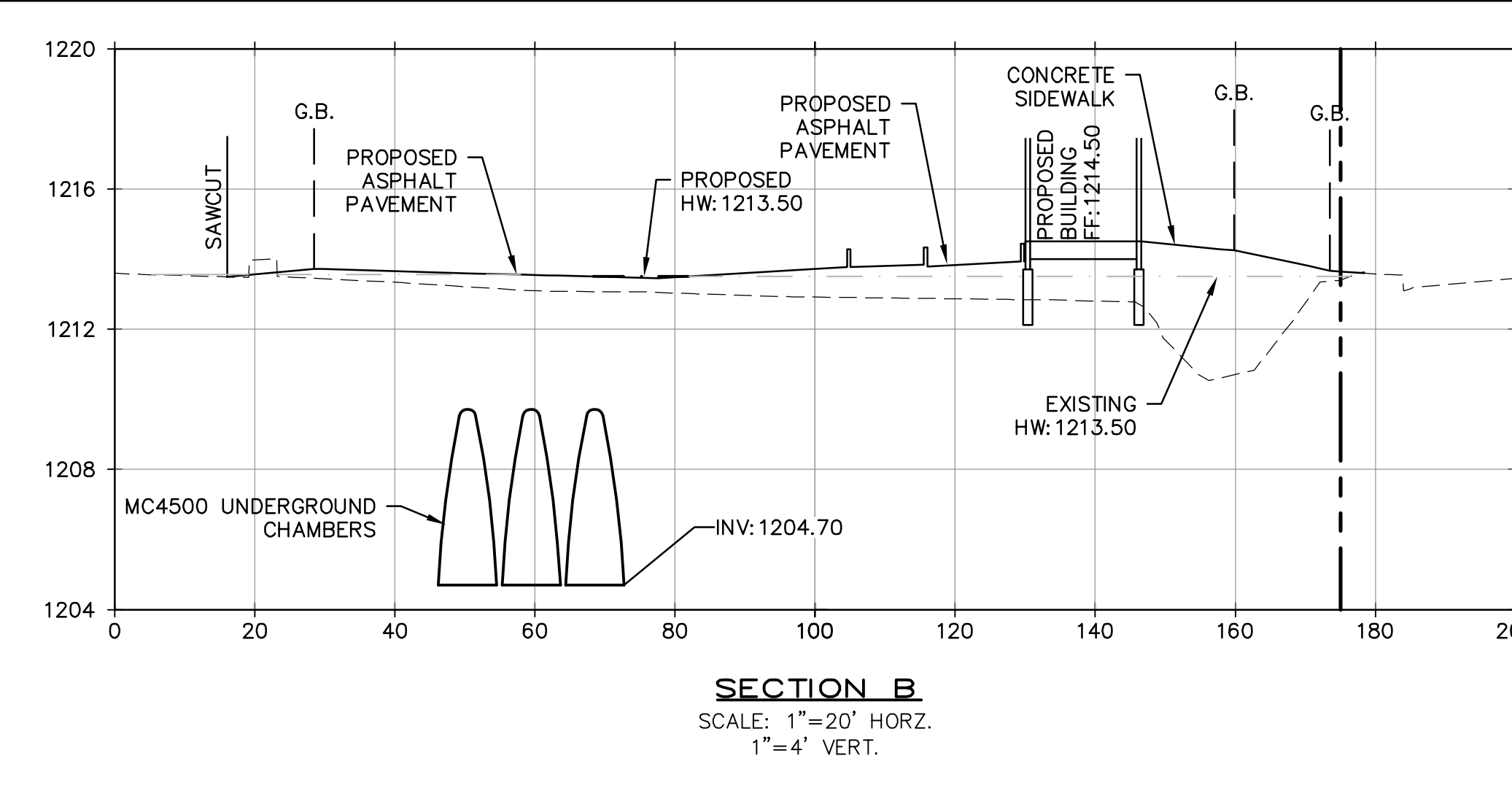
sheet title:

sheet no.:

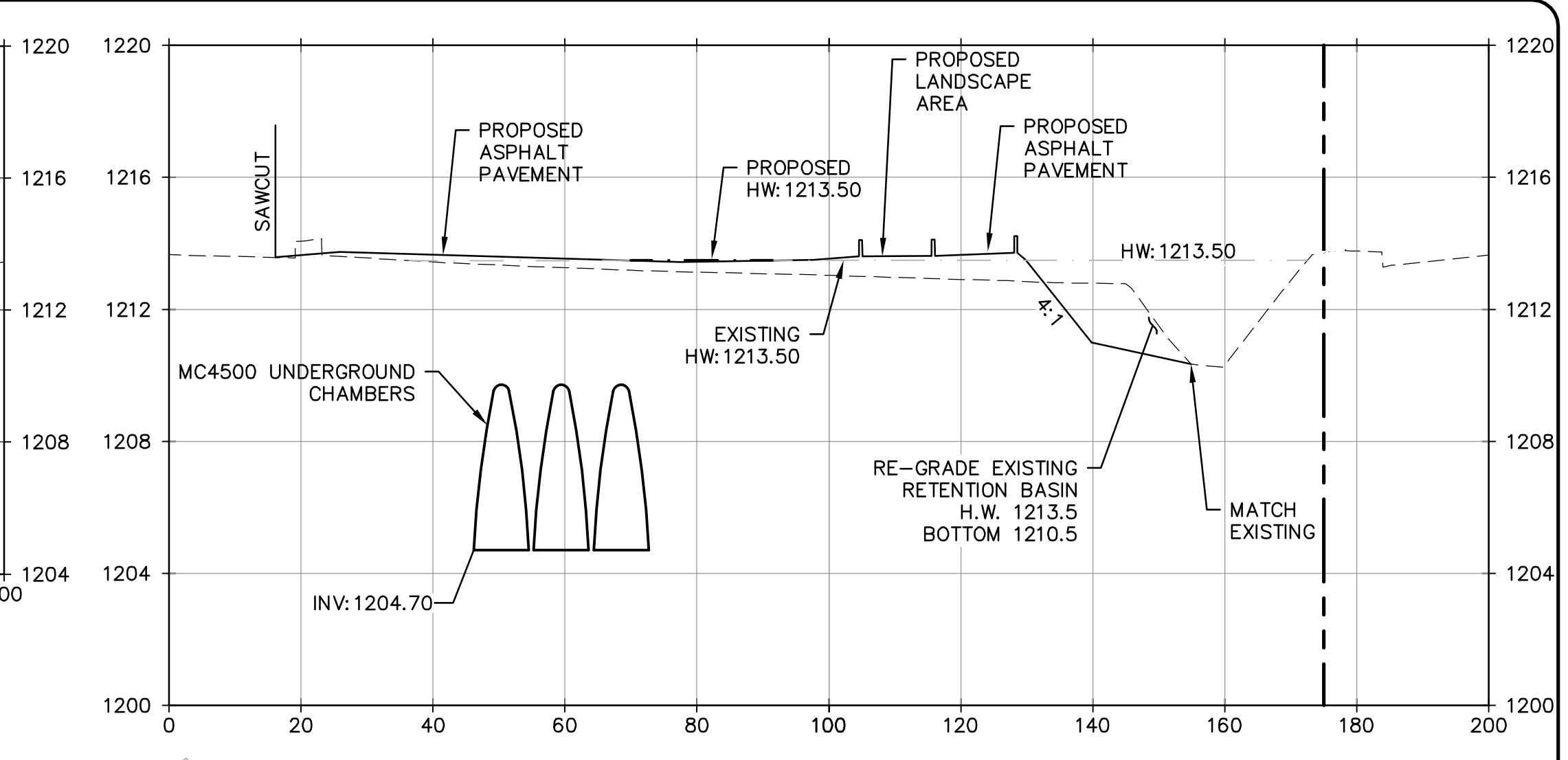




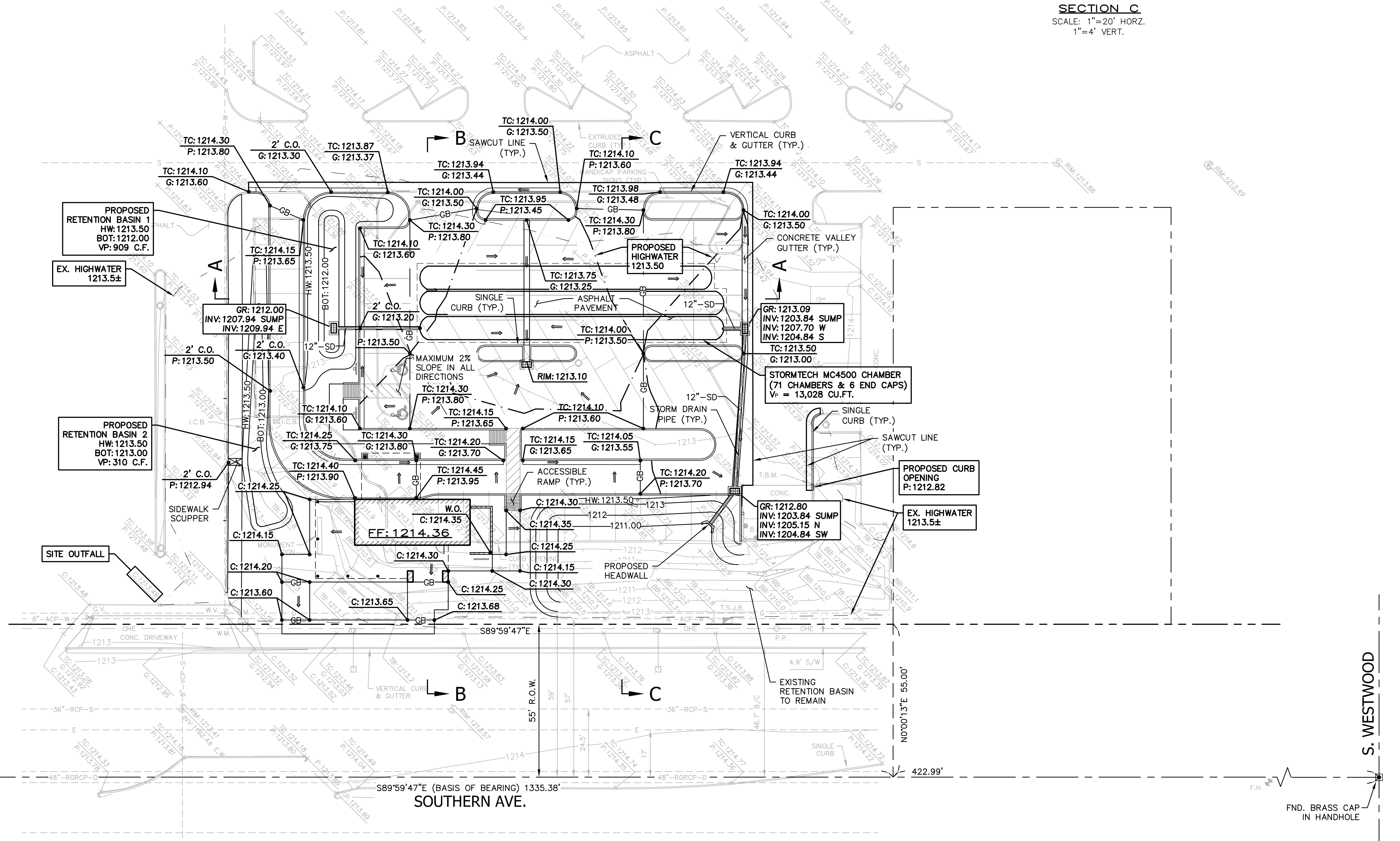
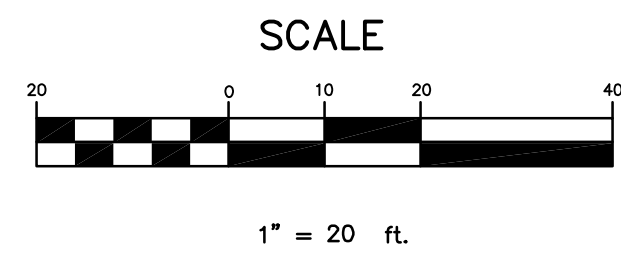
SECTION A
SCALE: 1"=20' HORZ.
1"=4' VERT.



