



STEWART + REINDERSMA ARCHITECTURE, PLLC

August 29, 2016

RE: Andy's Frozen Custard – Project Narrative
1353 E. McKellips Rd.
Mesa, AZ 85203
SRA Project No.: 16-077

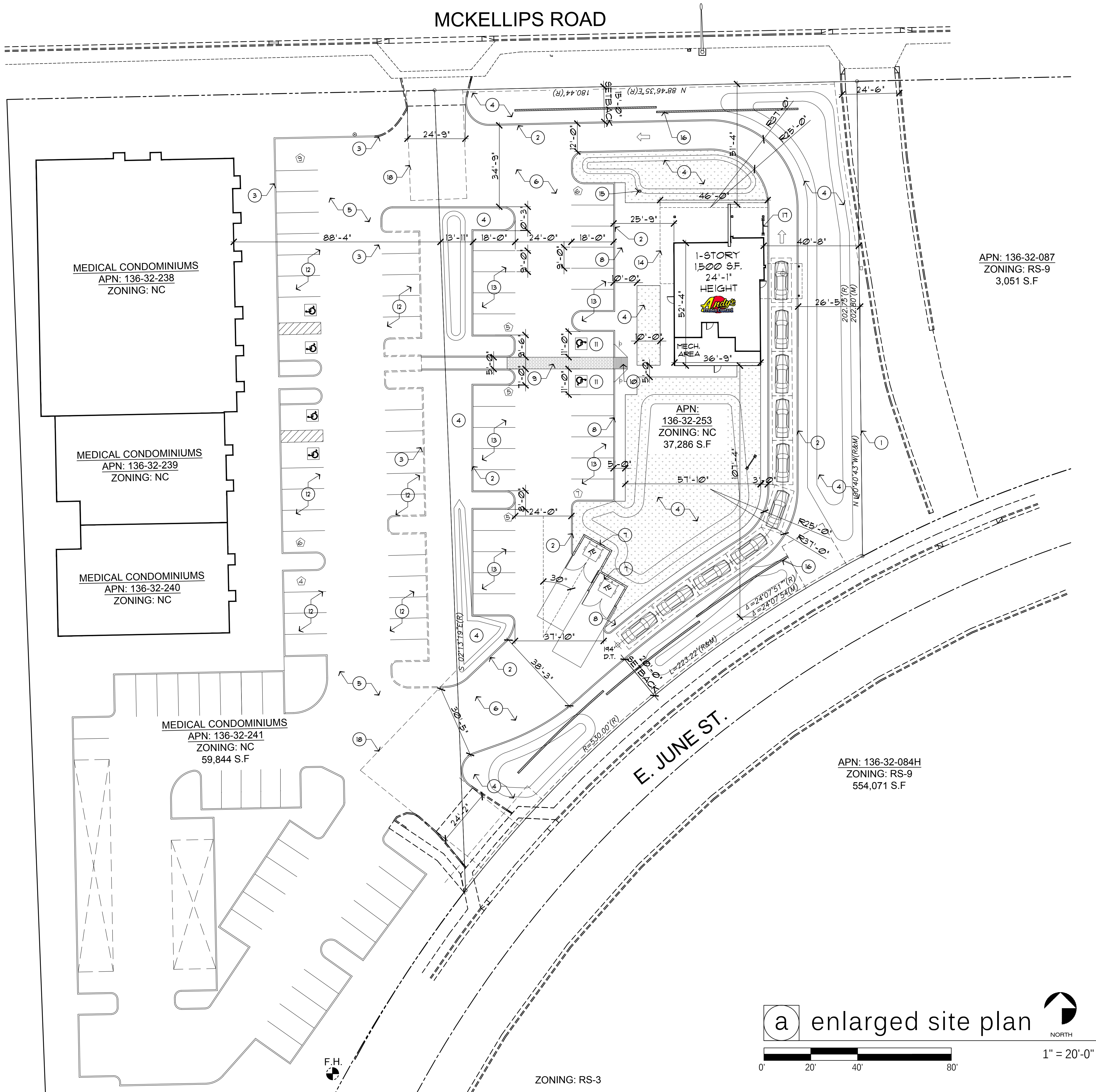
The proposed project is a new restaurant serving only frozen custard desserts, drinks and floats. The stand-alone building is an approximately 1,500 S.F Andy's Frozen Custard drive-thru restaurant with covered walk-up order area.

The project site is located adjacent to a medical office along McKellips Road. Andy's Frozen Custard will be designed and constructed as a wood framed building with a brick exterior finish, metal roof, neon signage and an aluminum and glass storefront window system. Site improvements are to include extension of utilities to the building pad, concrete sidewalks up to the shaded order area, a new drive through lane, parking spaces, new fully screened dumpster enclosure per City of Mesa guidelines, landscaping and irrigation system.

Sincerely,

Stewart + Reindersma Architecture, PLLC

Sake Reindersma, AIA
Sr. Partner



site data

SCOPE: ANDY'S FROZEN CUSTARD DRIVE-THRU RESTAURANT

ADDRESS: 1353 E. MCKELLIPS ROAD
MESA, AZ 85203

USE: RESTAURANT

ZONING: NEIGHBORHOOD COMMERCIAL

APN: 136-32-253

S/T/R: I2 IN 5E

CONSTR. TYPE V-B, SPRINKLERED

OCCUPANCY: (F) FACTORY

CASE NO: PS16-066 (PLN2016-00601)

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A NEW RESTAURANT SERVING ONLY FROZEN CUSTARD DESSERTS, DRINKS AND FLOATS. THE STAND-ALONE BUILDING IS AN APPROXIMATELY 1500 S.F. ANDY'S FROZEN CUSTARD DRIVE-THRU RESTAURANT WITH A COVERED WALK UP ORDER AREA AND DRIVE-THRU.

BUILDING AREA: 1,500 S.F.

BUILDING AREA: 1,500 S.F.

OUTDOOR DINING AREA: 560 S.F.

TOTAL S.F. 2,060 S.F.

SITE AREA: 46,464 S.F. (1.067 AC)

PARKING CALCULATION

PARKING SPACES REQUIRED:

1/300 (RETAIL/MTD. RESTAURANT): 5 SPACES REQ'D

1/50 (OUTDOOR DINING): 16 SPACES REQ'D

TOTAL SPACES REQ'D: 21 SPACES

PARKING SPACES PROVIDED: 27 INCL. 2 H/C

PARKING REQUIRED FOR EXISTING MEDICAL OFFICES:

BUILDING AREA: 16,194 S.F.

1/200 (MEDICAL OFFICES): 81 SPACES REQ.

PARKING SPACES PROVIDED: 86 SPACES INCL. 4 H/C

BUILDING AREA: 1,500 S.F.

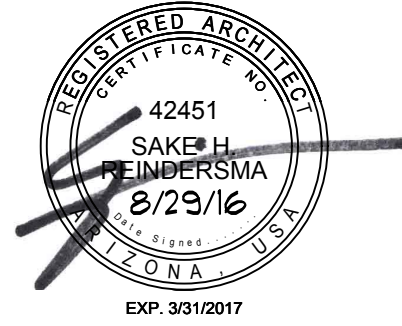
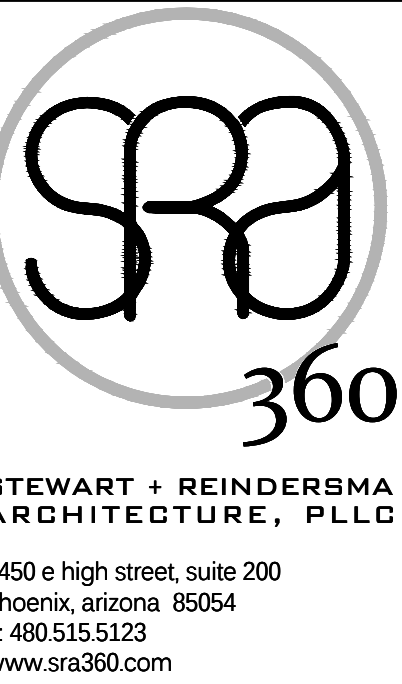
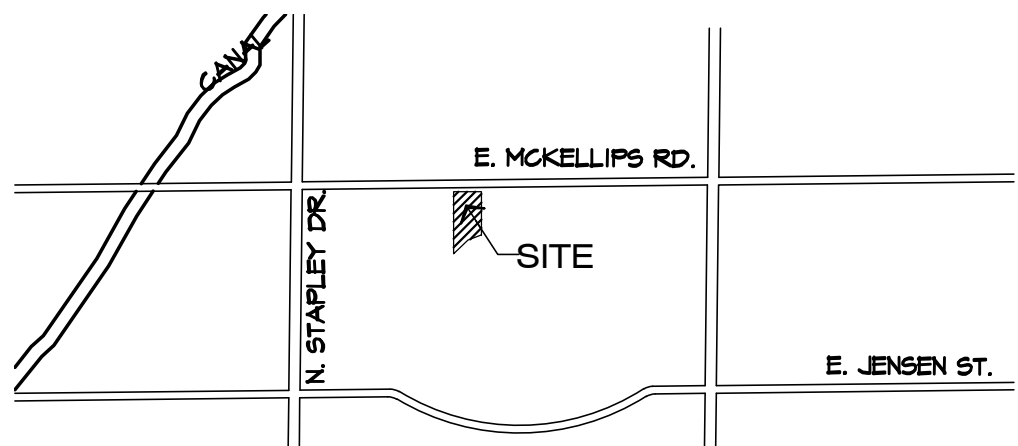
BUILDING HEIGHT: 24'-1"

MECHANICAL SCREENING: SCREEN WALL

keyed notes

- 1 PROPERTY LINE
- 2 NEW CONCRETE CURB
- 3 EXIST. CONCRETE CURB
- 4 NEW LANDSCAPE AREA
- 5 EXIST. DRIVE AISLE
- 6 NEW DRIVE AISLE
- 7 NEW TRASH ENCLOSURE
- 8 NEW CONCRETE WALK
- 9 NEW ACCESSIBLE, STAMPED CONC. PATH
- 10 NEW ACCESSIBLE RAMP
- 11 NEW H/C PARKING
- 12 EXISTING PARKING
- 13 NEW PARKING
- 14 LINE OF CANOPY OVERHEAD
- 15 FLAG POLE
- 16 3' HIGH SITE WALL
- 17 PATIO MENU BOARD
- 18 EX. INGRESS/EGRESS EASEMENT

VICINITY MAP



applicant/contact:
plazza - restaurant consulting
4428 e. mountain sage dr.
phoenix, az 85044
contact: bill cantieri
c: (480) 818-9736
e: bill@plazza-az.com

ANDY'S FROZEN CUSTARD
1353 E. MCKELLIPS RD
MESA, AZ 85203

project:

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date: 8/29/2016

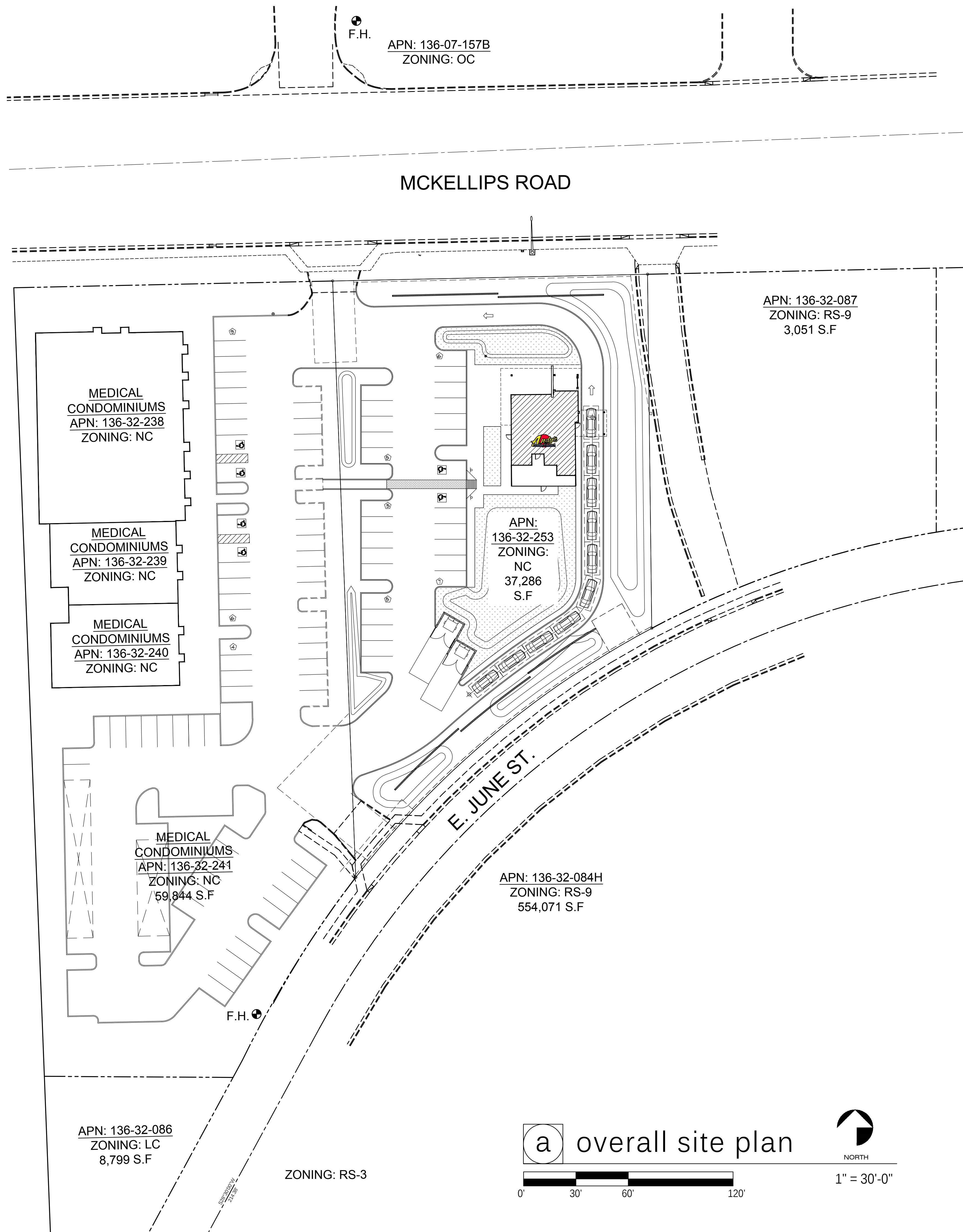
issued for: DESIGN REVIEW

job no.: 16-011

sheet title: SITE PLAN

sheet no.:

as.1



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TOTAL S.F. 2,060 S.F.

SITE AREA:
SITE AREA (PARCEL) 37,286 S.F. (.85 AC)

PARKING CALCULATION

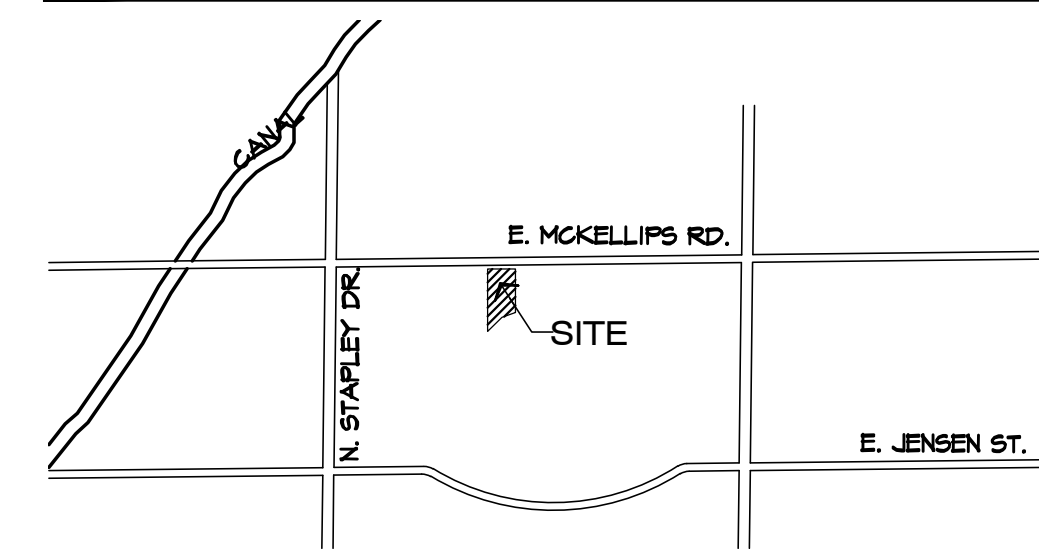
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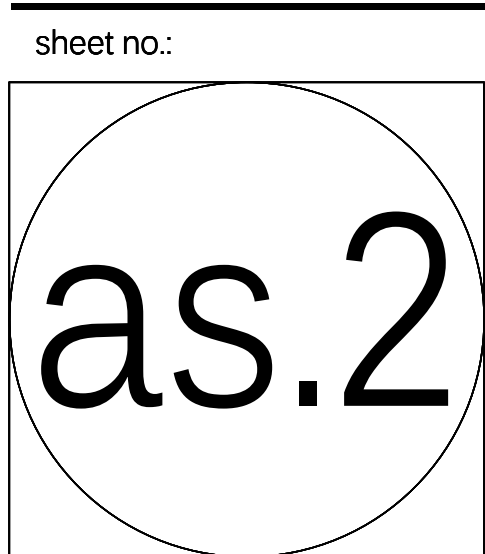
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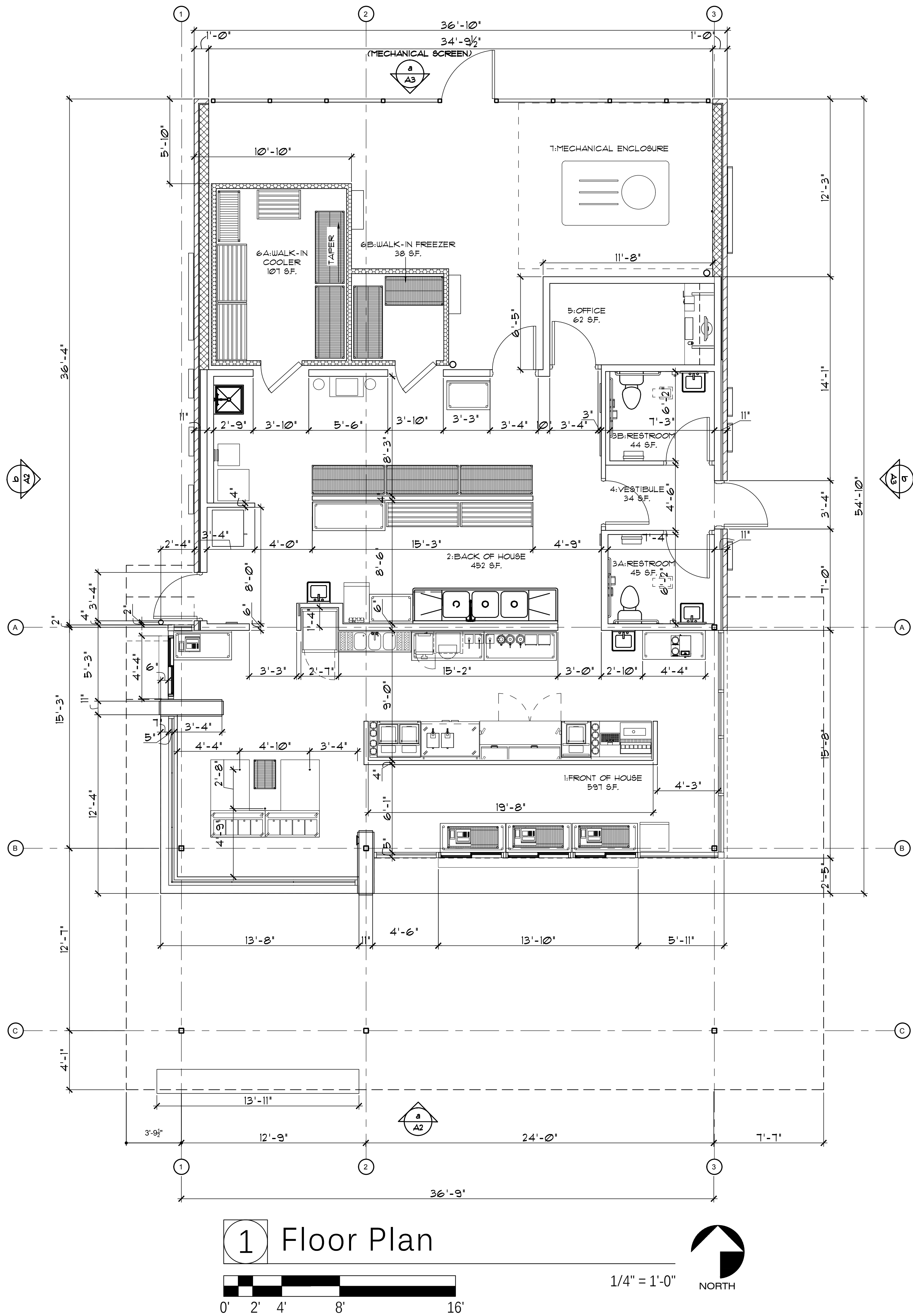
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CITY OF MESA
LANDSCAPE NOTES

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/COMMERICAL 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.