SECTION B
SCALE: 1"=20' HORZ.
1"=4' VERT.



SECTION C
SCALE: 1"=20' HORZ.
1"=4' VERT.

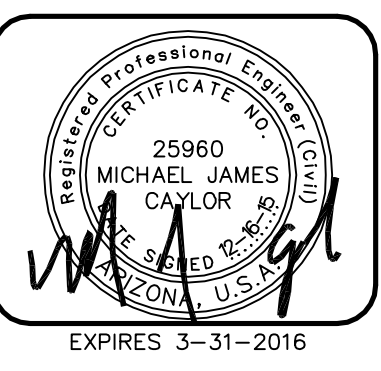


ALMA SCHOOL RD.
S.W. CORNER SECTION 28,
T. 1N., R. 5E., G.&S.R.B.&M.;
FND. BRASS CAP IN HANDHOLE

S. WESTWOOD
FND. BRASS CAP
IN HANDHOLE

PRELIMINARY NOT FOR
CONSTRUCTION

REV.
REV.
REV.
REV.
REV.



Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

GRADING & DRAINAGE PLAN
SALAD & GO
1110 WEST SOUTHERN AVE
MESA, AZ.

PROJECT NO.: 2076
SCALE: 1" = 20'
DRAWN BY: MGO
CHECKED BY: MJC
DATE: 12-16-2015
DWG: 2076-C-GP-Prelim

C-2
OF
3

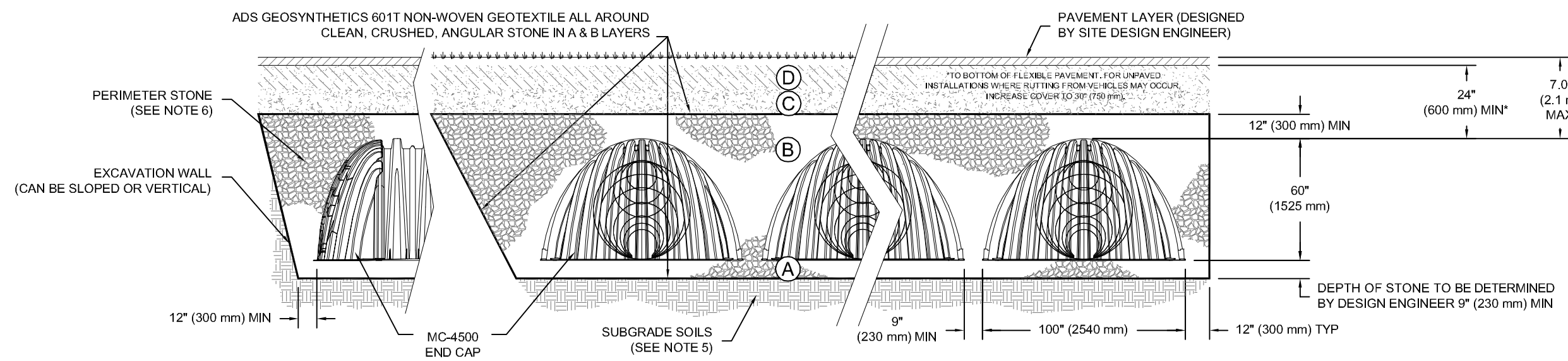
EXPIRES 3-31-2016

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

MC-4500 STANDARD CROSS SECTION

DATE: 11/18/14

PROJECT #:

REVISIONS:

DESCRIPTION:

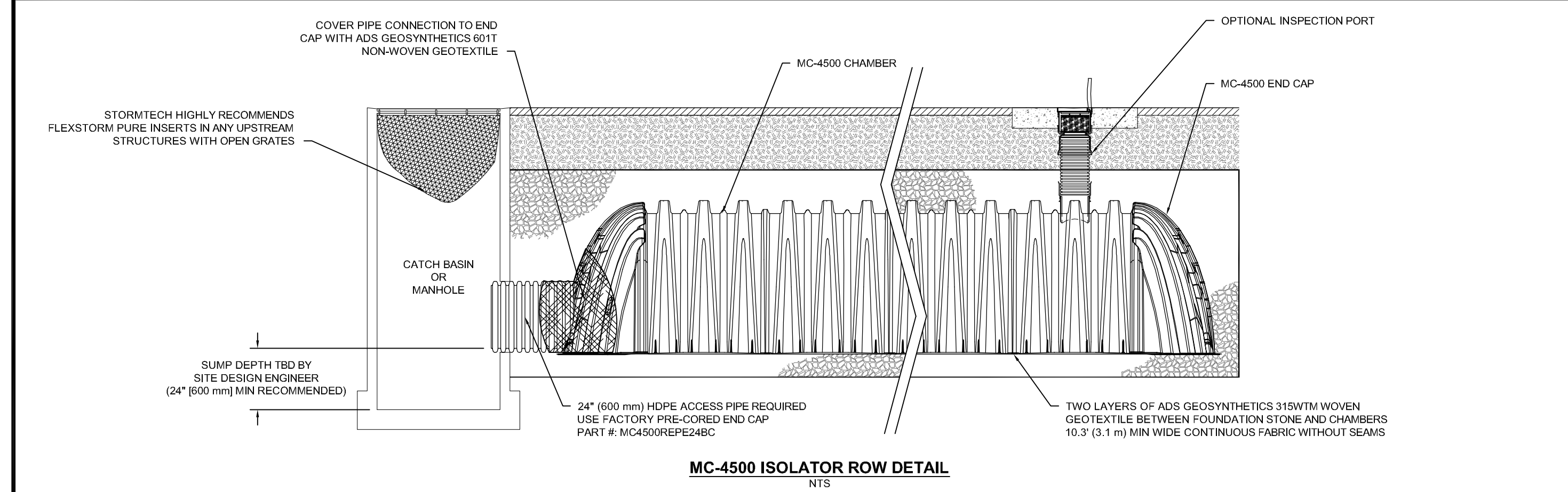
REV. DRWN. CHK.