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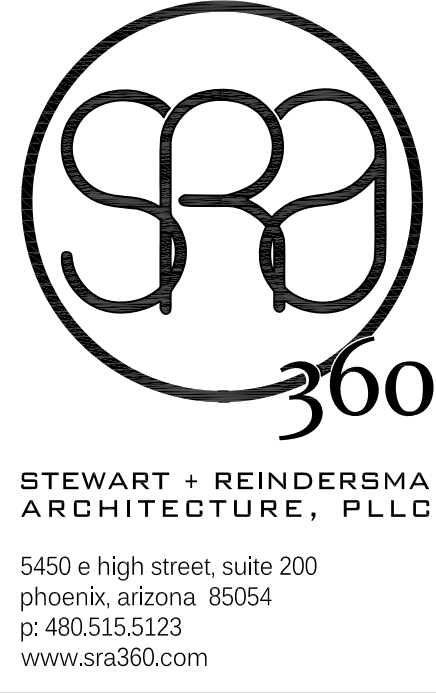
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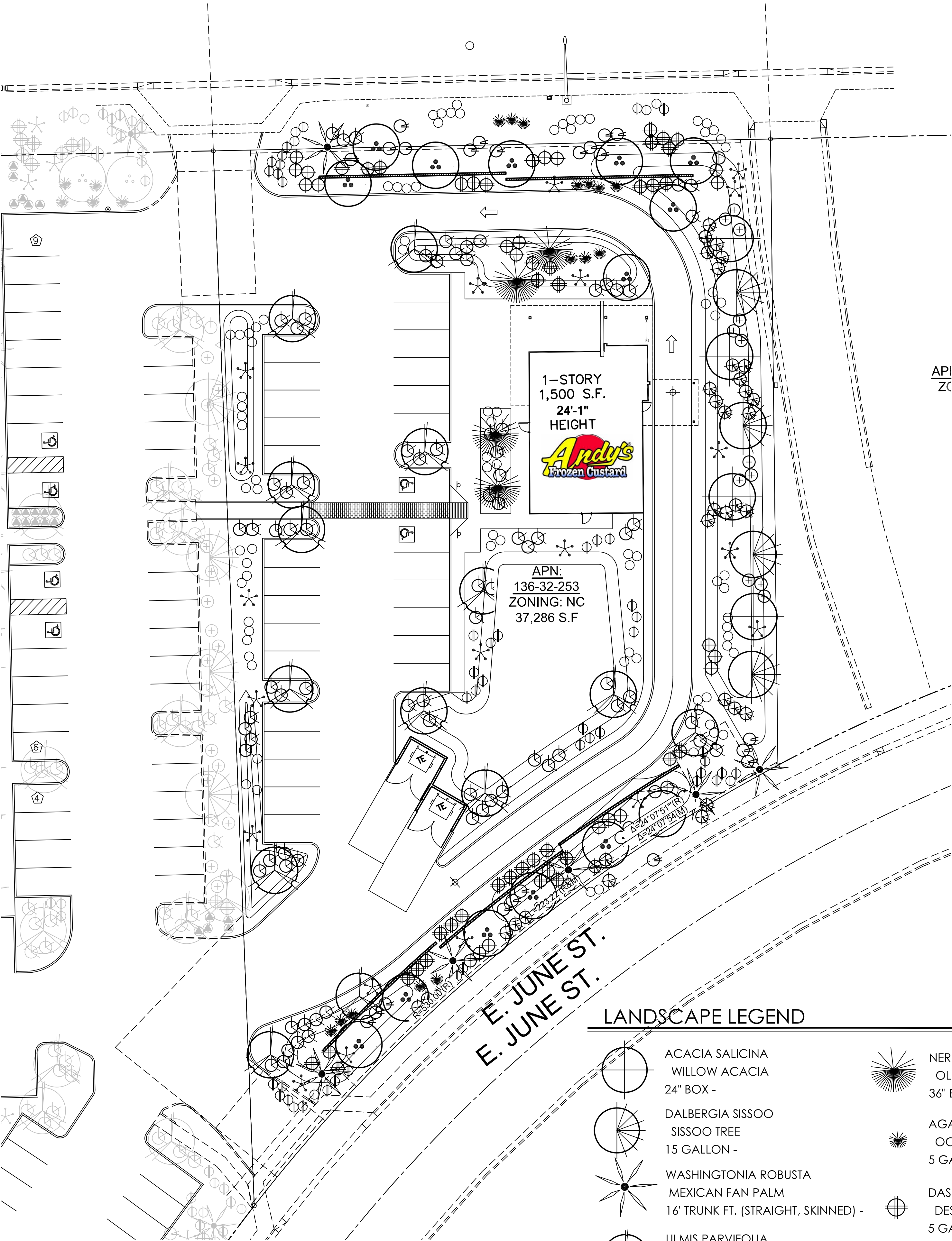
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LANDSCAPE PLAN

sheet no.:

La.01



LANDSCAPE LEGEND

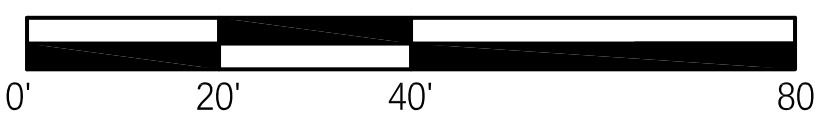
- ACACIA SALICINA
WILLOW ACACIA
24" BOX -
- DALBERGIA SISSOO
SISSOO TREE
15 GALLON -
- WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
16' TRUNK FT. (STRAIGHT, SKINNED) -
- ULMIS PARVIFOLIA
EVERGREEN ELM
24" BOX -
- DALBERGIA SISSOO
SISSOO TREE
36" BOX -

- NERIUM OLEANDER
OLEANDER TREE
36" BOX -
- AGAVE VILIMORIANA
OCTOPUS AGAVE
5 GALLON -
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON -
- NERIUM OLEANDER 'PETITE PINK'
PETITE OLEANDER
5 GALLON -
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON -

- CALLIANDRA ERIOPHYLLA
BAJA FAIRY
5 GALLON -
- RUELLIA BRITONIANA
RUELLIA
5 GALLON -
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON -
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON -
- CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON -

- RUELLIA BRITONIANA 'KATIE'
TRAILING RUELLIA
1 GALLON -
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

a Landscape plan



1" = 20'-0"

T.J. McQUEEN & ASSOCIATES, INC.

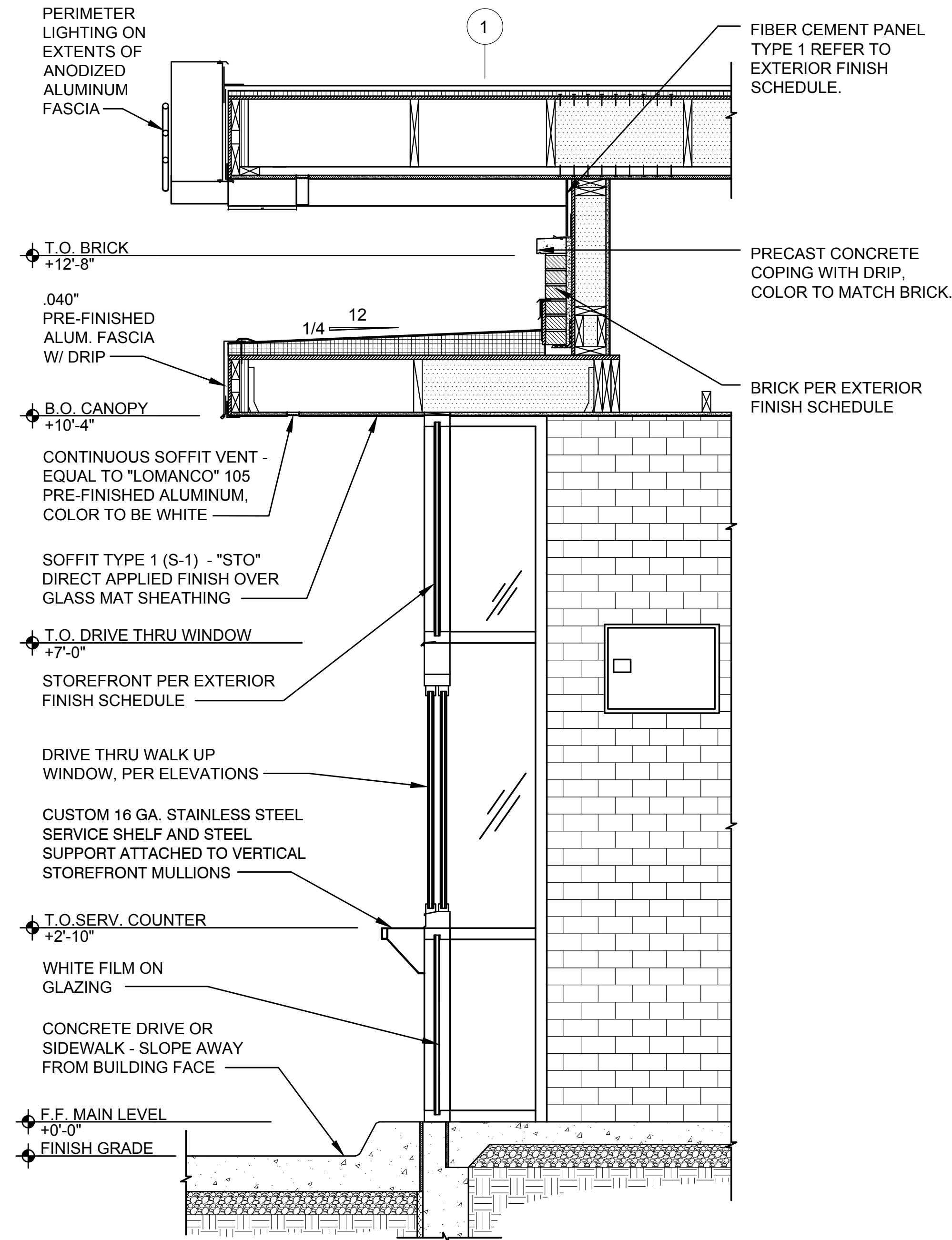
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