StormTech

14801 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

4ADS

SHEET 1 OF 1

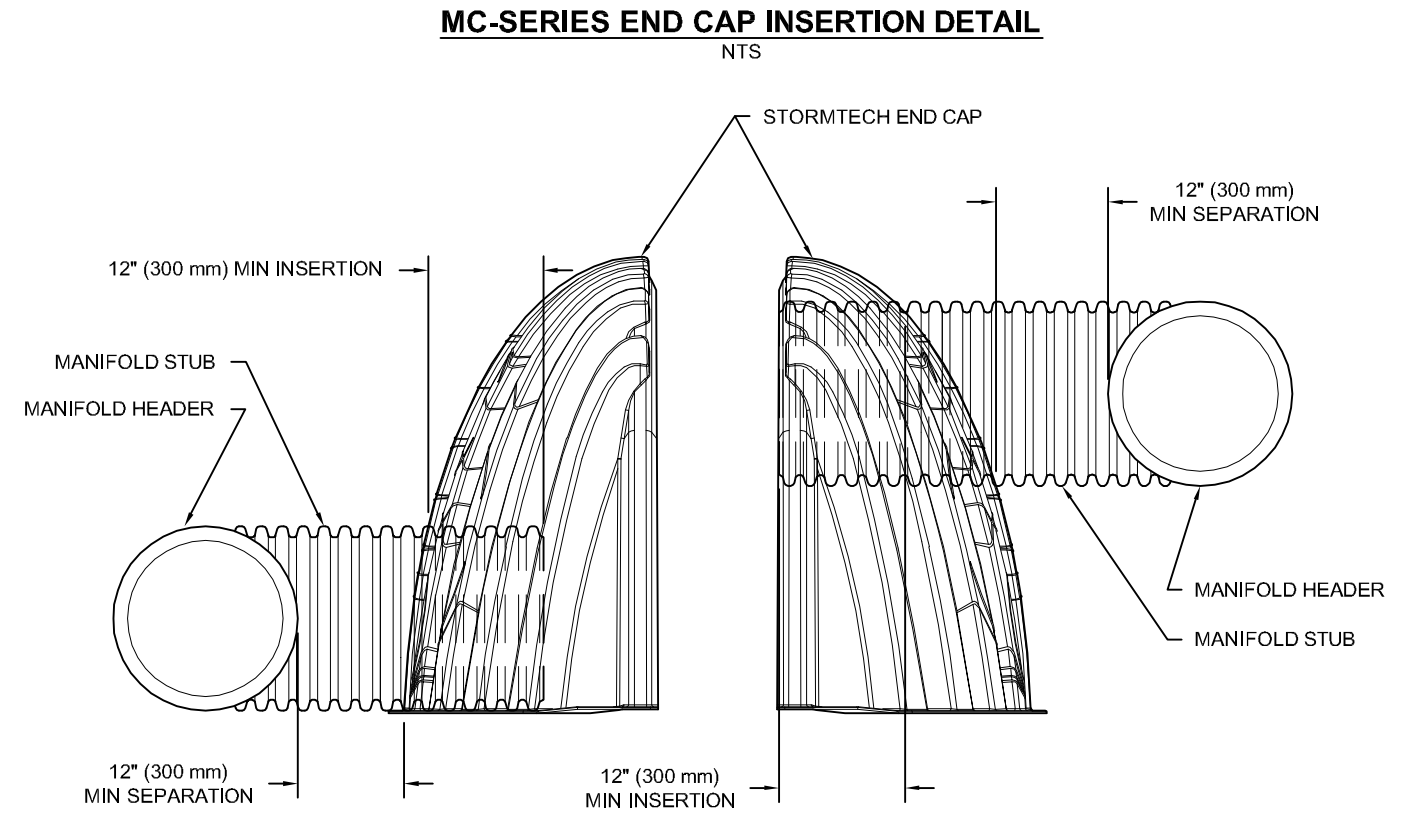
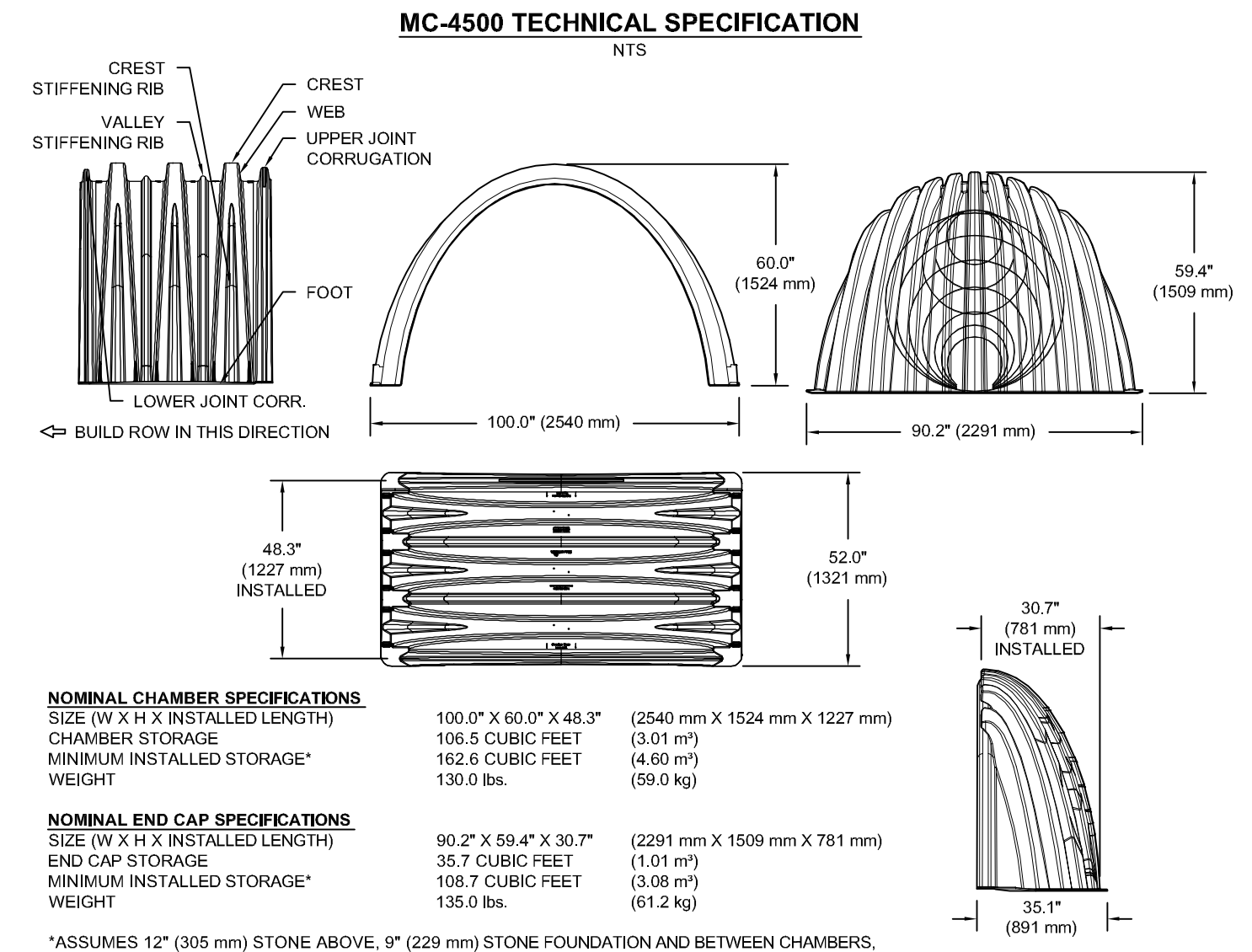
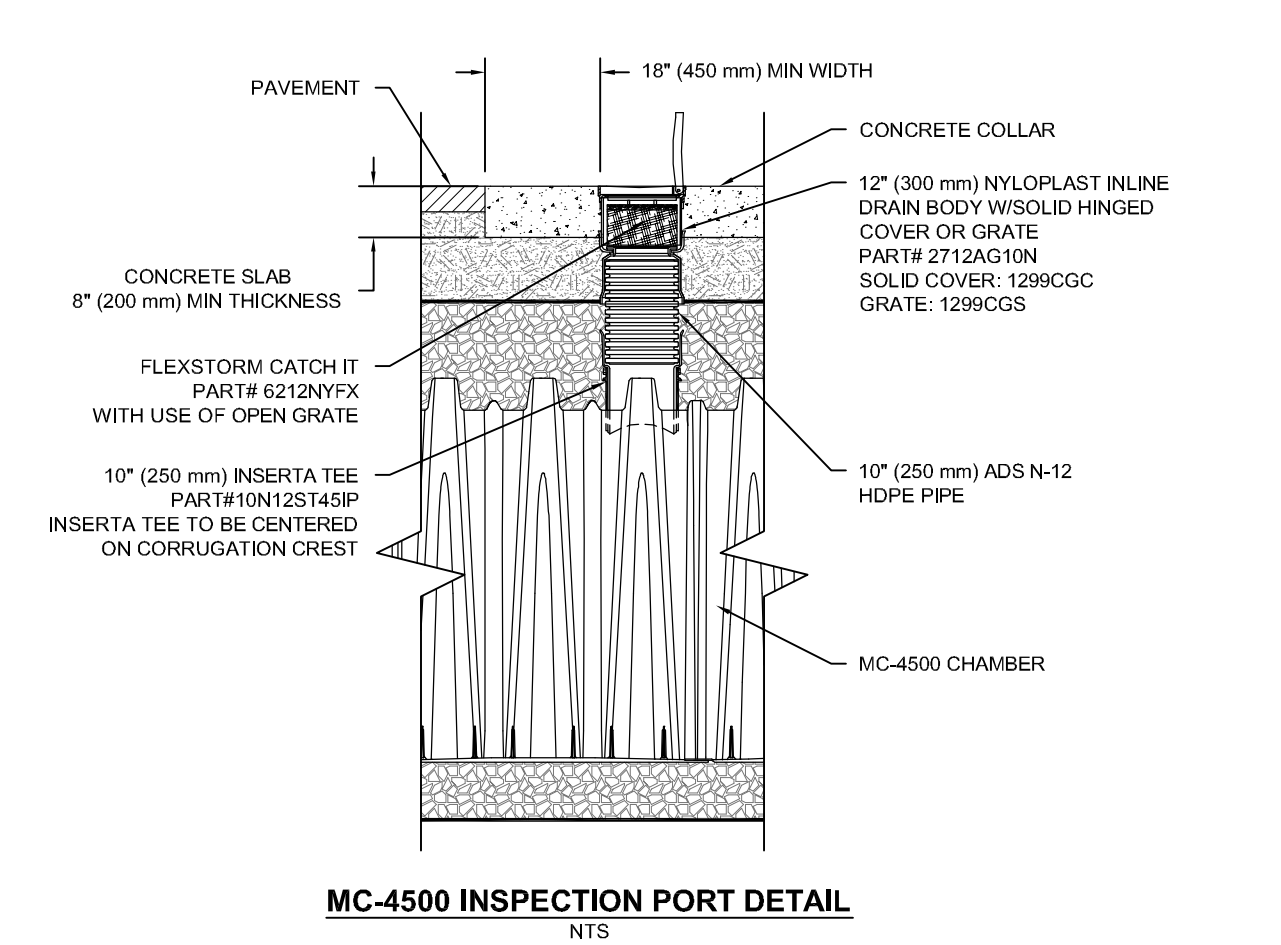


INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRROR ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLASH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-4500 Site Calculator

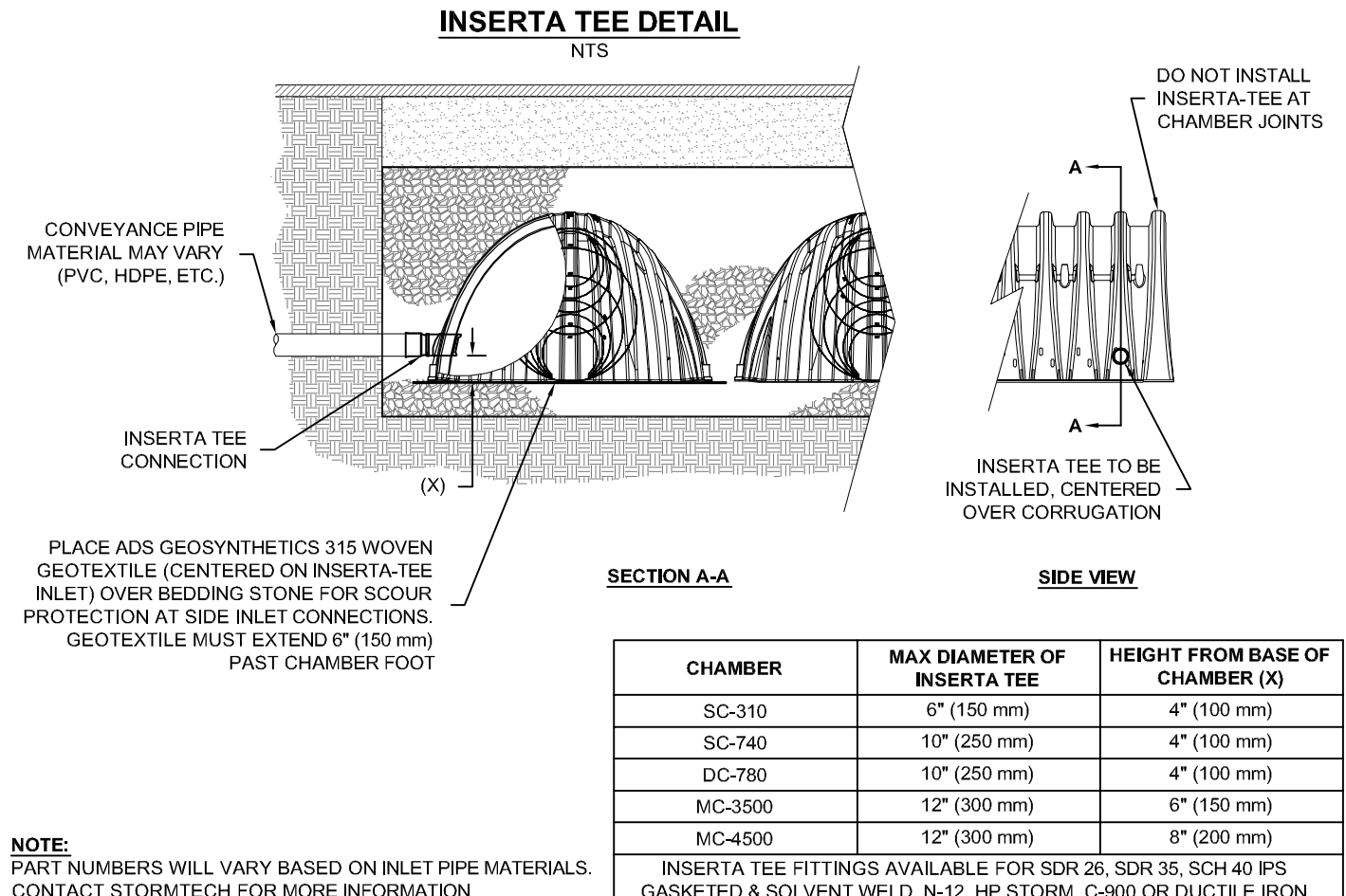
System Requirements	Imperial	Metric
Units	12987	CF
Required Storage Volume	40	%
Stone Porosity (Industry Standard = 40%)	12	inches
Stone Above Chambers (12 inch min.)	18	inches
Stone Foundation Depth (9 inch min.)	36	inches
Average Cover over Chambers (24 inch min.)	LENGTH	
Bed size controlled by WIDTH or LENGTH?	105	feet
Limiting WIDTH or LENGTH dimension		

System Sizing	Value	Unit
Number of Chambers Required	71	each
Number of End Caps Required	6	each
Bed Size (including perimeter stone)	2,901	square feet
Stone Required (including perimeter stone)	734	tons
Volume of Excavation	1021	cubic yards
Non-woven Filter Fabric Required (20% Safety Factor)	1038	square yards
Length of Isolator Row	103.7	feet
Woven Isolator Row Fabric (20% Safety Factor)	285	square yards
Installed Storage Volume	13,028	cubic feet

Controlled by Length		Imperial	Metric
Maximum Length =		105	feet
2 rows of	24 chambers		
1 row of	23 chambers		
Maximum Length =		103.7	feet
Maximum Width =		28.5	feet

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE00T		42.54" (1081 mm)	--
MC4500REPE06B	6" (150 mm)	--	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1029 mm)	--
MC4500REPE08B		38.37" (975 mm)	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	--	1.33" (34 mm)
MC4500REPE10B		35.69" (907 mm)	--
MC4500REPE12T	12" (300 mm)	--	1.55" (39 mm)
MC4500REPE12B		32.72" (831 mm)	--
MC4500REPE15T	15" (375 mm)	--	1.70" (43 mm)
MC4500REPE15B		29.36" (746 mm)	--
MC4500REPE18T	18" (450 mm)	--	1.97" (50 mm)
MC4500REPE18B		23.05" (585 mm)	--
MC4500REPE24T	24" (600 mm)	--	2.26" (57 mm)
MC4500REPE24B		2.95" (75 mm)	--
MC4500REPE30T	30" (750 mm)	--	3.25" (83 mm)
MC4500REPE30B		3.55" (90 mm)	--



NOTE: ALL DIMENSIONS ARE NOMINAL.