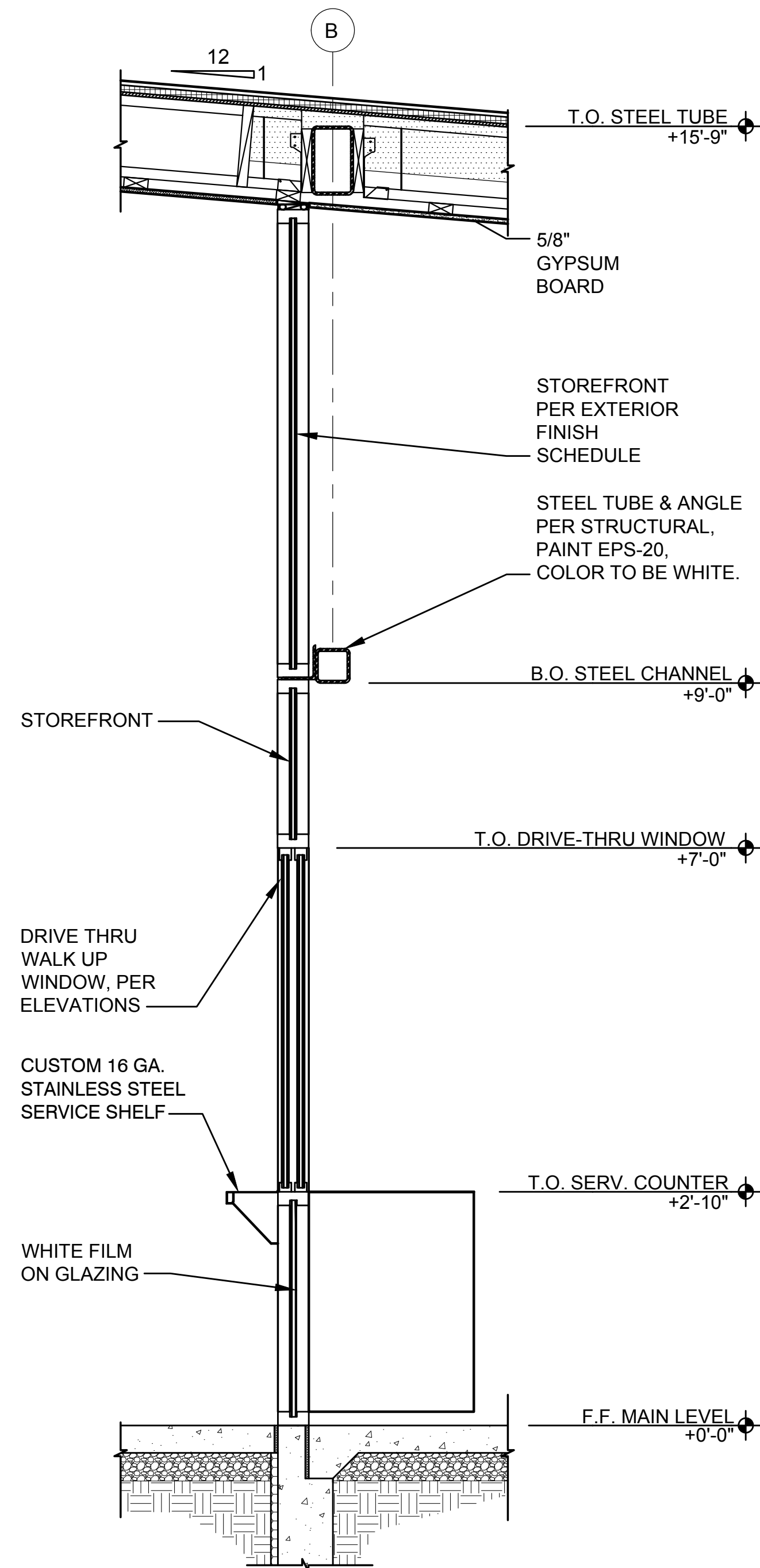
EMAIL: timmcqueen@tjmla.net



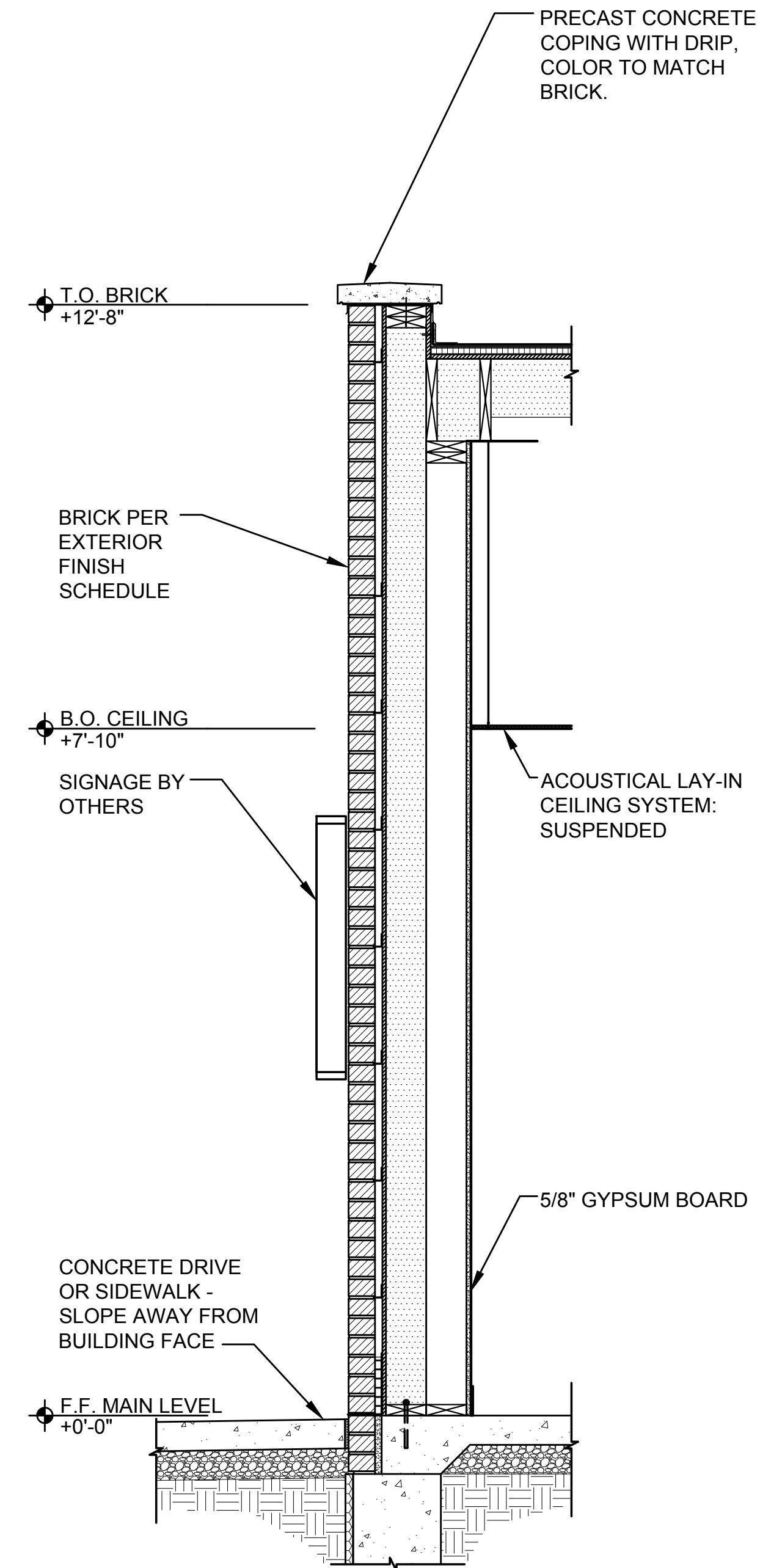
T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, PLLC, EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, CONSEQUENTIAL, AND PUNITIVE DAMAGES, ARISING OUT OF OR FROM THE USE OF THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC.



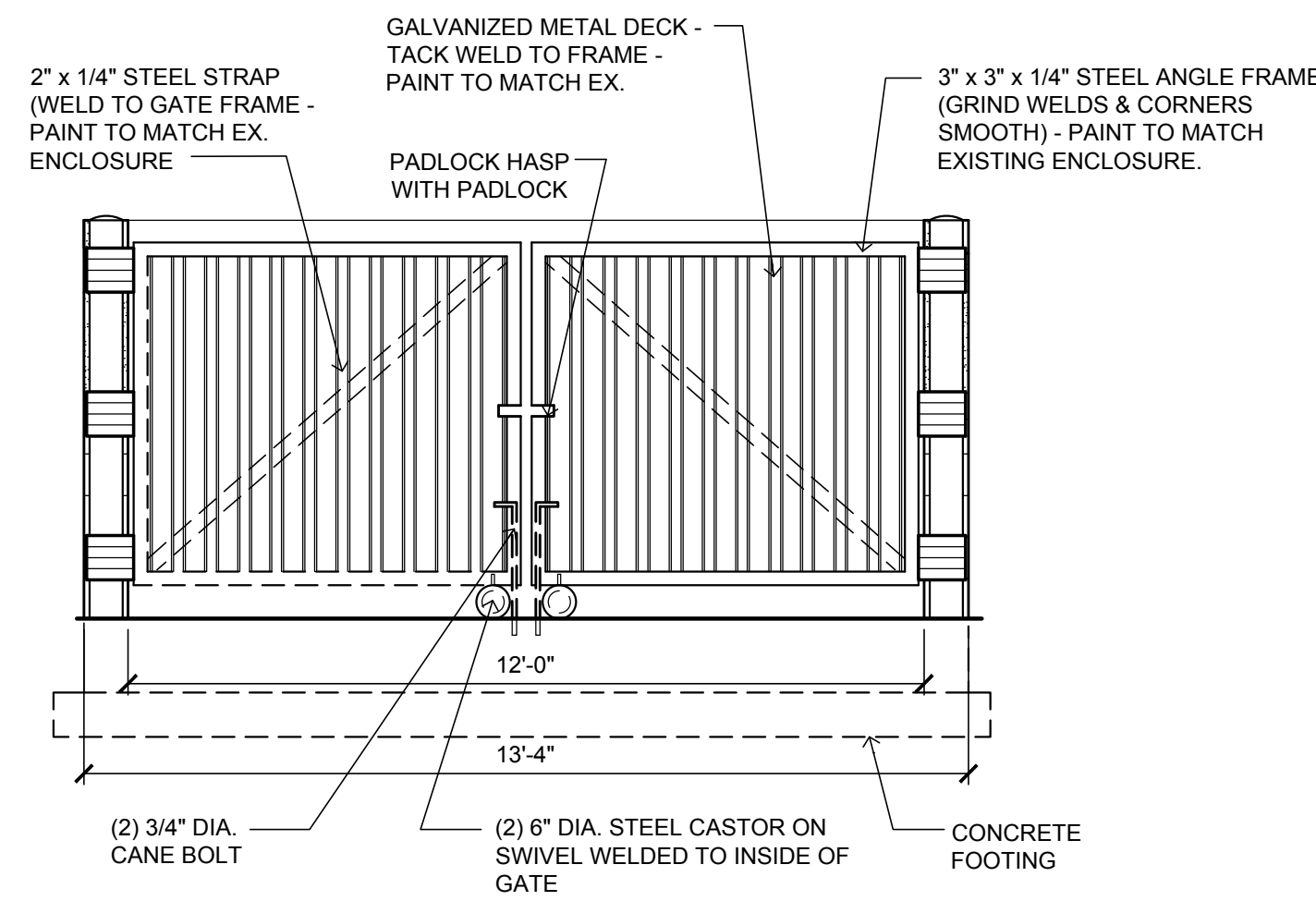
1 WALL SECTION
3/4" = 1'-0"



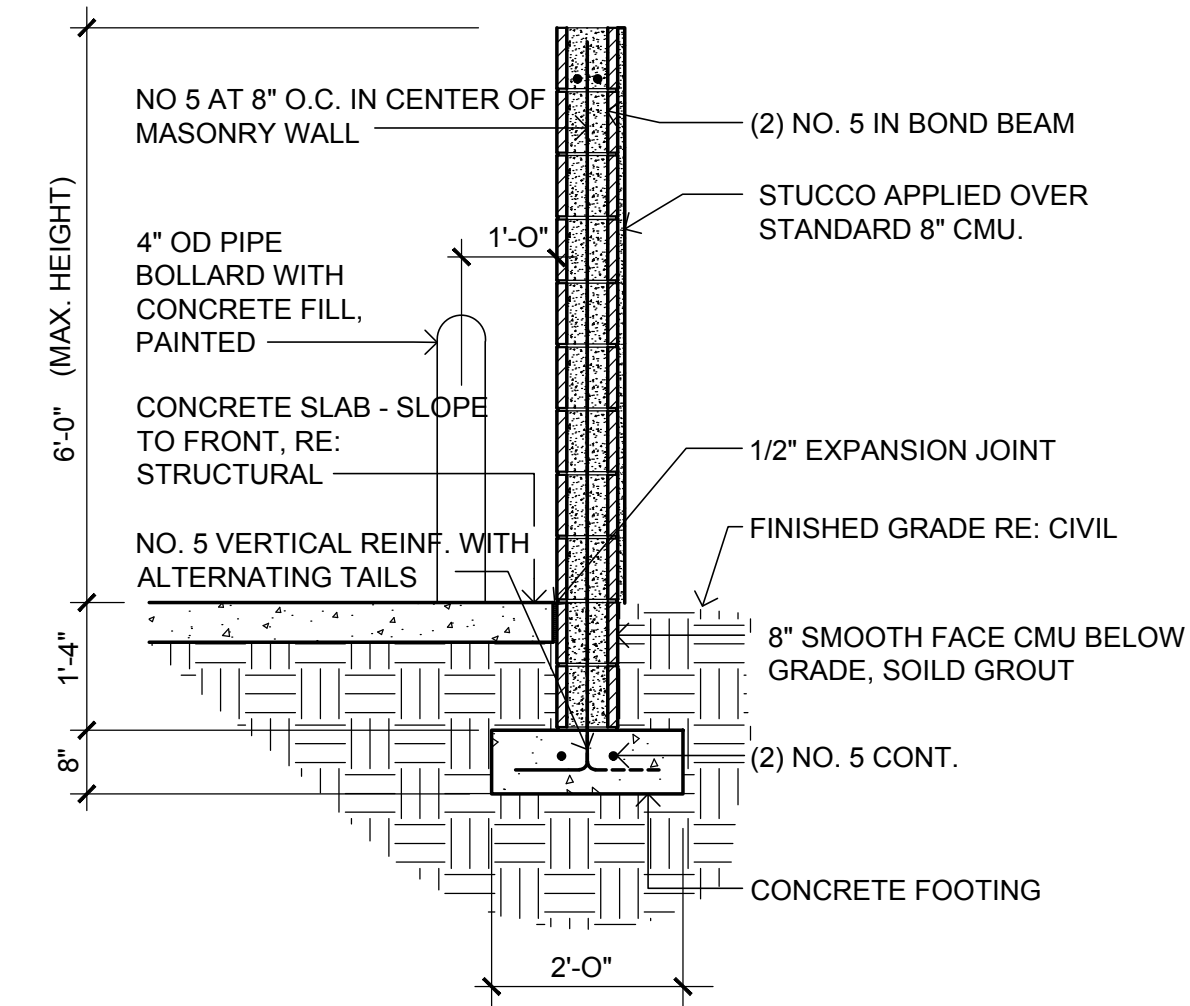
2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"