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.

CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm).

THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASWELDED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

REV.:

REV.:

REV.:

REV.:

REV.:



Site Consultants, Inc.

ENGINEERS • SURVEYORS • CONSULTANTS

113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

STORM DRAIN DETAILS

SALAD & GO

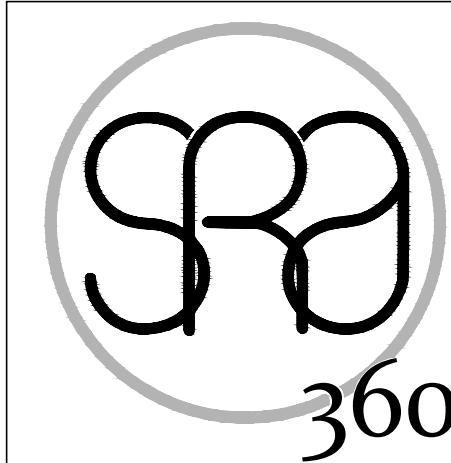
1110 WEST SOUTHERN AVE
MESA, AZ.

PROJECT NO.:	2076
SCALE:	AS NOTED
DRAWN BY:	MGO
CHECKED BY:	MJC
DATE:	12-16-2015
DWG:	2076-C-G-Prelim

C-3

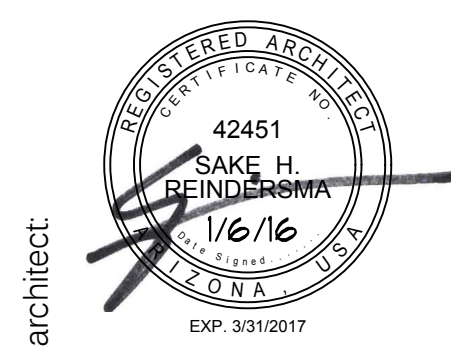
OF

3



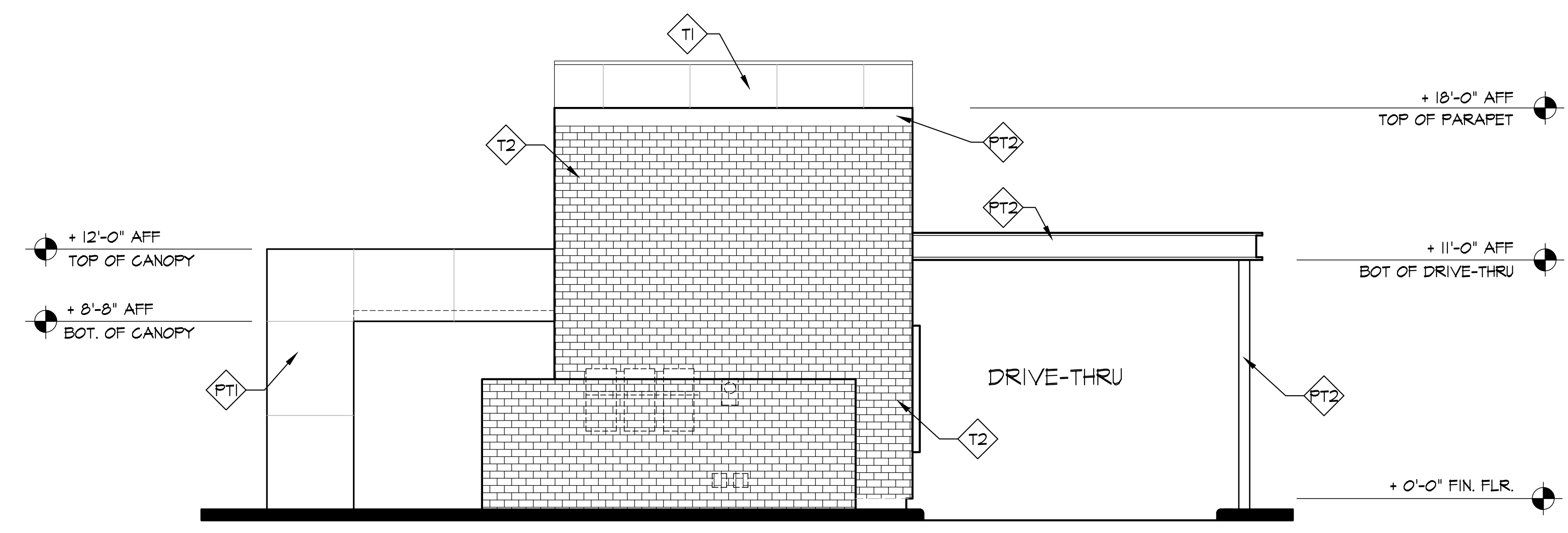
360
STEWART + REINDERSMA
ARCHITECTURE, PLLC

5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com

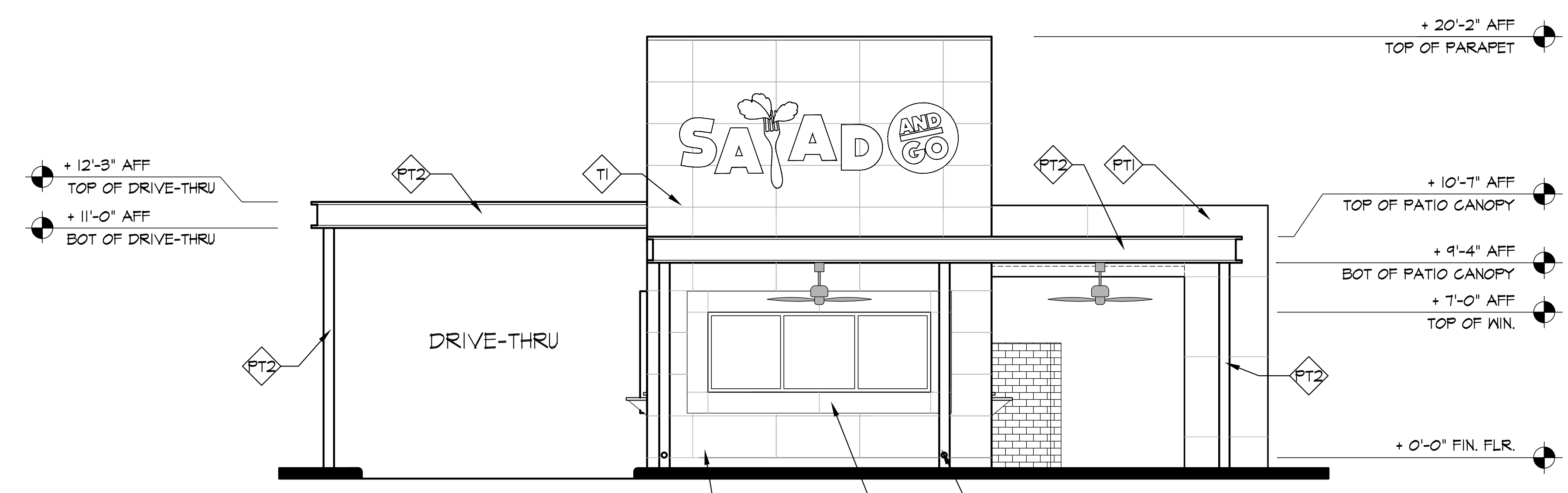
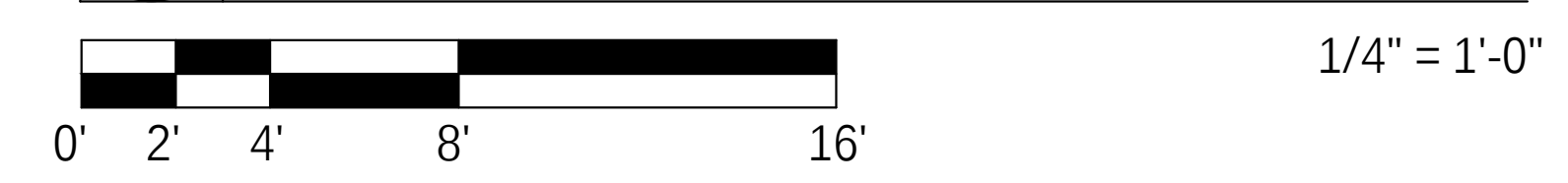


architect:

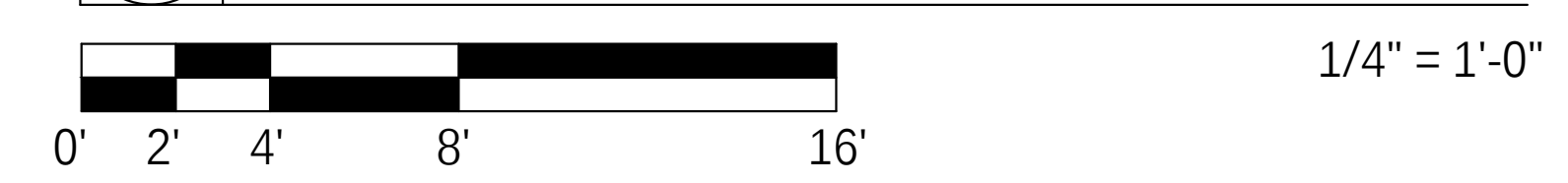
applicant/contact:
hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



b east elevation



a west elevation



FINISH LEGEND & SYM.

- PAINT OVER STUCCO - SHERWIN WILLIAMS: "ELECTRIC LIME" (5N642)
- PAINT OVER STEEL - DUNN EDWARDS: "TANGERINE DREAM" (DE3160)
- PRE-FINISHED GRAY ALUMINUM PANELS
- THIN BRICK - BELDEN: "COLONY RED RANGE"
- ALUMINUM GRAY H.M. DOOR

project:

This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

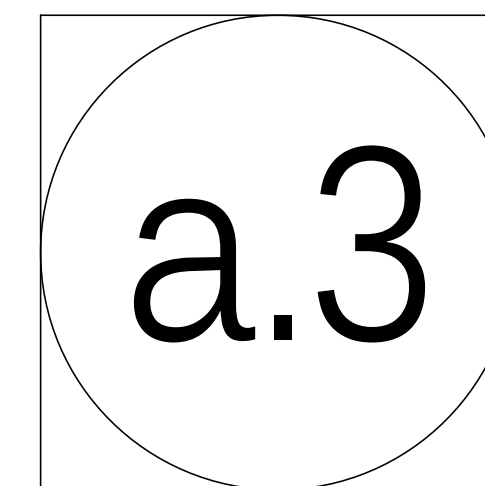
date: 1/6/16

issued for: P&Z BOARD

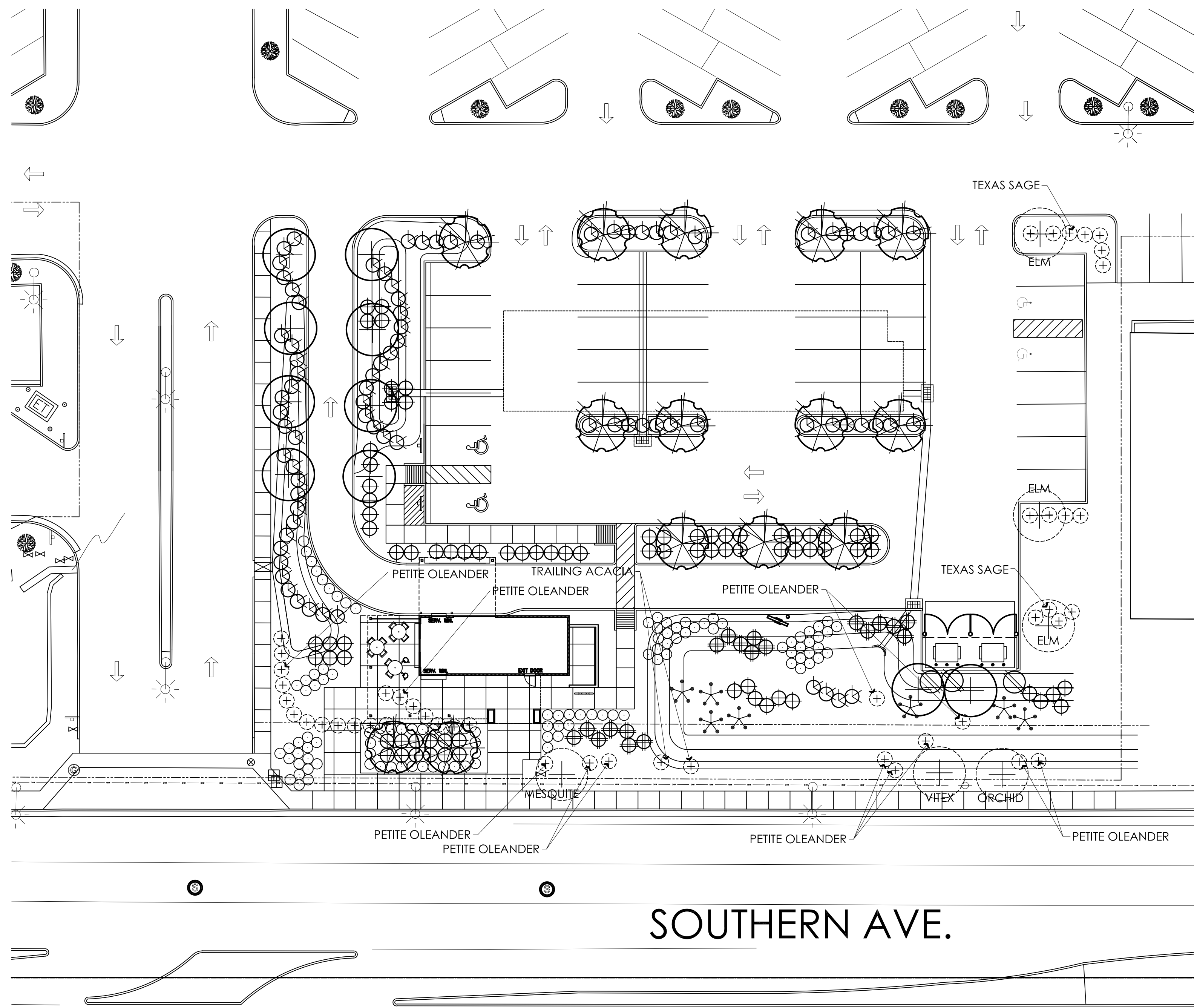
job no.: 15-062

sheet title: EXTERIOR ELEVATIONS

sheet no.:



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

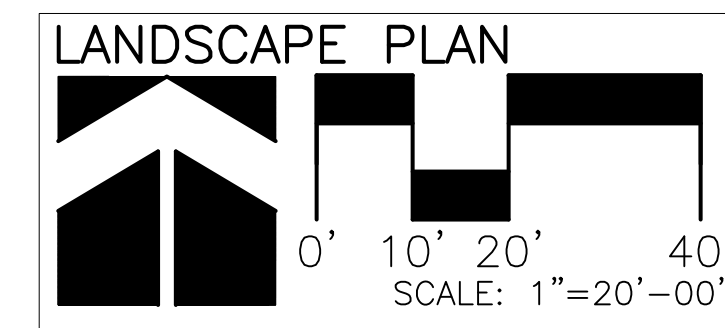
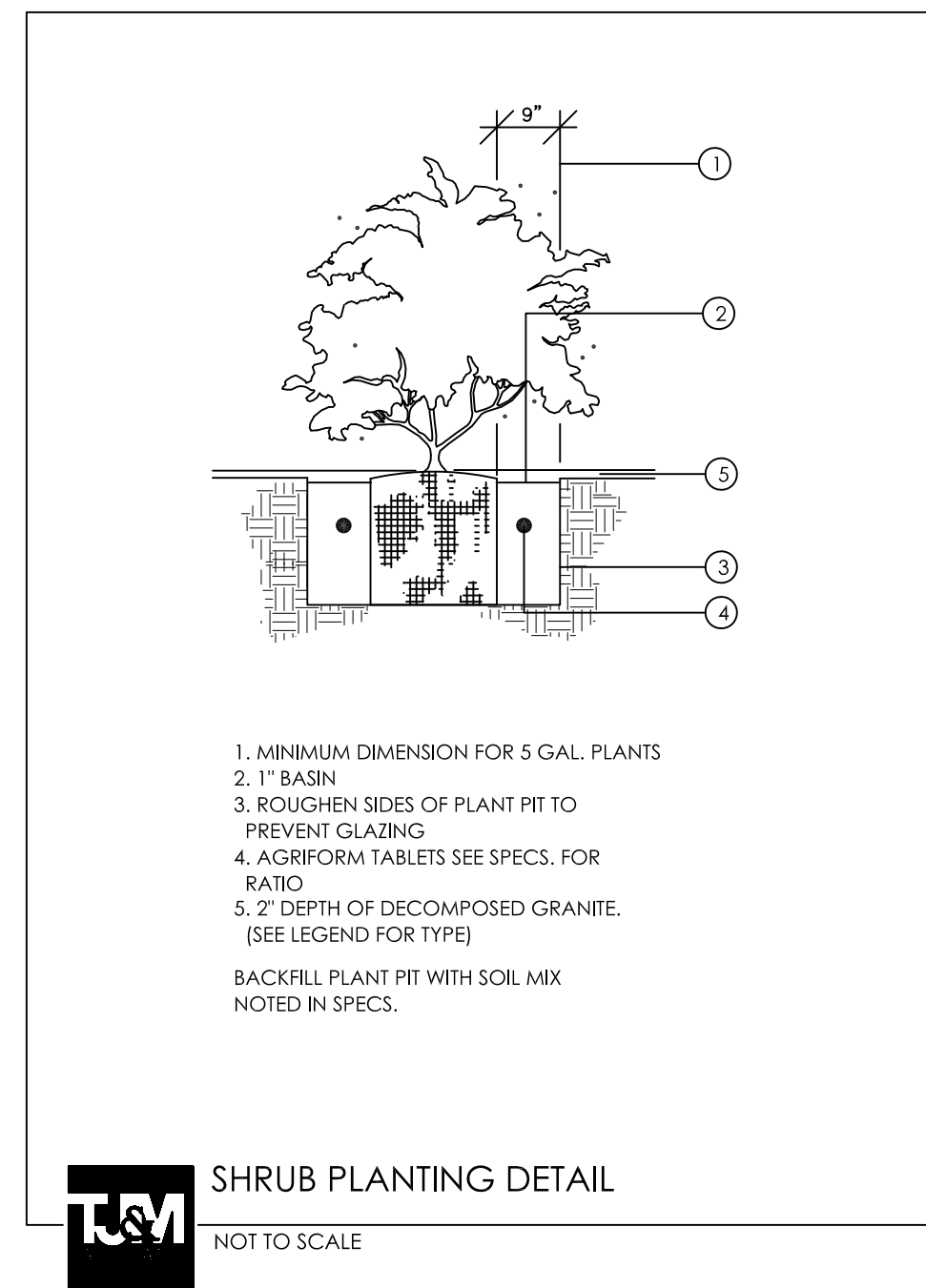
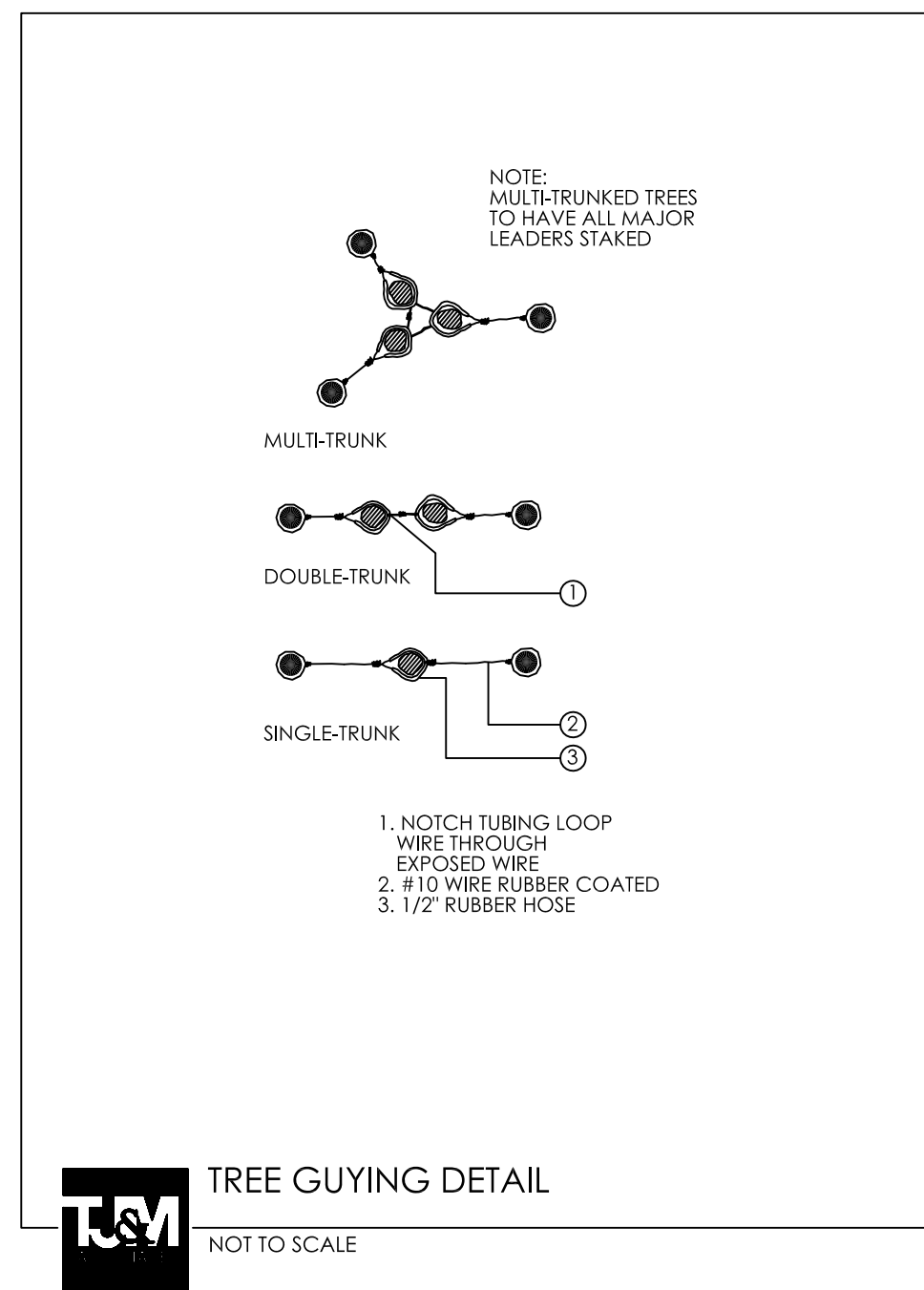
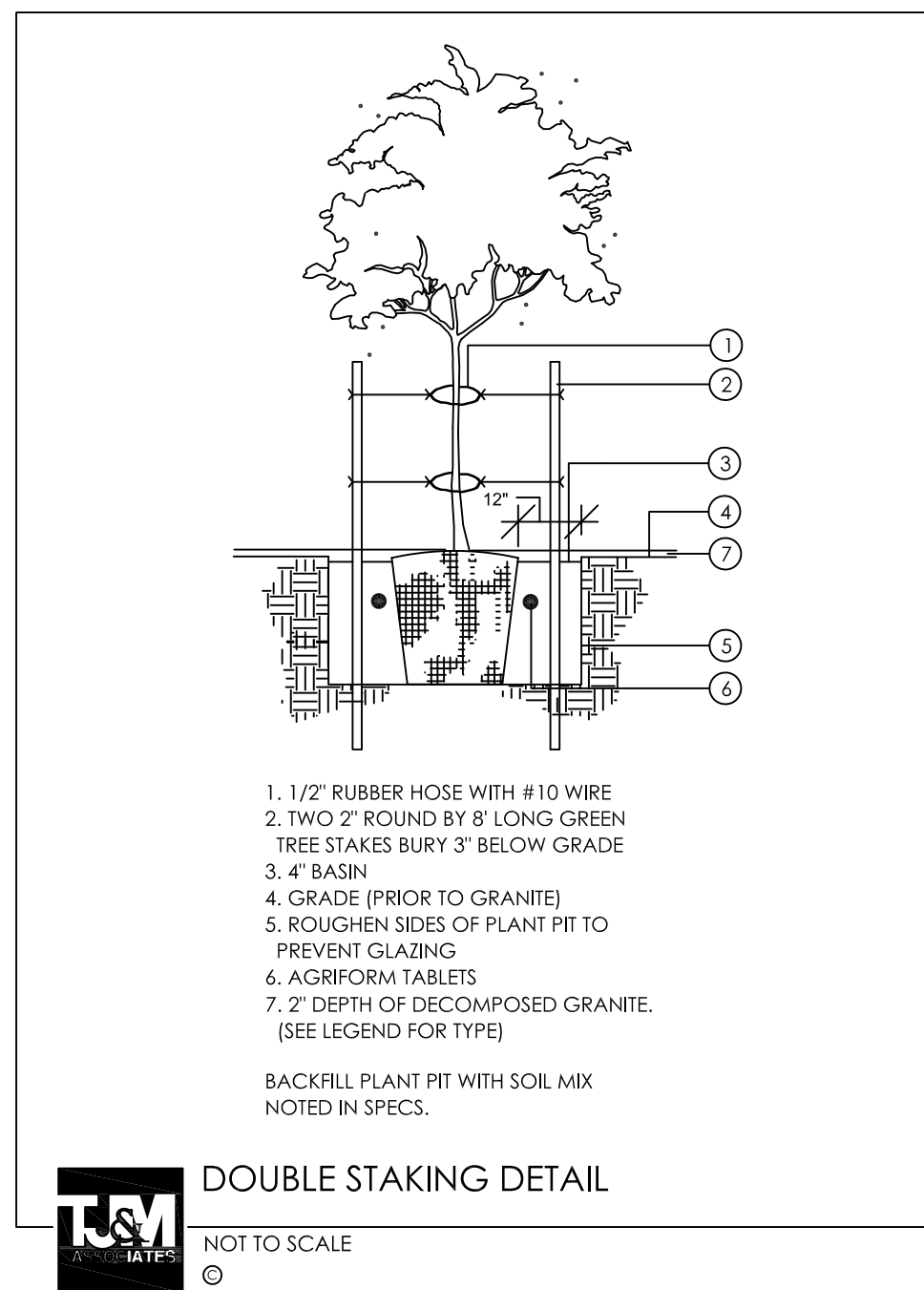