4 GATE AT TRASH ENCLOSURE
3/8" = 1'-0"



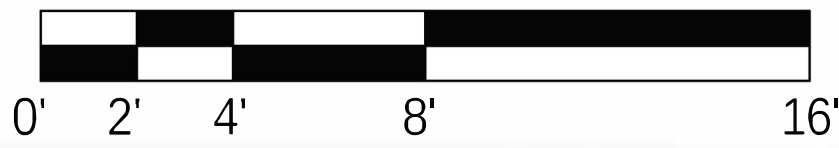
5 SECTION AT TRASH ENCLOSURE
3/8" = 1'-0"

FINISH LEGEND & SYM.

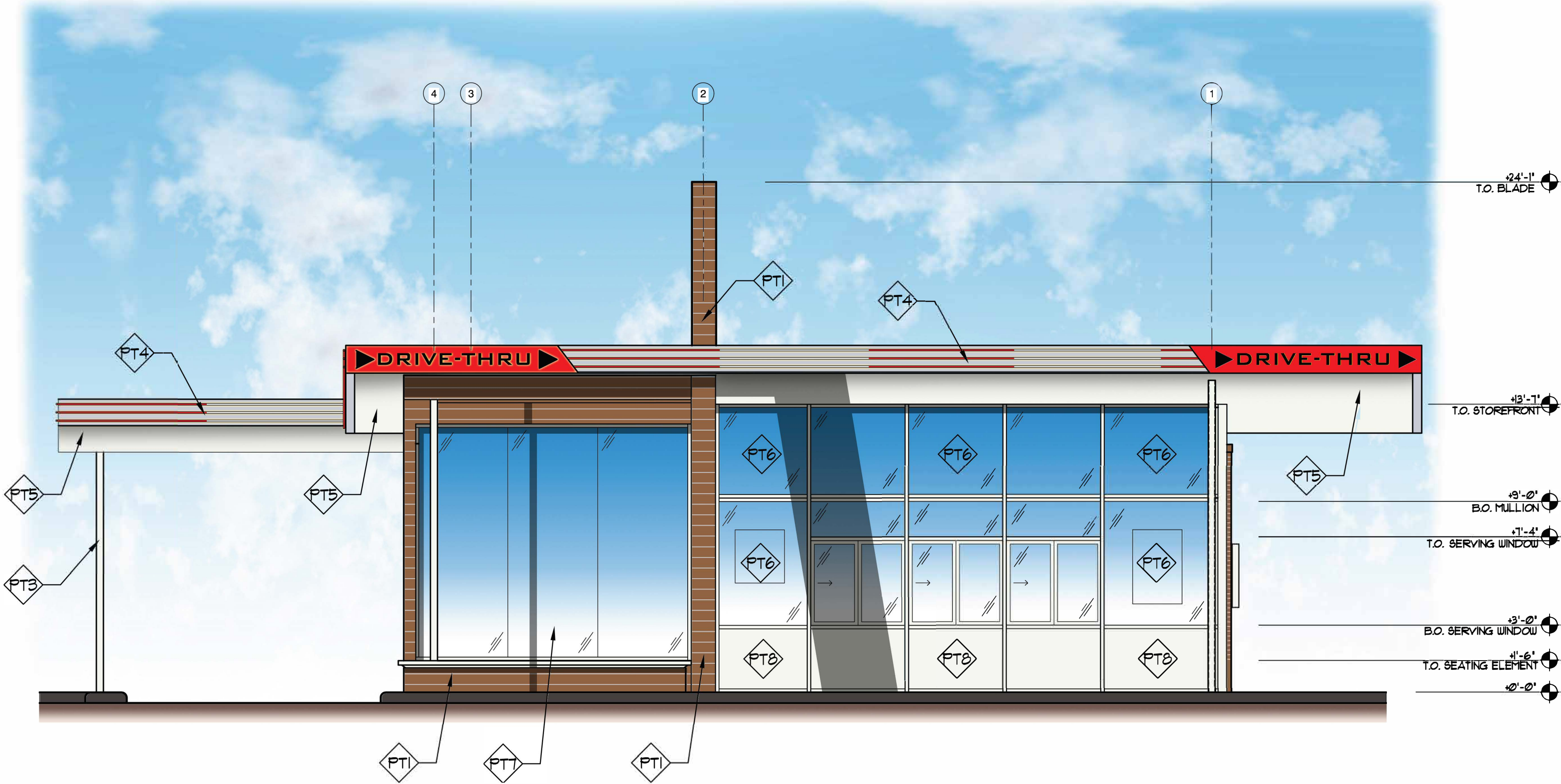
- PT1 FIBER CEMENT PANEL TYPE 2 : NICHHA 5/8" VINTAGE
WOOD PANELS COLOR : CEDAR ON GALVANIZED STEEL
FRAME
- PT2 GLEN GERY BRICK - "TWILIGHT"
MORTAR LIGHT CHOCOLATE BOX BY SOLOMON COLORS
- PT3 STRUCTURAL STEEL COLUMN PAINTED DEWBBO "WHITE" (-I)
BY DUNN EDWARDS
- PT4 PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF
ANODIZED ALUMINUM FASCIA
- PT5 GOLD BOND EXTERIOR GYPSUM BOARD SOFFIT WITH A
STO DIRECT APPLIED FINISH. COLOR : DEWBBO "WHITE" (-I)
BY DUNN EDWARDS
- PT6 GLAZING TYPE 1 :
STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN
TOXL, CLEAR OVER CLEAR
- PT7 GLAZING TYPE 2 :
STRUCTURAL GLAZED CURTAIN WALL WITH 1" INSULATED
GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- PT8 GLAZING TYPE 3 :
STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN
TOXL, CLEAR OVER CLEAR WITH WHITE VINYL APPLIED



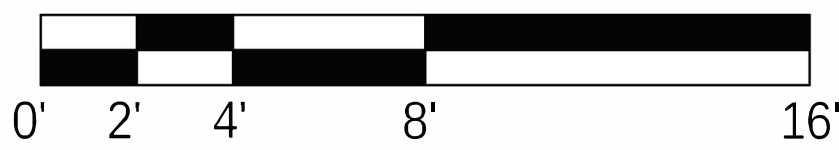
b east elevation



1/4" = 1'-0"



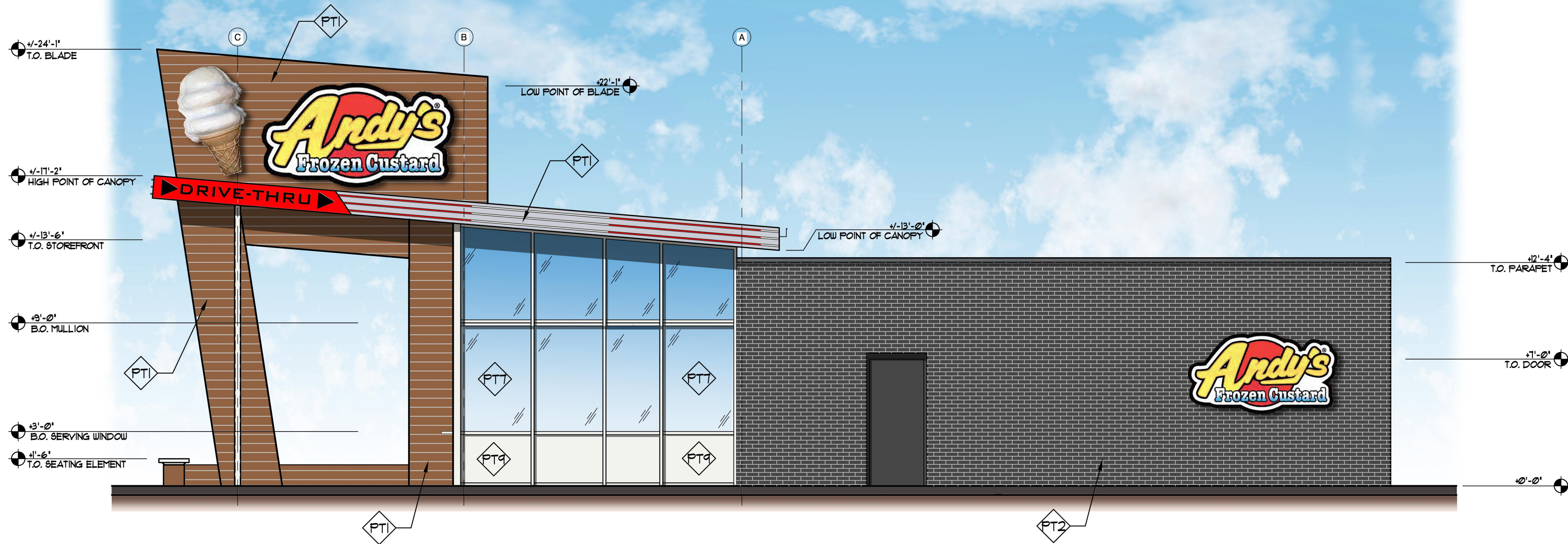
a north elevation



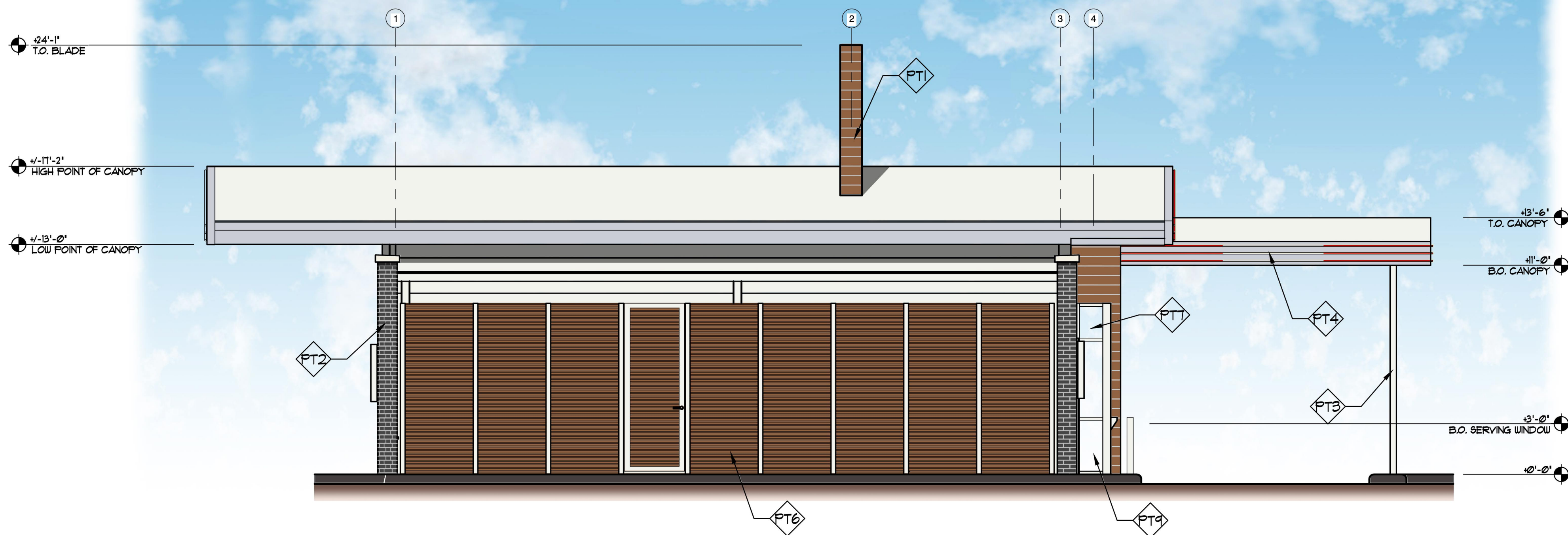
1/4" = 1'-0"

FINISH LEGEND & SYM.

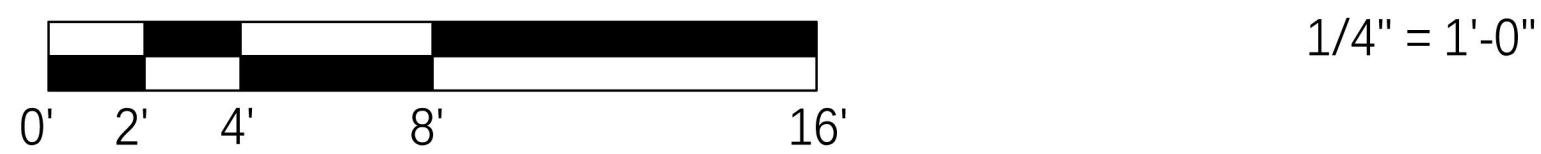
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- PT6 LOUVER PANELS - TREX SELECT SERIES COLOR: SADDLE
- PT7 GLAZING TYPE 1 : STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- PT8 GLAZING TYPE 2 : STRUCTURAL GLAZED CURTAIN WALL WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR
- PT9 GLAZING TYPE 3 : STOREFRONT WITH 1" INSULATED GLAZING SOLARBAN TOXL, CLEAR OVER CLEAR WITH WHITE VINYL APPLIED



b west elevation



a south elevation





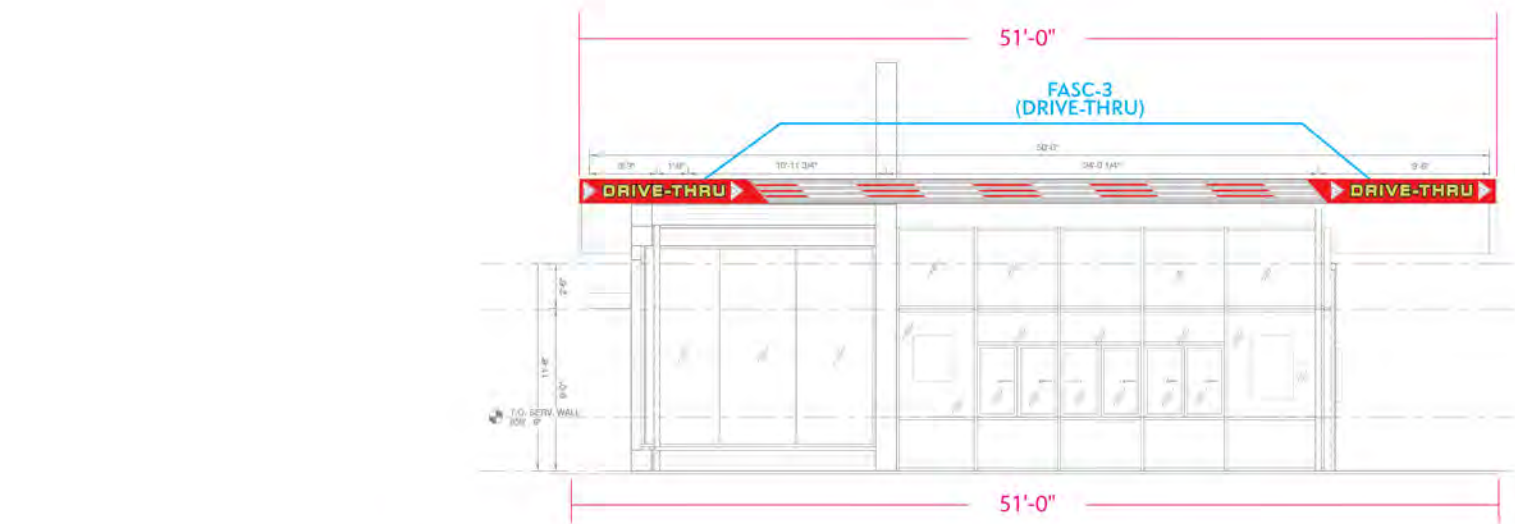
ANDY'S FROZEN CUSTARD
BLADE BUILDING STANDARDS

APRIL 2016



STANDARD
BLADE BUILDING STRUCTURE

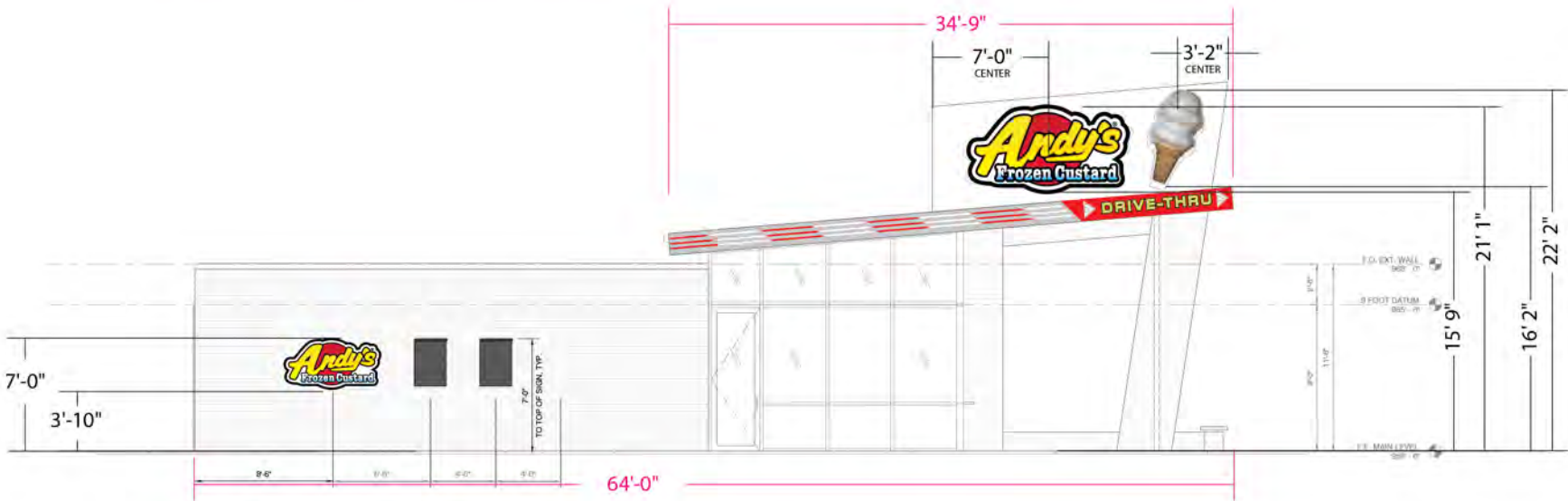
Andy's



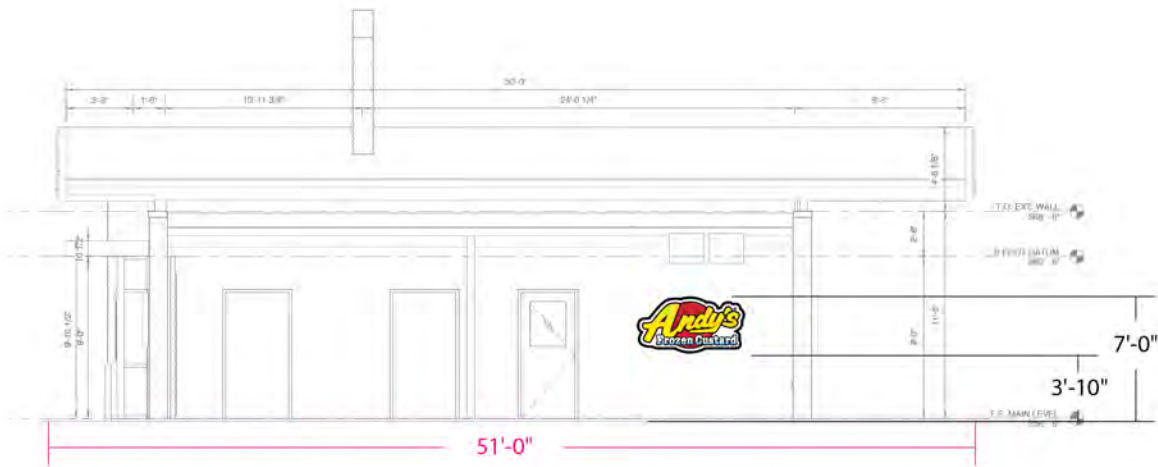
FRONT ELEVATION - 51' LN. FT. / 0' SQ - EXTERIOR WALL SIGN / NEON = 68 sq ft / NON-ANIMATED



SIDE ELEVATION A - 64' LN. FT. / 73' SQ - EXTERIOR WALL SIGN / NEON = 58.5 sq ft / NON-ANIMATED



SIDE ELEVATION B - 64' LN. FT. / 104' SQ - EXTERIOR WALL SIGN / NEON = 46.5 sq ft / NON-ANIMATED



REAR ELEVATION - 51' LN. FT. / 18.5' SQ - EXTERIOR WALL SIGN / NEON = 0 sq ft

PINNACLESIGN

UL

PINNACLESIGNGROUP.COM

ANDY'S FROZEN CUSTARD

SCALE - 3/32" = 1'-0"