LANDSCAPE LEGEND

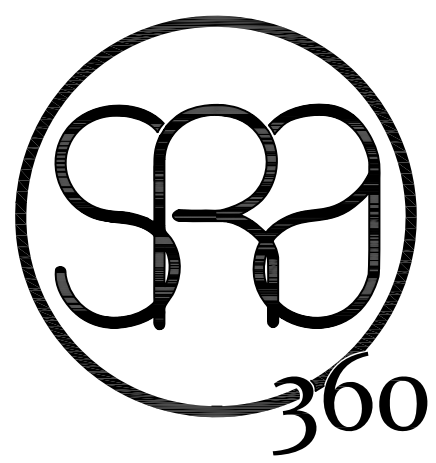
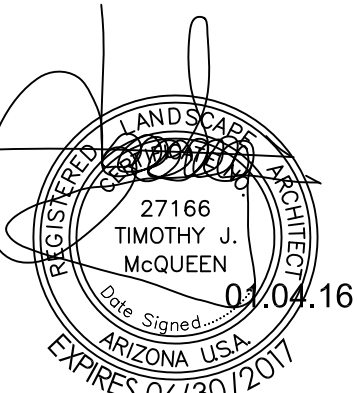
- CERCIDIUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE
36" BOX (MATCHING)
- PROSOPIS CHILENSIS
CHILEAN MESQUITE
24" BOX
- EXISTING TREE
PROTECT FROM CONSTRUCTION
- EXISTING SHRUB
PROTECT FROM CONSTRUCTION
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING GRANITE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
 2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
 4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
 5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
 6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.
- ARTERIAL STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED:
TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS):**
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS
CONCRETE OR GUNITITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmqueen@tjma.net

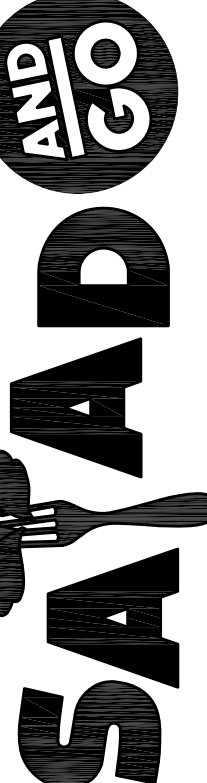


5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com

architect:

applicant/contact:

hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact chris hinkson
t: (480) 794-1887
c: (480) 329-3887



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

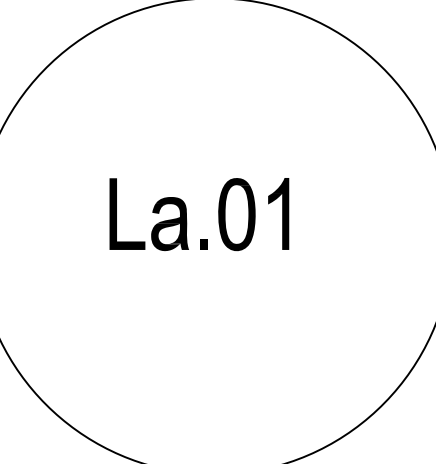
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