LOCATION - MASTER - 16

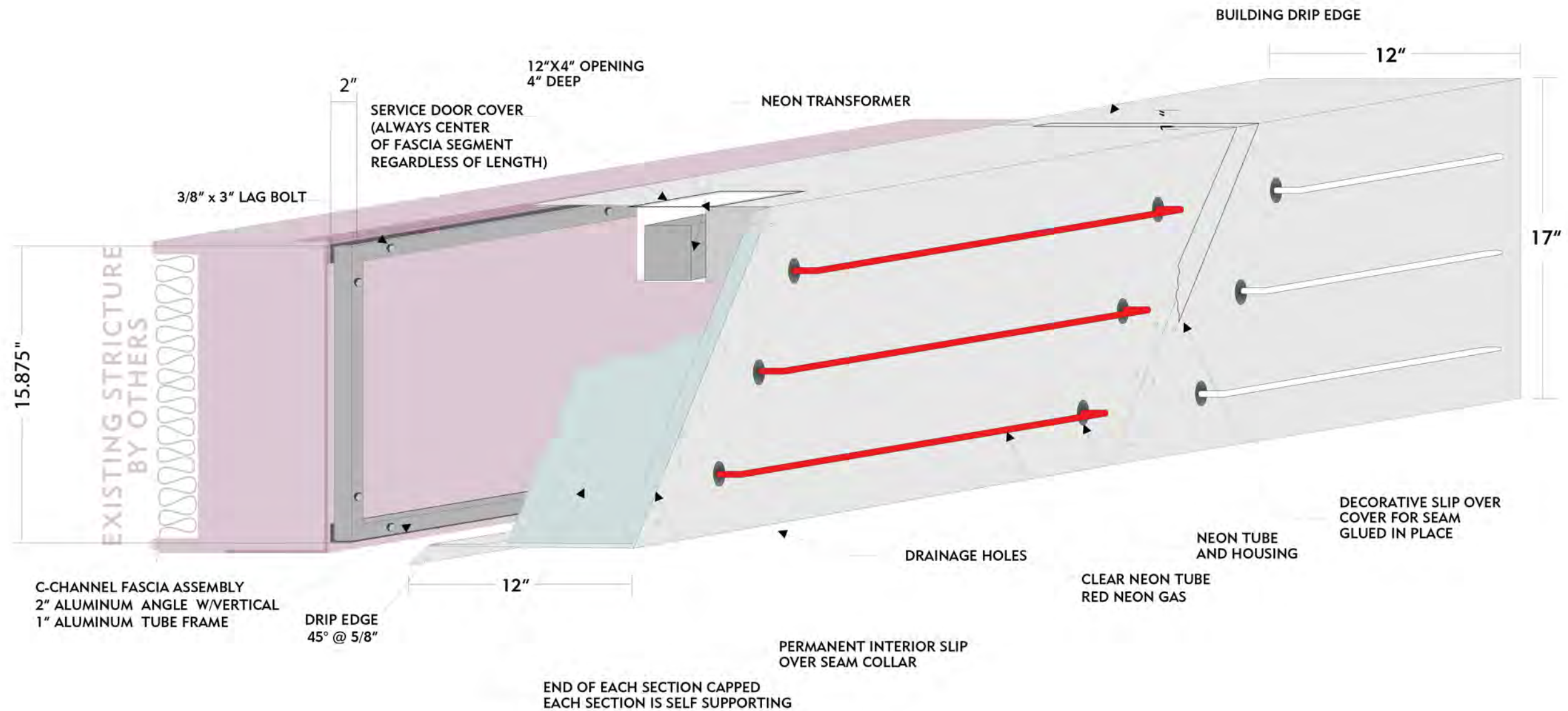
PROJECT MANAGER - JOE MYLER

DESIGNER - TROY KUKES

DRAWING # 0000-16-16-ELEV-1

DATE REVISED - 04-14-16

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*STANDARD INFO = NEED ENGINEERING AND SURVEY

ELECTRICAL REQUIREMENTS

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHER TIGHT SEAL BETWEEN NEON FASCIA AND ROOF SYSTEM.

A

STANDARD NEON FASCIA LAYOUTS

PINNACLE SIGN



ANDY'S FROZEN CUSTARD - NEON FASCIA

LOCATION - MASTER-16

SCALE - NTS

PROJECT MANAGER - JOE MYLER

DESIGNER - TROY KUKES

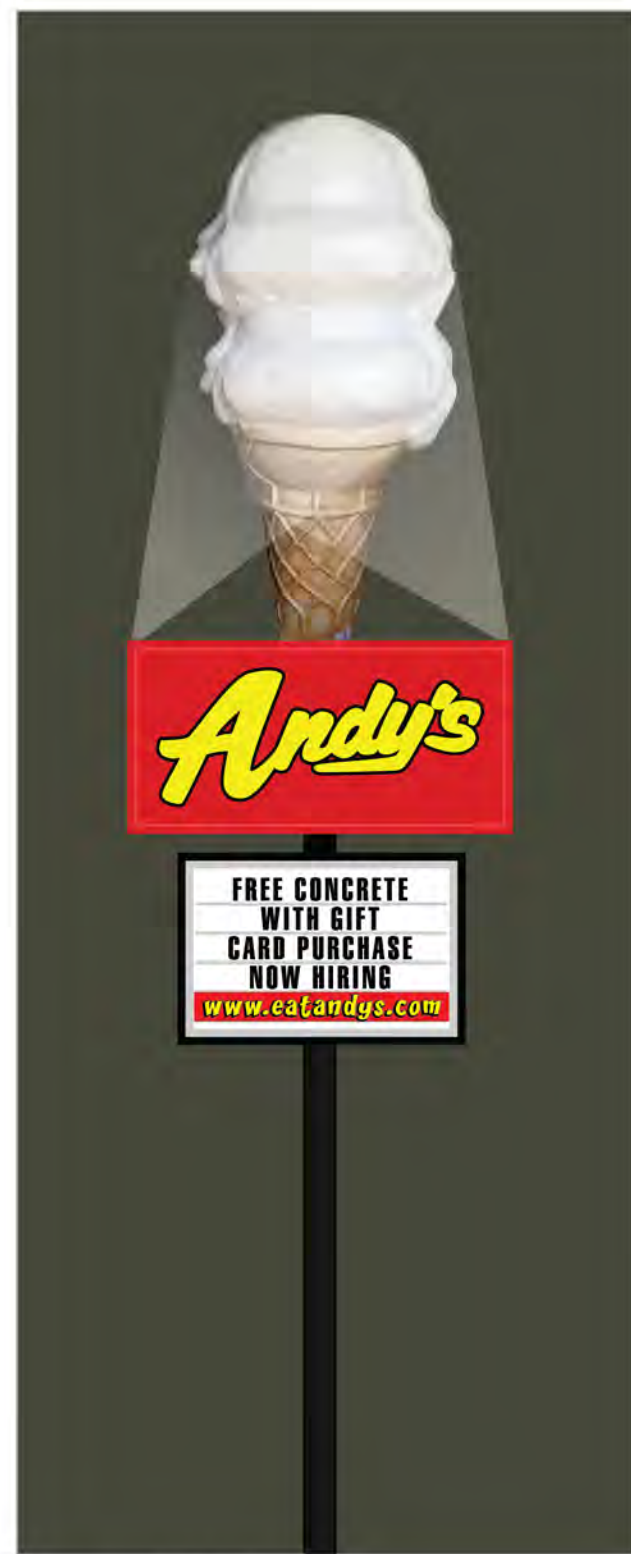
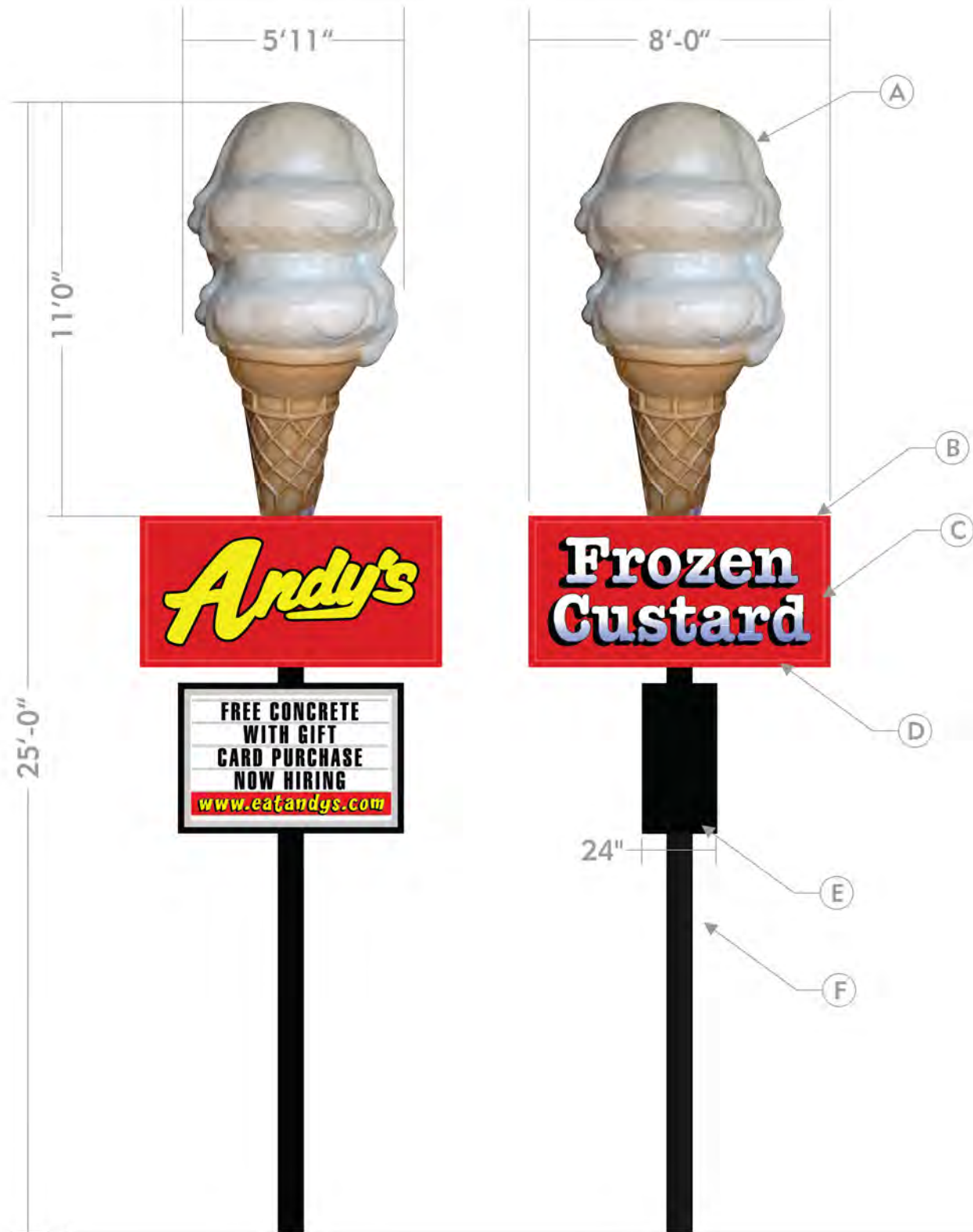
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DATE REVISED - 04-11-16

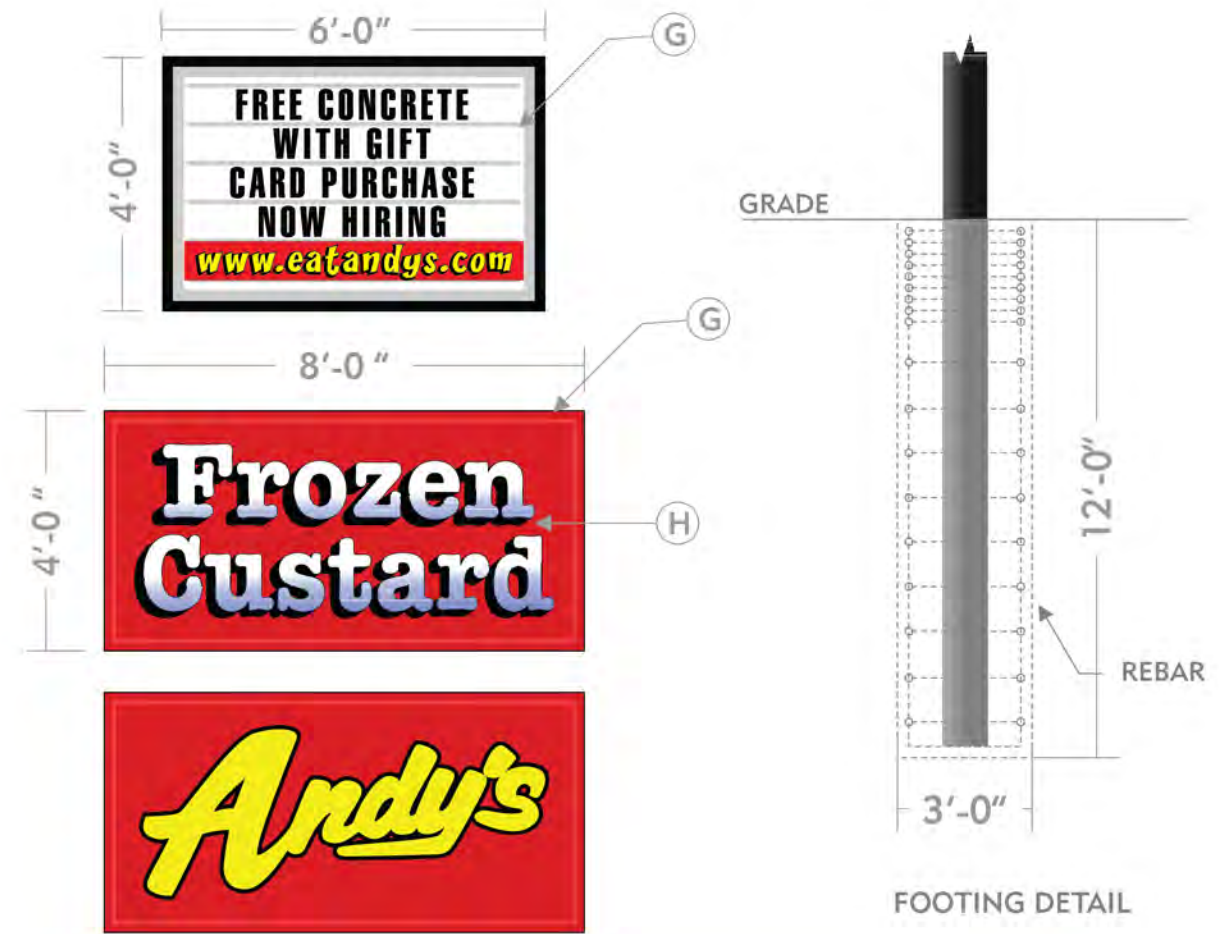
STANDARD

PYLON FORMAT
(WHEN POSSIBLE)

Andy's



ILLUMINATED VIEW



ELECTRICAL REQUIREMENTS

FOUR (4) DEDICATED 20 AMP CIRCUITS
FOUR (4) DEDICATED NEUTRAL FOR EACH CIRCUIT

A

- (A) EXTERNALLY ILLUMINATED CONE
- (B) LED DIRECTIONAL SPOTLIGHTS CONTAINED WITHIN CABINET WITH CLEAR COVER OVER TOP FACE
- (C) 4-SIDED CABINET & CONE
- OPTIONAL ROTATION INCLUDES
AUTOMATIC SHUT-OFF FOR HIGH WINDS
- (D) 4-SIDED LED INTERNALLY ILLUMINATED CABINET
- MP 10224 HOT ROD RED
- (E) INTERNALLY LED ILLUMINATED CHANGEABLE
READER BOARD WITH 8" COPY
- (F) 12" O.D. PIPE
- (G) 2" RETAINER
- (H) PAN EMBOSSED FACE

ELECTRICAL REQUIREMENTS

ARCHITECT OF RECORD AND ENGINEER OF RECORD TO COORDINATE
AND SHOW POWER REQUIREMENTS IN CONSTRUCTION DRAWINGS.

STRUCTURAL REQUIREMENTS | STAMPED CERTIFIED ENGINEERING TO BE CALCULATED AND DETERMINED ON A PER SITE BASIS

PINNACLE SIGN



ANDY'S FROZEN CUSTARD

LOCATION - MASTER-16

SCALE - 3/8" = 1'-0"

PROJECT MANAGER - JOE MYLER

DESIGNER - TROY KUKES

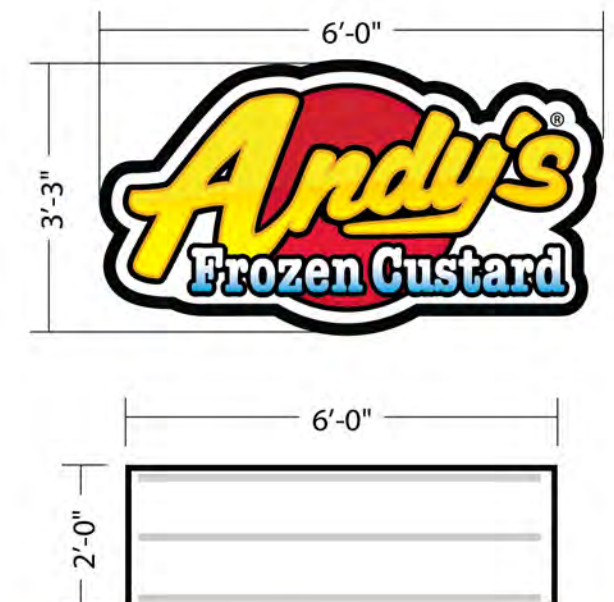
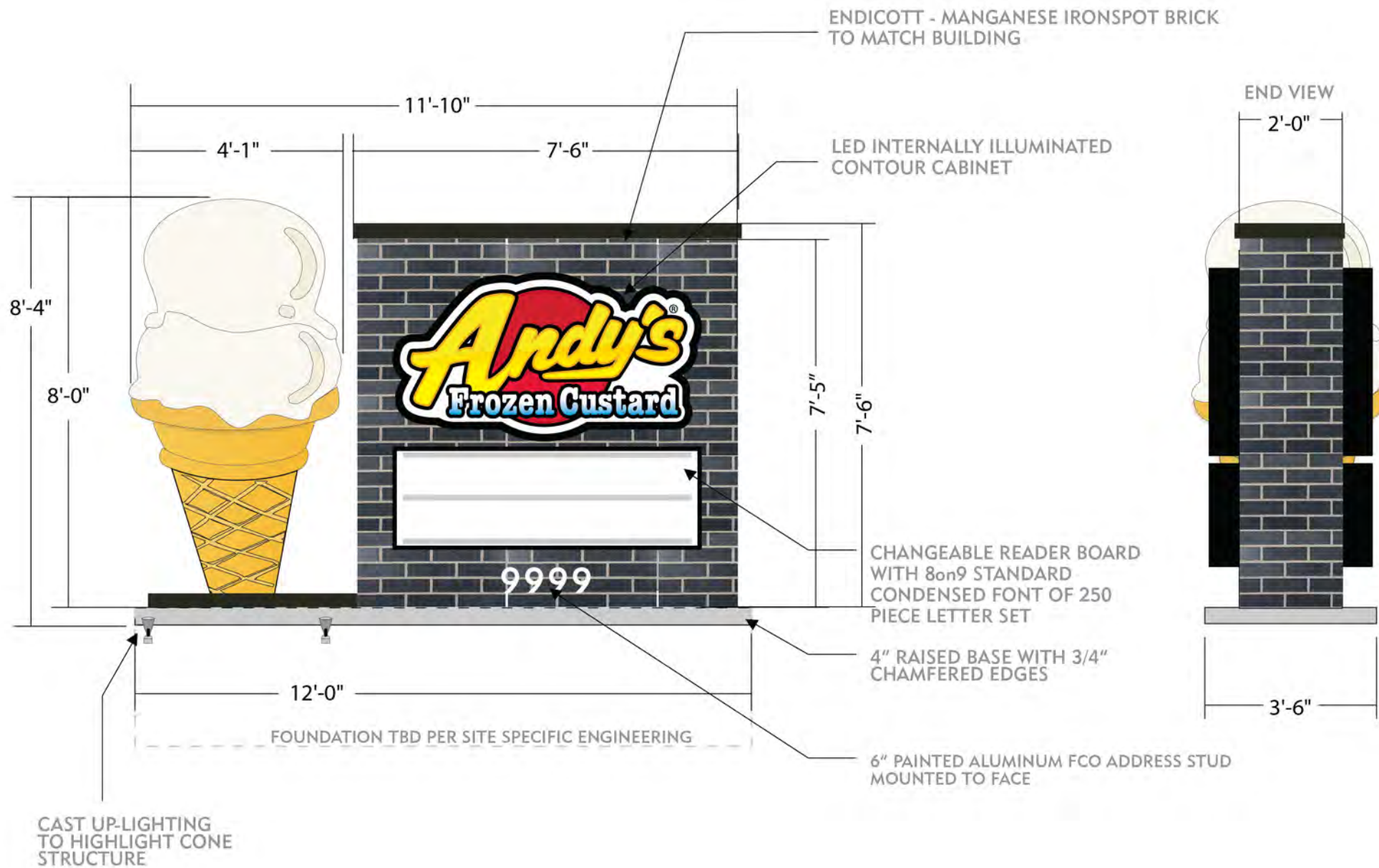
DRAWING # 0000-16-PYLO-1

DATE REVISED - 04-11-16

STANDARD

MONUMENT FORMAT
(WHEN PYLON IS NOT POSSIBLE)

Andy's



PRELIMINARY-FOR REVIEW

ELECTRICAL REQUIREMENTS

ONE 120V 30 AMP CIRCUIT FOR SIGN LIGHTING

STRUCTURAL REQUIREMENTS

120" X 146" = 17,520 / 144 = 121.66 S/F

PINNACLE SIGN



ANDY'S FROZEN CUSTARD

LOCATION - MASTER-16

SCALE - 3/8" = 1'-0"

PROJECT MANAGER - JOE MYLER

DESIGNER - TROY KUKES

DRAWING # 0000-16-MONU-1

DATE REVISED - 04-11-16

PINNACLESIGNGROUP.COM

TECH SURVEY

PRE-PRO

RELEASE TO PROD

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THANKYOU