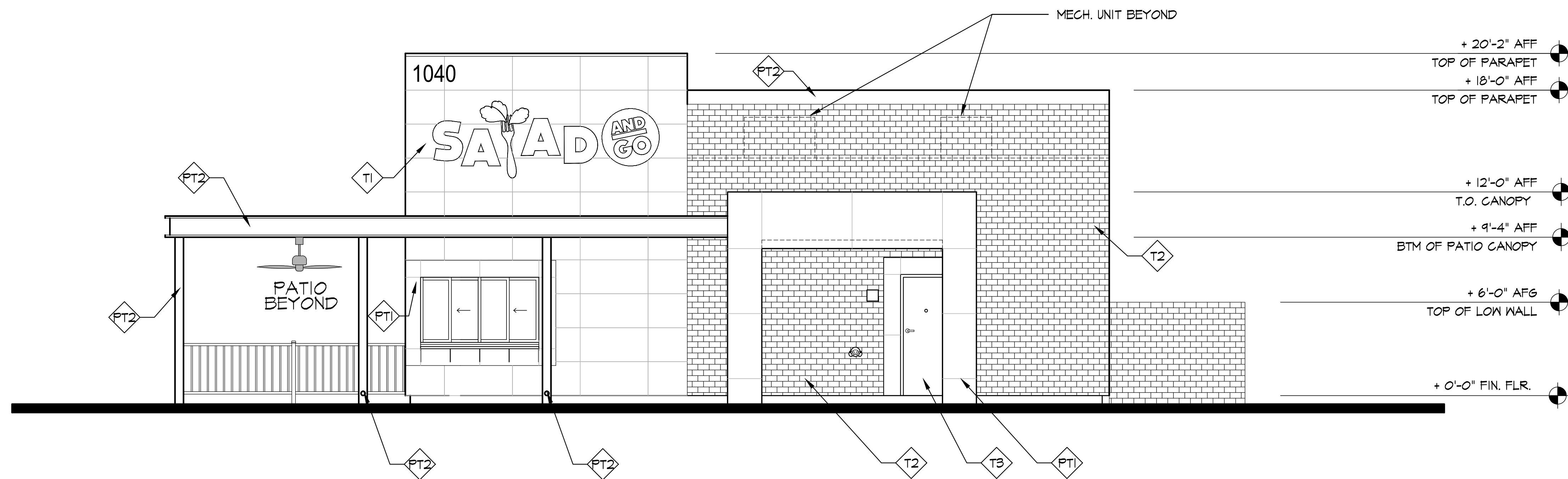
date: 1/6/16
issued for: P&Z BOARD

job no.: 15-062

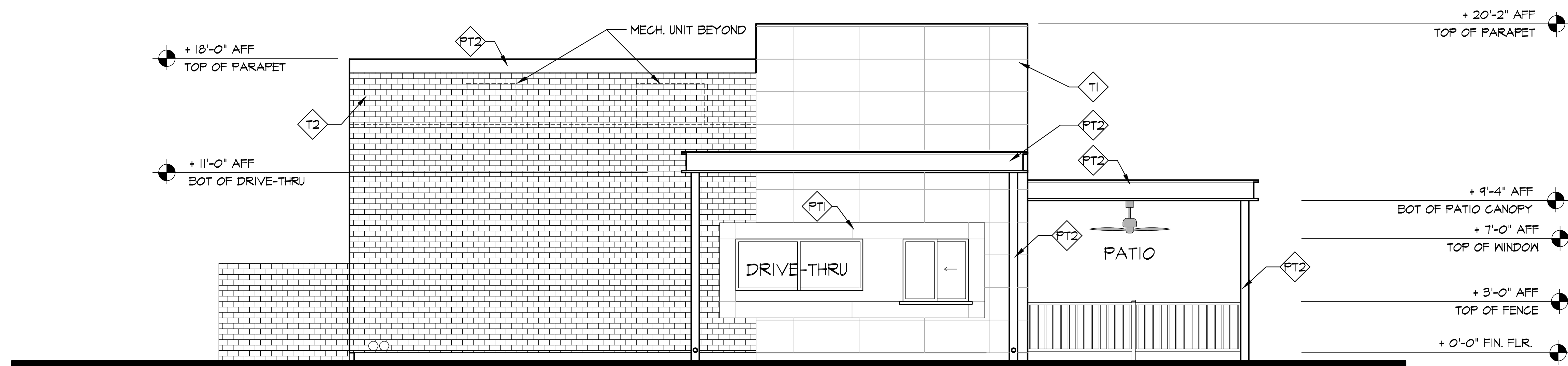
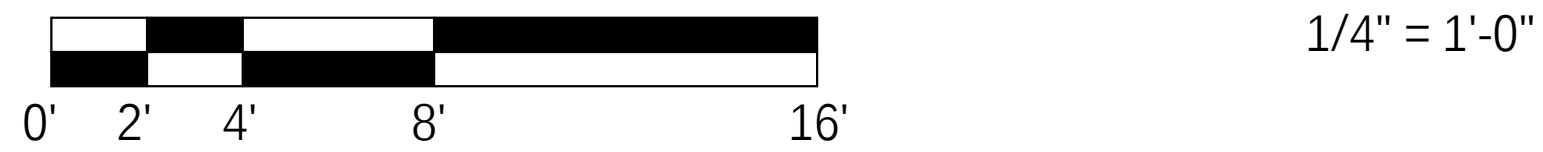
sheet title:

sheet no.:

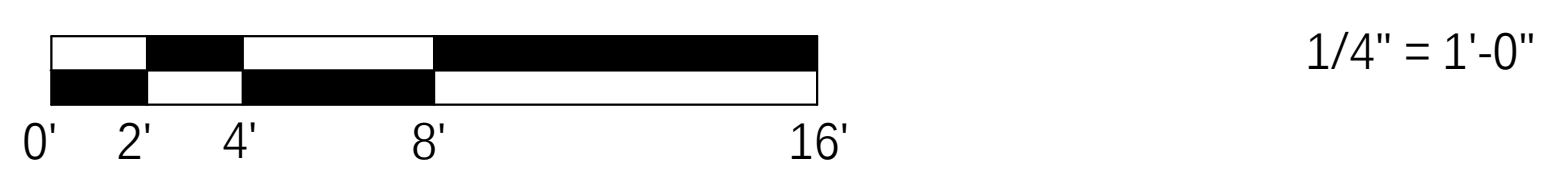




(b) south elevation

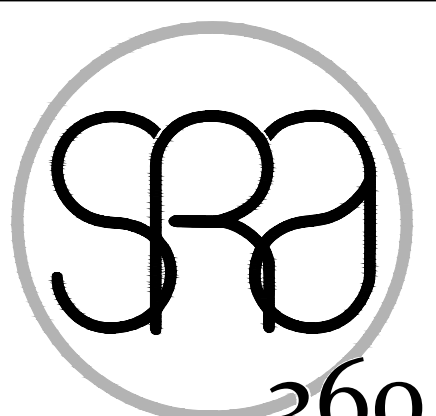


(a) north elevation



FINISH LEGEND & SYM.

- ◆ PT1 PAINT OVER STUCCO - SHERWIN WILLIAMS: "ELECTRIC LIME" (5N16421)
- ◆ PT2 PAINT - DUNN EDWARDS: "TANGERINE DREAM" (DE5160)
- ◆ T1 PRE-FINISHED GRAY ALUMINUM PANELS
- ◆ T2 THIN BRICK - BELDEN: "COLONY RED RANGE"
- ◆ T3 ALUMINUM GRAY H.M. DOOR



360
STEWART + REINDERSMA
ARCHITECTURE, PLLC

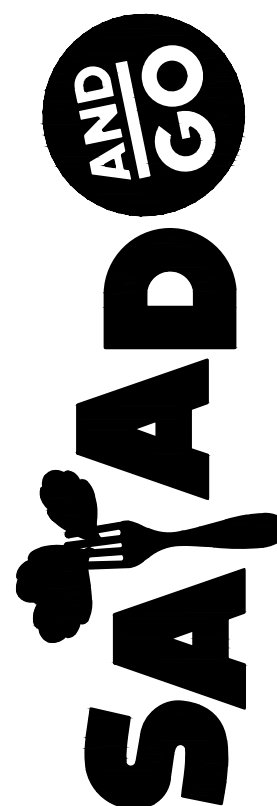
5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



architect:

applicant/contact:

hinkson company, llc
5050 n. 40th st. suite 350
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

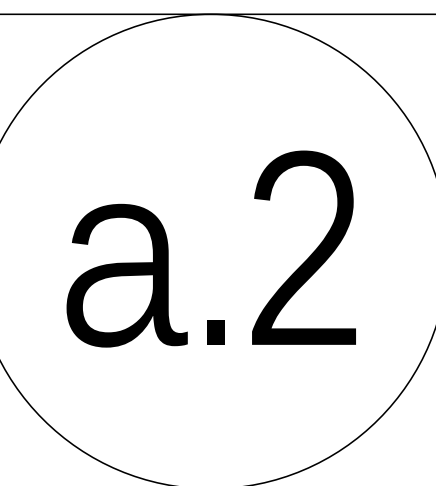
This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 1/6/16
issued for: F&Z BOARD

job no.: 15-062

sheet title: EXTERIOR ELEVATIONS

sheet no.:





STEWART + REINDERSMA ARCHITECTURE, PLLC

January 6, 2016

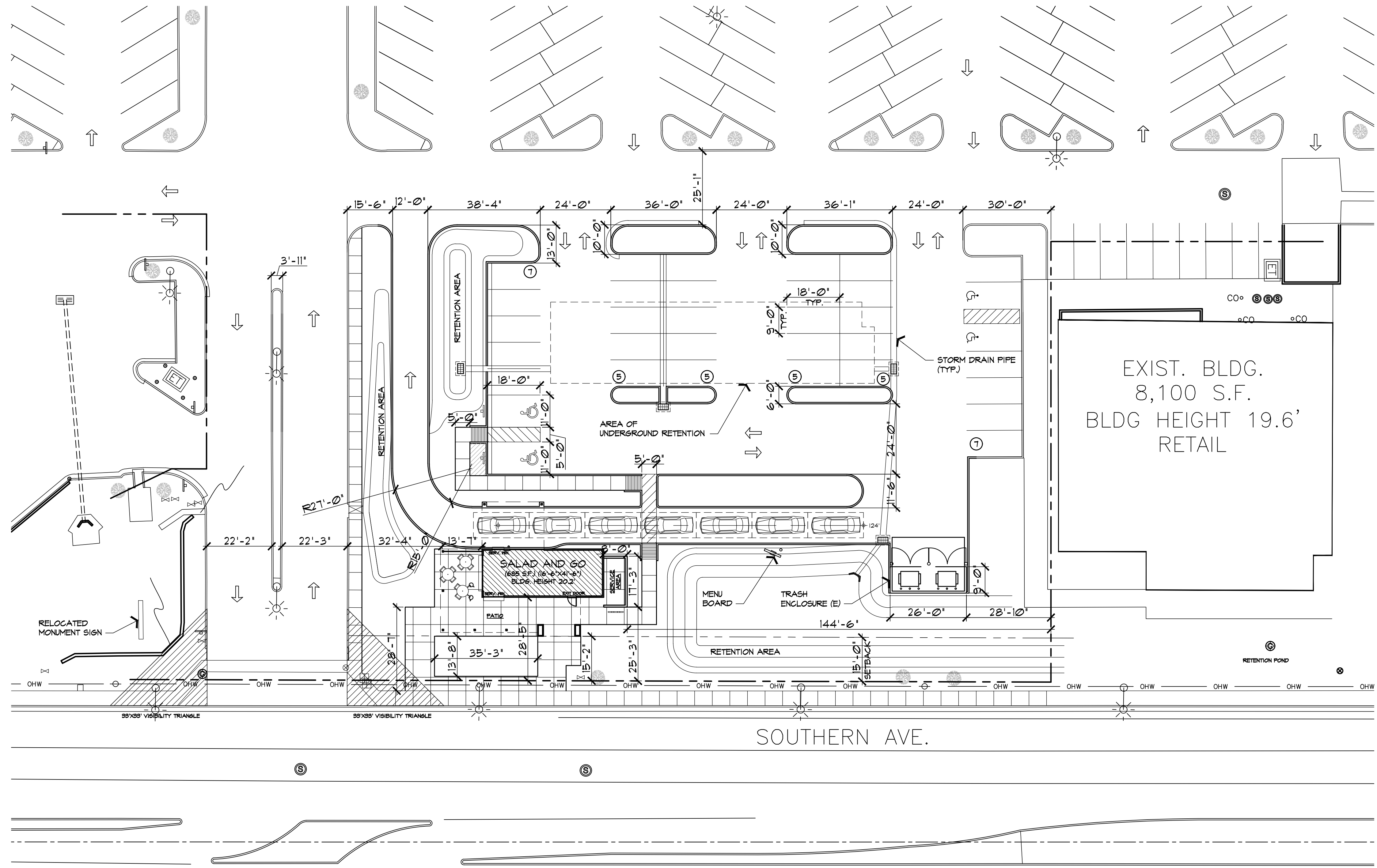
RE: Salad and Go – Project Description
1040 W. Southern Ave.
Mesa, AZ 85210
SRA Project No.: 15-062

Salad and Go is a Gourmet Salad Drive-thru with a mission to make drive-thru fast food better and healthier. Our vision is one day on every corner of America where there is a traditional drive-thru fast food restaurant there will be a better and healthier drive-thru fast food restaurant. We are committing our first 40 stores to the State of Arizona and have plans for 6 Salad and Go locations in Mesa, with our first at Power and Broadway. We have no interior seating and we focus exclusively in providing the best drive-thru experience with better and healthier food while offering the same price, convenience and speed as traditional drive-thru fast food. Our menu consists of 10 made to order entree salads that can be converted into a wrap, super food smoothies, and a kids menu that parents and kids love.

Sincerely,

Stewart + Reindersma Architecture, PLLC

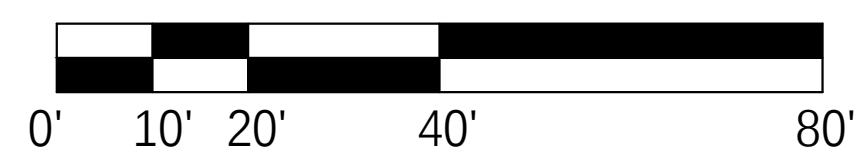
Sake Reindersma, AIA
Sr. Partner



APN:
134-23-002C
COMMERCIAL

APN:
134-23-009C
COMMERCIAL

1 enlarged site plan



1" = 20'-0"



PARKING CALCS.

BUILDING AREA:	
SALAD & GO:	685 SF.
SHADE CANOPY:	875 SF
DRIVE THRU CANOPY:	354 SF.
TOTAL BLDG. SF:	1,914 SF.
BUILDING HEIGHT:	20'-2"
PARKING REQ'D:	1/ 100 FREP: 7
	1/ 200 OUTDOOR: 2
SITE PARKING PROVIDED:	27
INCLUDES:	2 ACCESSIBLE
FIESTA COMMONS PARK'G. REQ'D:	129
FIESTA COMMONS PARK'G. PROVIDED:	160
INCLUDES:	30 ACCESSIBLE

BREAKDOWN OF FIESTA COMMONS REQUIRED PARKING BY USE:

BIG LOTS:	30,000 SF / 375 = 80 SPACES
EASY HOME:	5,407 SF / 375 = 15 SPACES
PRIMERICA:	1,800 SF / 375 = 5 SPACES
INTERMOUNTAIN STAFFING:	900 SF / 375 = 3 SPACES
CUSTOM CREATIONS:	1,735 / 375 = 5 SPACES
AVENUE:	5,000 SF / 375 = 14 SPACES
DOLLAR TREE:	9,460 SF / 375 = 26 SPACES
EPIC THRIFT:	12,383 SF / 375 = 34 SPACES
BLAST FITNESS:	20,100 SF / 100 = 201 SPACES
KIDS CAN DOODLE:	9,405 SF / 375 SF = 26 SPACES
BOULDERS ON SOUTHERN:	
	4,940 SF INDOOR / 75 = 66 SPACES
	1,260 SF OUTDOOR / 200 = 7 SPACES
HIBACHI GRILL:	10,800 SF / 75 = 144 SPACES
SALAD AND GO:	
	685 SF INDOOR FREP / 100 = 7 SPACES
	226 SF OUTDOOR SEATING / 200 = 2 SPACES
NON-TENANT SPACES:	24,023 SF / 275 = 88 SPACES
TOTAL REQUIRED SPACES:	729

SITE DATA

SCOPE:	A NEW DRIVE THRU SALAD & GO AND COVERED PATIO AREA
ADDRESS:	1040 N. SOUTHERN AVE. MESA, ARIZONA 85210
PROPOSED USE:	DRIVE-THRU SALAD & GO
ZONING:	LG (CITY OF MESA)
CONST. TYPE:	Y-B (SPRINKLERED)
SECT./TWN./R6:	28 IN 5E
OCCUPANCY:	B, LESS THAN 50 (A-2)
BUSINESS AREA:	685 S.F./100 = 7 OCC.
OUTDOOR SEATING:	226 S.F./15 = 16 OCC.
TOTAL OCC:	23 OCCS.
APN:	134-19-007F
CASE HISTORY:	SPM79-007, Z74-078, Z76-013, SPR79-001, BA80-021, BA14-020, ZA89-022, ZA11-001
SITE AREA (GROSS & NET):	641,035 S.F.
LOT DISTURBANCE:	14,956 S.F. (34 AC)
BLDG. AREA:	161,225 S.F.
LOT COVERAGE:	23.3%
LANDSCAPED AREA:	102,341 S.F.
LANDSCAPE COVERAGE:	14.8%

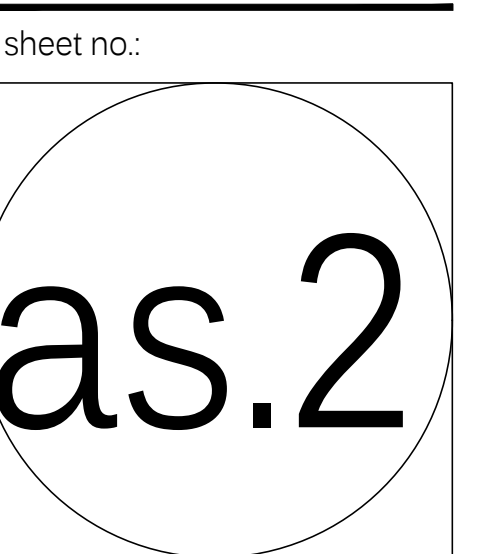


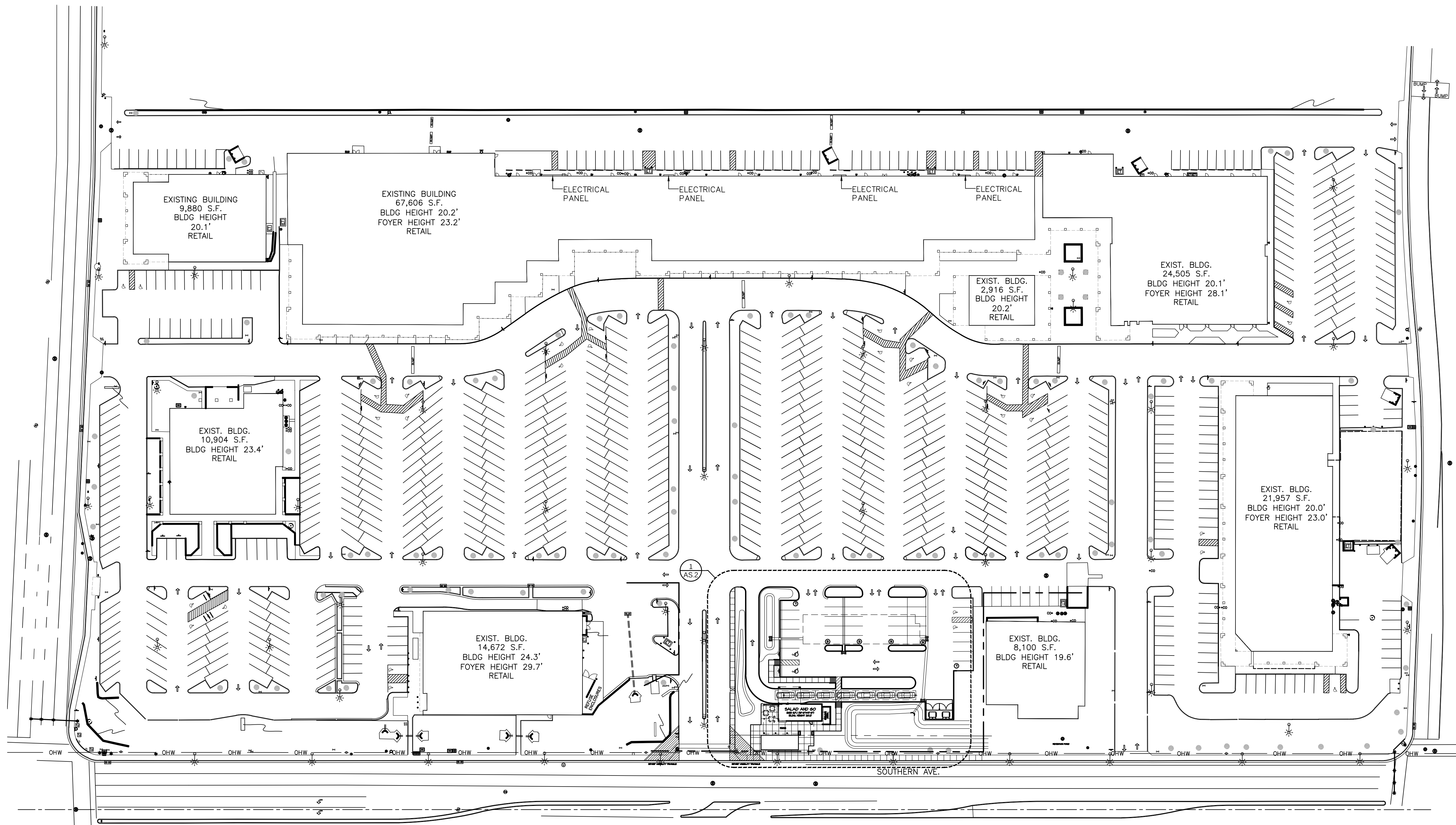
applicant/contact:
hinkson company, llc
5050 N. 40th st. suite 350
phoenix, az 85018
contact chris hinkson
t: (480) 794-1887
c: (480) 329-9887

SALAD AND GO

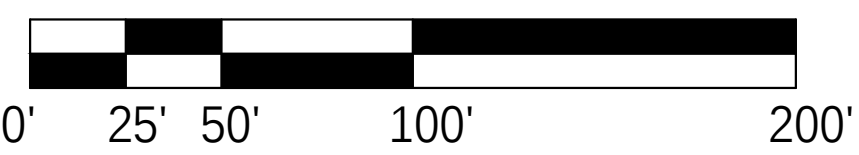
Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:
date: 1/6/16
issued for: F&Z BOARD
job no.: 15-062
sheet title: ENLARGED SITE PLAN





1 site plan - fiesta commons shopping center



1" = 50'-0"



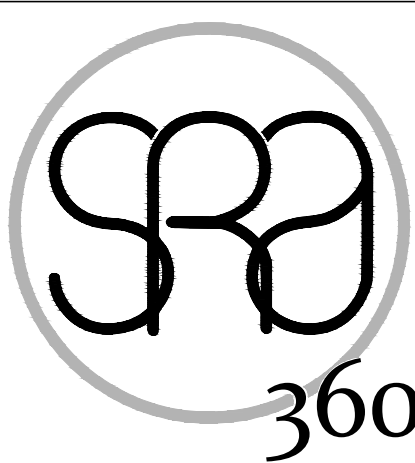
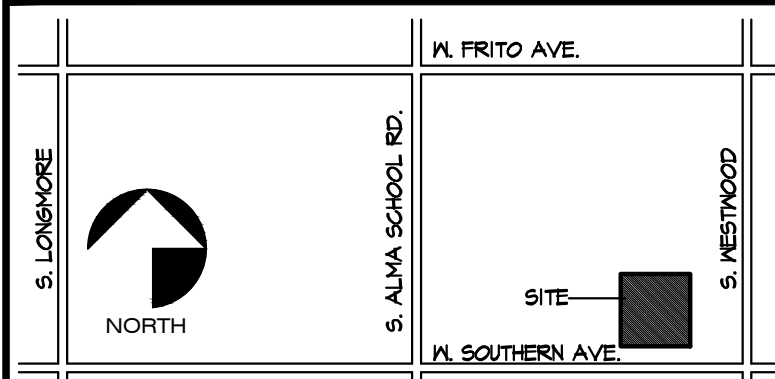
APN:
134-23-002C
COMMERCIAL

APN:
134-23-009C
COMMERCIAL

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE TO 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ZERO FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
5. *ALL SERVICES AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK-FLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.*
6. ASPHALTIC CONCRETE SURFACE PAVING, PAVING ALLOCATION PER CITY OF MESA REQUIREMENTS.
7. *ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.*
8. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
9. SEE CIVIL DRAWINGS FOR LAYOUT DIMENSIONS OF BUILDING, CURB DIMENSIONS, HORIZONTAL CONTROL, PROPERTY DIMENSIONS AND DRIVES.
10. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
11. SEE LANDSCAPE DRAWINGS FOR SITE LANDSCAPE PLANS, DIMENSIONS, TEXTURES, PATTERNS, AND SITE DETAILS.
12. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
13. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
14. WALKWAYS ARE STANDARD GRAY CONCRETE U.N.O. WITH SALTED FINISH.
15. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

VICINITY MAP



360
STEWART + REZDERMA
ARCHITECTURE, PLLC
5450 e high street, suite 200
phoenix, az 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



architect:
hinkson company, llc
5050 n. 40th st. suite 360
phoenix, az 85018
contact: chris hinkson
t: (480) 794-1887
c: (480) 329-3887



Fiesta Commons Shopping Center
1040 W. Southern Ave.
Mesa, AZ 85210

project:

This drawing is an instrument of service and the property of Stewart + Rendszerma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 1/6/16
issued for: P&Z BOARD
job no.: 15-062
sheet title: SITE PLAN

sheet no.:

