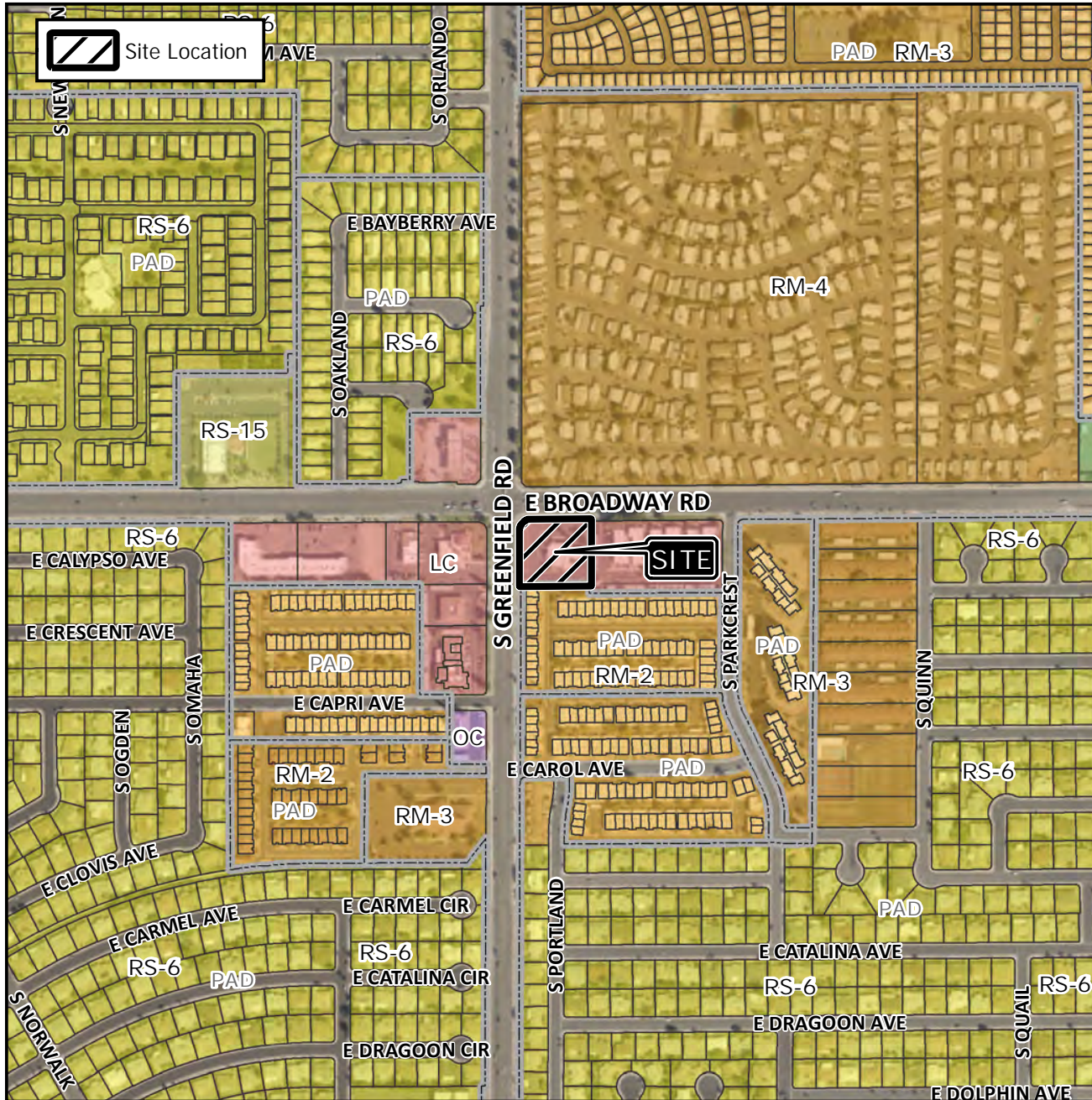


Design Review Vicinity Map: DRB20-00082

Case Details



Case:

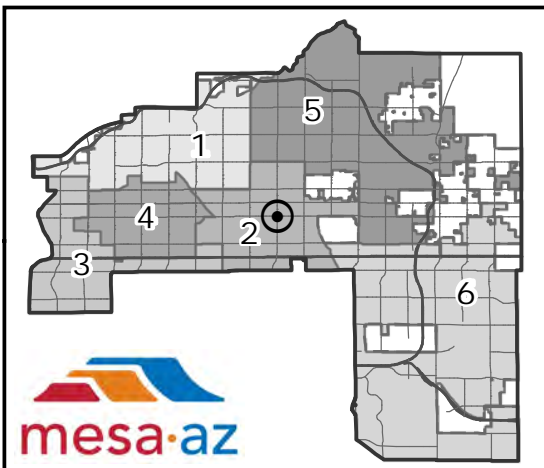
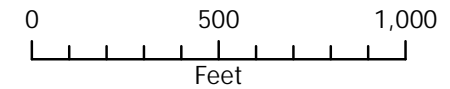
DRB20-00082

Site / Address:

District 2. Within the 4400 block of East Broadway Road and within the 400 block of South Greenfield Road.

Request:

Requesting the review of a restaurant with a double lane drive-thru



7 April 2020

Project Narrative
Burger King
4403 E. Broadway Rd., Mesa AZ 85206
(SE Corner of Greenfield and Broadway)
DRB20-00082 & ZON20-00086

Introduction:

This project is for a new Burger King to be located on the SE corner of Greenfield and Broadway. Originally constructed as a bank, the site is now a funeral home. The existing building will be demolished as part of this project. The restaurant with drive-thru will include a 3,200 sf restaurant with a double drive-thru on the 1-acre site.

Adherence to the General Plan – Suburban Sub-Area:

This area has been identified as “Suburban” in Mesa 2040 General Plan. Zoning Districts allowed in this neighborhood designation are Office Commercial, Neighborhood Commercial, and Limited Commercial. Typical uses identify “small, neighborhood scale office, retail, restaurants... This property is zoning LC: Limited Commercial and complies with the intent of the General Plan. The orientation of the building will encourage the “bringing together” of the sub-area type. Located across the street from a mobile home community to the north and northwest, contiguous with an office development to the east, and a patio home community to the west, the building will be a natural draw for these communities and create a feeling of “place”.

Architecture:

The architecture of the building complies with the suburban neighborhood general plan designation and the design guidelines. These finish materials include brick veneer, composite horizontal panel siding, painted stucco, illuminated band parapet coping, shade canopies, aluminum storefront windows and aluminum doors with clear glazing. Building-mounted signage will be under separate permit review and approval process as well as the monument signage on Greenfield and Broadway.

Form and Guidelines:

Predominant building height is one and two stories: **Complied, 1 story building**

Lot coverage is less than 40%: **Complied, 7.5% coverage**

Sidewalks are available on both sides of street: **Complied, existing sidewalks along arterials.**

Massing and Scale:

Wall Articulation. Exterior building walls have been subdivided and proportioned to human scale, using projections, overhangs and recesses. Three materials are used on the facades of this building: brick, stucco/EIFS, and Nichiha wood grain fiber cement panels in order to add architectural interest and variety and to avoid the effect of a single, massive wall. Awnings and large windows also reduce the building to a human scale. Entrances are recessed on the west and south.

Roof Articulation. The building height is provided with least two (2) changes in height that are varied over different portions of the building. These areas are at the entrances, SW corner, SE corner, and order windows. In addition, a LED cornice terminates the parapet between the elements punctuating the façade.

Site Design objectives:

The existing bank site does not meet the current requirements. The entire site will be demolished. Planned landscape setbacks on the east (15’), south (15’), west (15’), and north (15’) are provided.

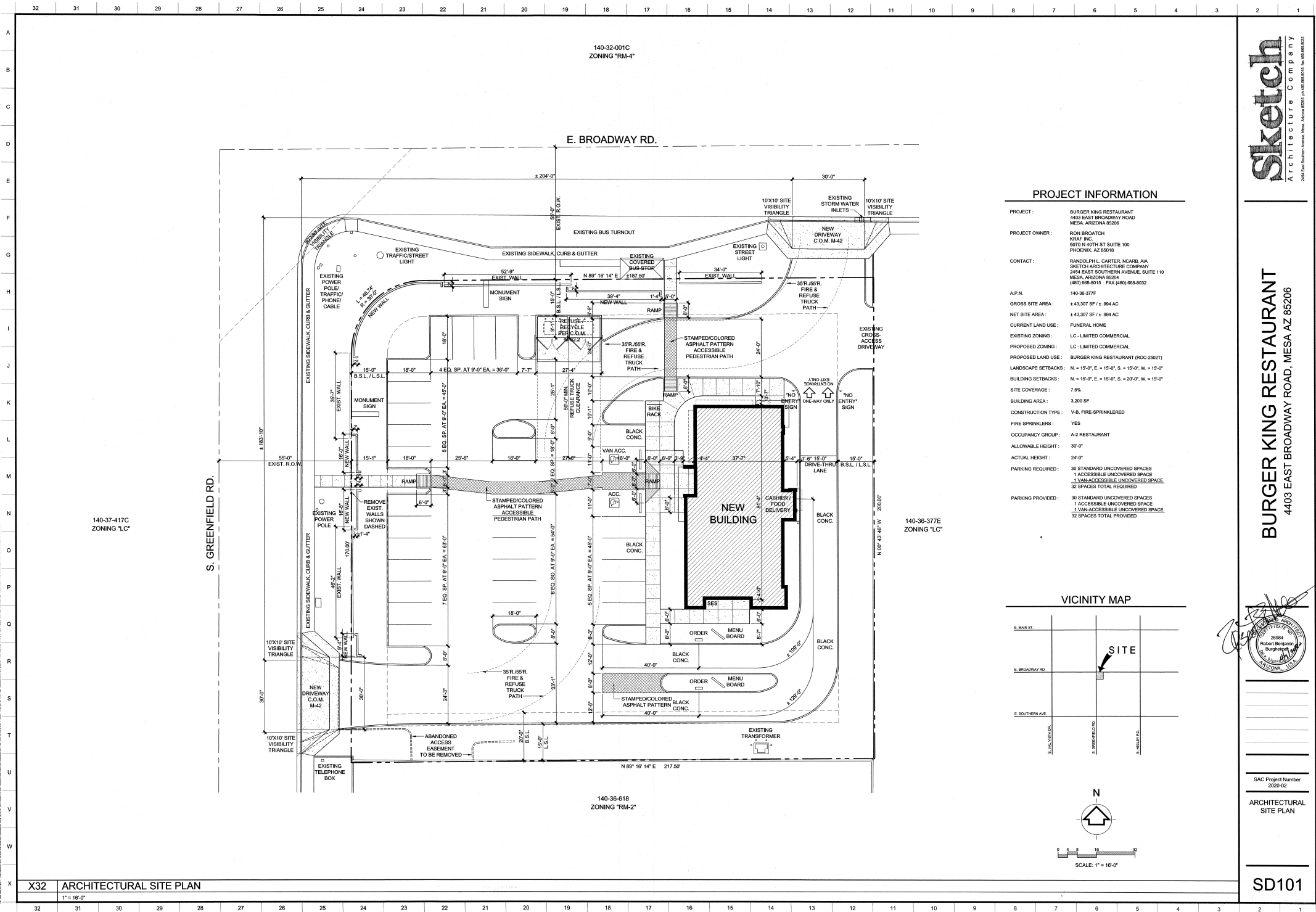
Screening-Trash and Refuse Collection Areas: Refuse enclosure is located on the north behind a covered bus stop shelter. Solid Waste has approved this location. Parking screen walls utilize the existing 42" high stucco finished walls supplemented with new 42" high walls set back 24" from the existing walls.

Parking has spaces for 32 vehicles. This complies with the code of 100 SF (interior space)/vehicle for a restaurant with drive-thru. All spaces are 9'x18' with the minimum aisle of 26'.

Pedestrian Access to the site has been addressed. Accessible routes have been planned on the West and North. Both routes are over 5' wide and have a hard surface (concrete and asphalt) which will have painted stripes. The building and parking are exempt from the differing material/color/height requirement since the building and site are under the benchmark for these requirements (10,000 sf building, 50 parking spaces).

Offsites and Utilities: Driveways, curbs, gutters and transit bus stop are existing. The driveways do not meet COM's current design requirements and will be replaced. Electric lines that appear to be 16kva and less are located along Greenfield and will remain. An existing electrical transformer is located on the south property line. All utilities are on-site and will be "adjusted" to meet the needs of Burger King. An additional water meter will be required, and the existing water meter will be used for landscaping.





PROJECT INFORMATION

PROJECT: BURGER KING RESTAURANT
4403 EAST BROADWAY ROAD
MESA, ARIZONA 85206

PROJECT OWNER: RON BROATCH
R24 INC.
5070 N 40TH ST SUITE 100
PHOENIX, AZ 85018

CONTACT: RANDOLPH L. CARTER, NCKR, AIA
SKETCH ARCHITECTURE COMPANY
2454 EAST SOUTHERN AVENUE, SUITE 110
MESA, ARIZONA 85204
(480) 668-8015 FAX (480) 668-8032

A.P.N.: 140-36-377E

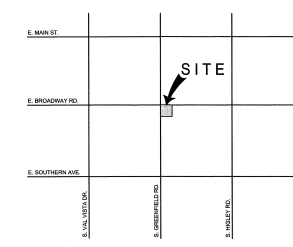
GROSS SITE AREA: ± 43,307 SF ± .984 AC
NET SITE AREA: ± 43,307 SF ± .984 AC
CURRENT LAND USE: FUNERAL HOME
EXISTING ZONING: LC - LIMITED COMMERCIAL
PROPOSED ZONING: LC - LIMITED COMMERCIAL
PROPOSED LAND USE: BURGER KING RESTAURANT (R200-2502T)

LANDSCAPE SETBACKS: N = 15'-0", E = 15'-0", S = 15'-0", W = 15'-0"
BUILDING SETBACKS: N = 15'-0", E = 15'-0", S = 20'-0", W = 15'-0"
SITE COVERAGE: 7.5%
BUILDING AREA: 3,200 SF
CONSTRUCTION TYPE: V-8, FIRE-SPRINKLERED
FIRE SPRINKLERS: YES
OCCUPANCY GROUP: A-2 RESTAURANT
ALLOWABLE HEIGHT: 30'-0"
ACTUAL HEIGHT: 24'-0"

PARKING REQUIRED: 30 STANDARD UNCOVERED SPACES
1 ACCESSIBLE UNCOVERED SPACE
1 VAN ACCESSIBLE UNCOVERED SPACE
32 SPACES TOTAL REQUIRED

PARKING PROVIDED: 30 STANDARD UNCOVERED SPACES
1 ACCESSIBLE UNCOVERED SPACE
1 VAN ACCESSIBLE UNCOVERED SPACE
32 SPACES TOTAL PROVIDED

VICINITY MAP



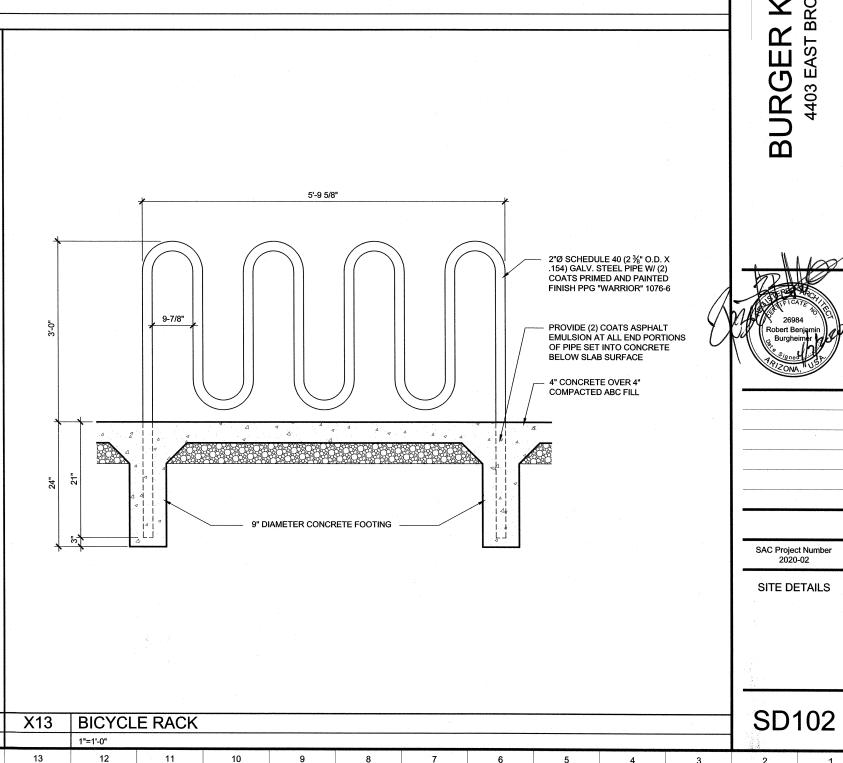
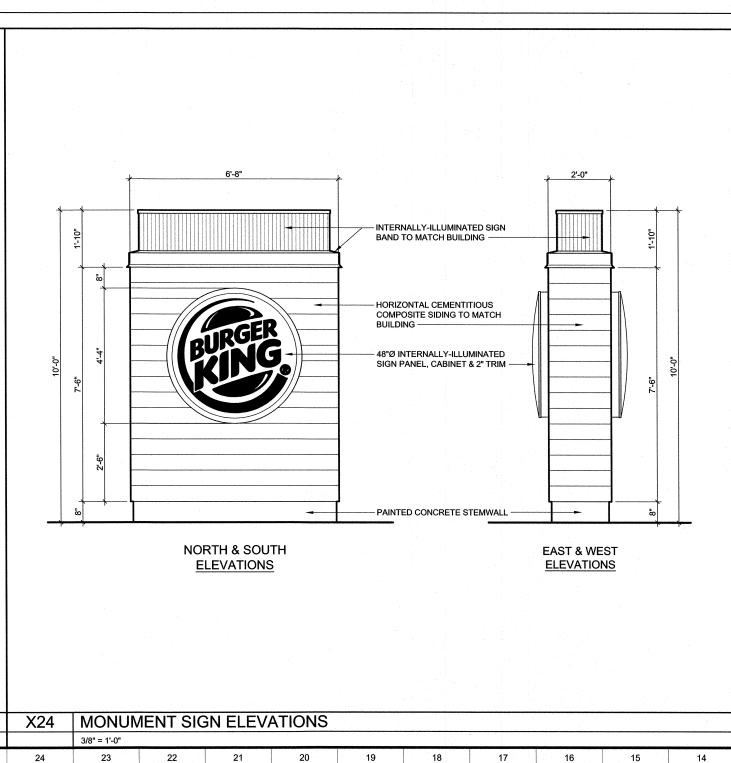
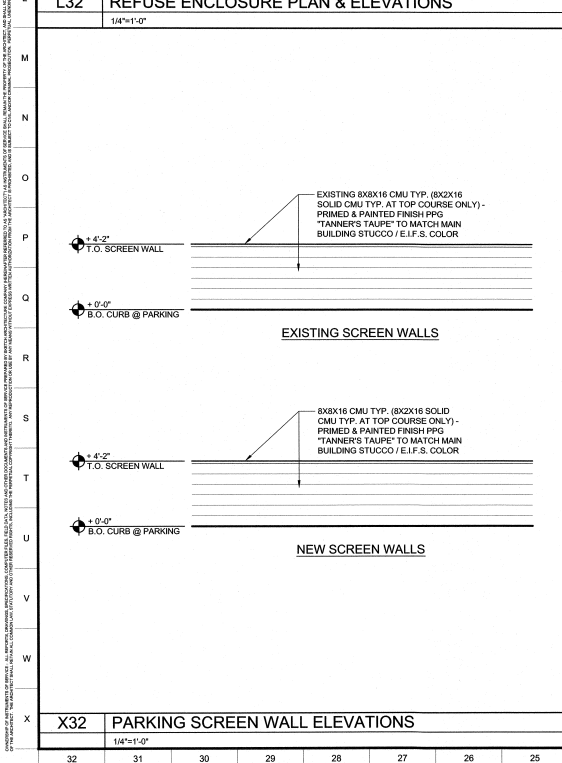
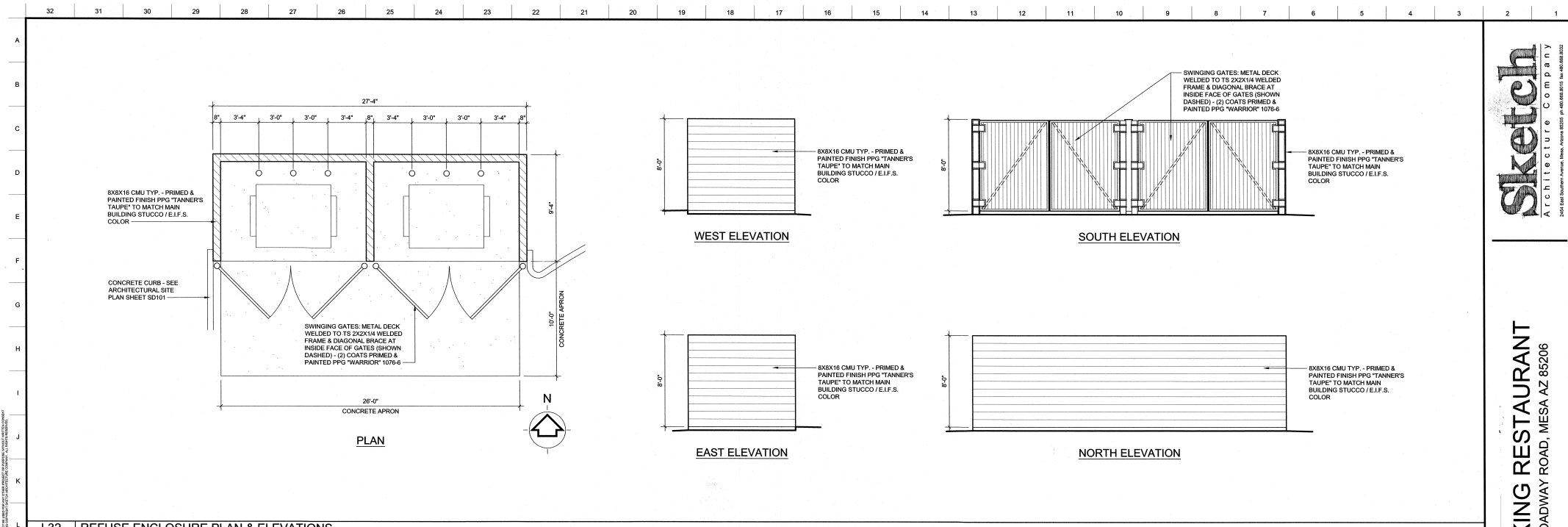
Sketch
Architecture Company

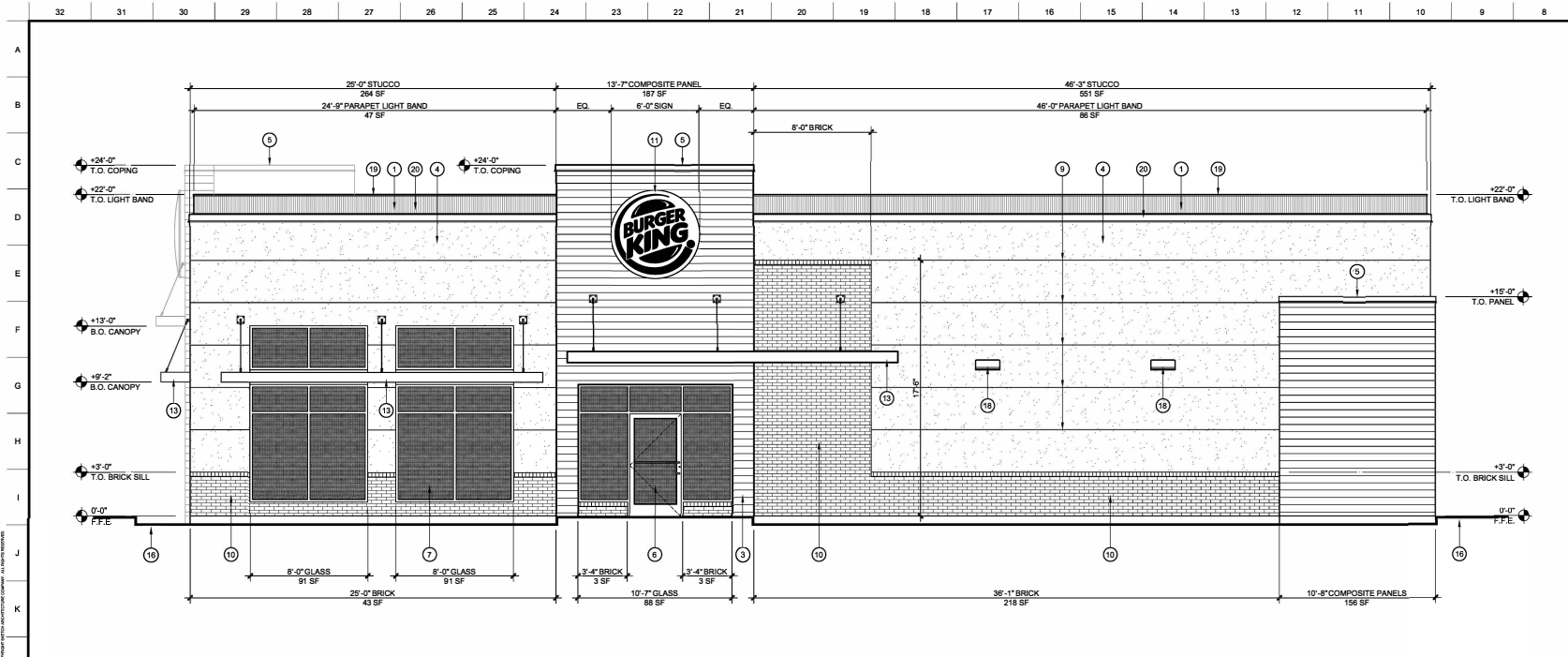
BURGER KING RESTAURANT
4403 EAST BROADWAY ROAD, MESA AZ 85206



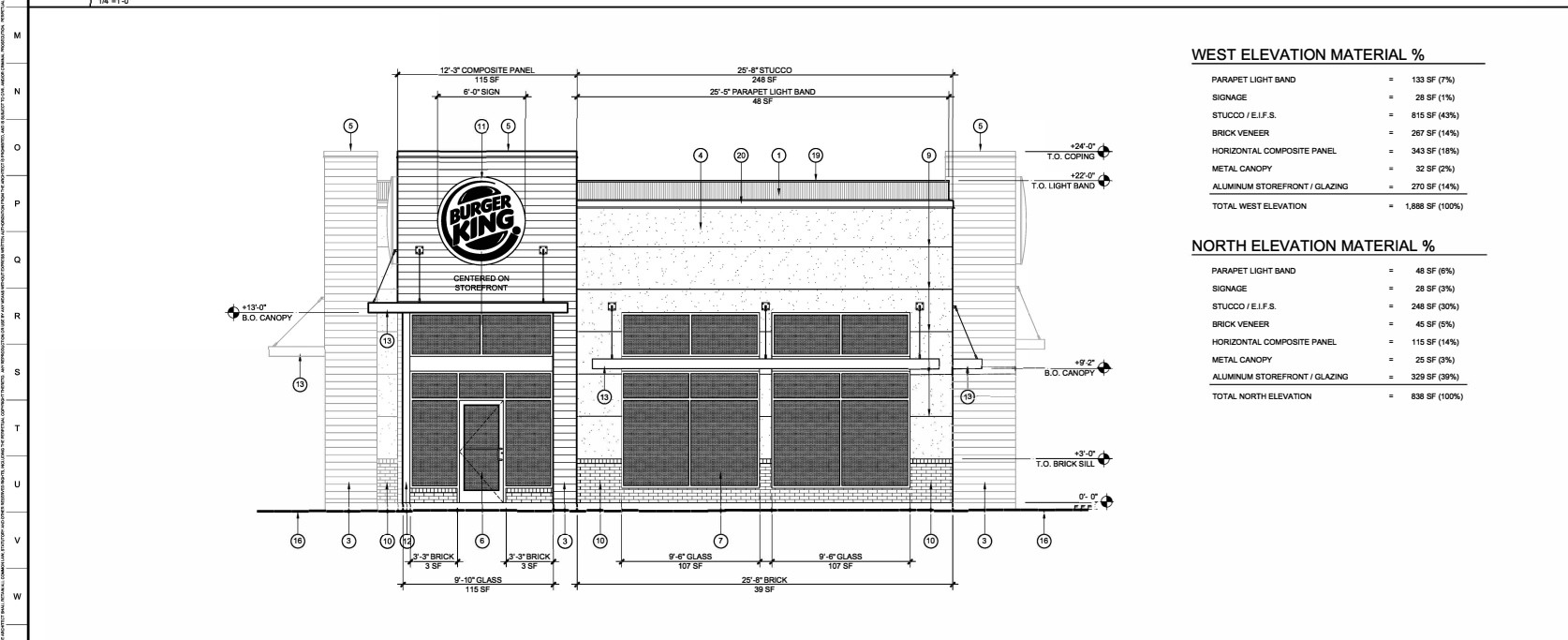
SAC Project Number
2020-02
ARCHITECTURAL
SITE PLAN

SD101





L32 WEST EXTERIOR ELEVATION
1/4"=1'-0"



X32 NORTH EXTERIOR ELEVATION
1/4"=1'-0"

WEST ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	133 SF (7%)
SIGNAGE	=	28 SF (1%)
STUCCO / E.I.F.S.	=	815 SF (43%)
BRICK VENEER	=	267 SF (14%)
HORIZONTAL COMPOSITE PANEL	=	343 SF (18%)
METAL CANOPY	=	32 SF (2%)
ALUMINUM STOREFRONT / GLAZING	=	270 SF (14%)
TOTAL WEST ELEVATION	=	1,888 SF (100%)

NORTH ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	48 SF (6%)
SIGNAGE	=	26 SF (3%)
STUCCO / E.I.F.S.	=	246 SF (30%)
BRICK VENEER	=	45 SF (6%)
HORIZONTAL COMPOSITE PANEL	=	115 SF (14%)
METAL CANOPY	=	25 SF (3%)
ALUMINUM STOREFRONT / GLAZING	=	328 SF (38%)
TOTAL NORTH ELEVATION	=	836 SF (100%)

KEYNOTES

- 1 PARAPET LIGHT BAND
- 2 WALL-MOUNTED LIGHT BAND
- 3 HORIZONTAL COMPOSITE CEMENTITIOUS PANEL SIDING - NICHHA VINTAGE WOOD "CEDAR"
- 4 WESTERN ONE-KOTE STUCCO SYSTEM (ESR-1233) OR APPROVED E.I.F.S. EQUIVALENT WITH PRIMED AND PAINTED FINISH PPG "TANNER'S TALUE"
- 5 PREFINISHED METAL COPING CAP - PRIMED & PAINTED FINISH PPG "CEDAR"
- 6 ALUMINUM DOOR AND STOREFRONT WITH CLEAR MILL FINISH & CLEAR DUAL-PANE INSULATED GLAZING
- 7 ALUMINUM STOREFRONT WINDOWS WITH CLEAR MILL FINISH & CLEAR DUAL-PANE INSULATED GLAZING
- 8 HOLLOW METAL DOOR & FRAME WITH PRIMED & PAINTED FINISH PPG "TANNER'S TALUE"
- 9 HORIZONTAL CHANNEL REVEAL SCREEDS EQUALLY SPACED IN STUCCO FINISH TYP.
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- 11 PARAPET WALL-MOUNTED SIGNAGE (UNDER SEPARATE PERMIT REVIEW & APPROVAL PROCESS)
- 12 STEEL COLUMNS CLAD WITH BREAK METAL TO MATCH ALUMINUM STOREFRONT FINISH
- 13 METAL CANOPY TO MATCH STOREFRONT FINISH
- 14 OVERFLOW SCUPPER
- 15 STEEL GUARD BOLLARD - (2) COATS PRIMED & PAINTED PPG RED COLOR TO MATCH ILLUMINATED SIGN BAND
- 16 FINISH GRADE
- 17 ELECTRICAL SERVICE ENTRANCE SECTION
- 18 WALL-MOUNTED LIGHT FIXTURE
- 19 PREFINISHED METAL COPING CAP - W.P. HICKMAN SYSTEMS INC. A-30 "SILVERSMITH"
- 20 PREFINISHED METAL COPING CAP - FINISH TO MATCH PPG "TANNER'S TALUE"

TOTAL BLDG. EXTERIOR MATERIAL %

PARAPET LIGHT BAND	=	350 SF (7%)
SIGNAGE	=	64 SF (1%)
STUCCO / E.I.F.S.	=	2,457 SF (44%)
BRICK VENEER	=	516 SF (10%)
HORIZONTAL COMPOSITE PANEL	=	1,223 SF (22%)
METAL CANOPIES	=	71 SF (1%)
WALL LIGHT BAND	=	48 SF (1%)
ALUMINUM STOREFRONT / GLAZING	=	734 SF (13%)
HOLLOW METAL DOORS & FRAMES	=	66 SF (1%)
TOTAL BUILDING	=	5,549 SF (100%)

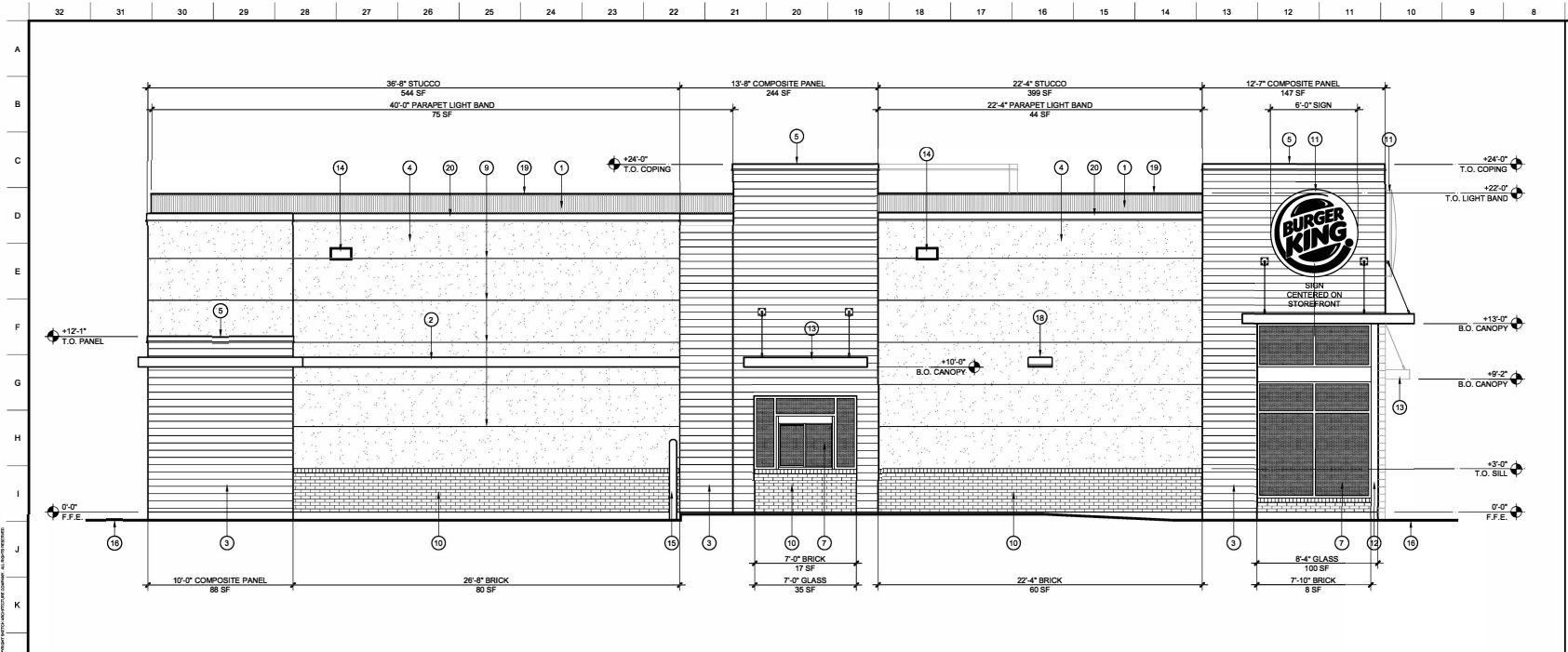


BURGER KING RESTAURANT
4403 EAST BROADWAY ROAD, MESA AZ 85206

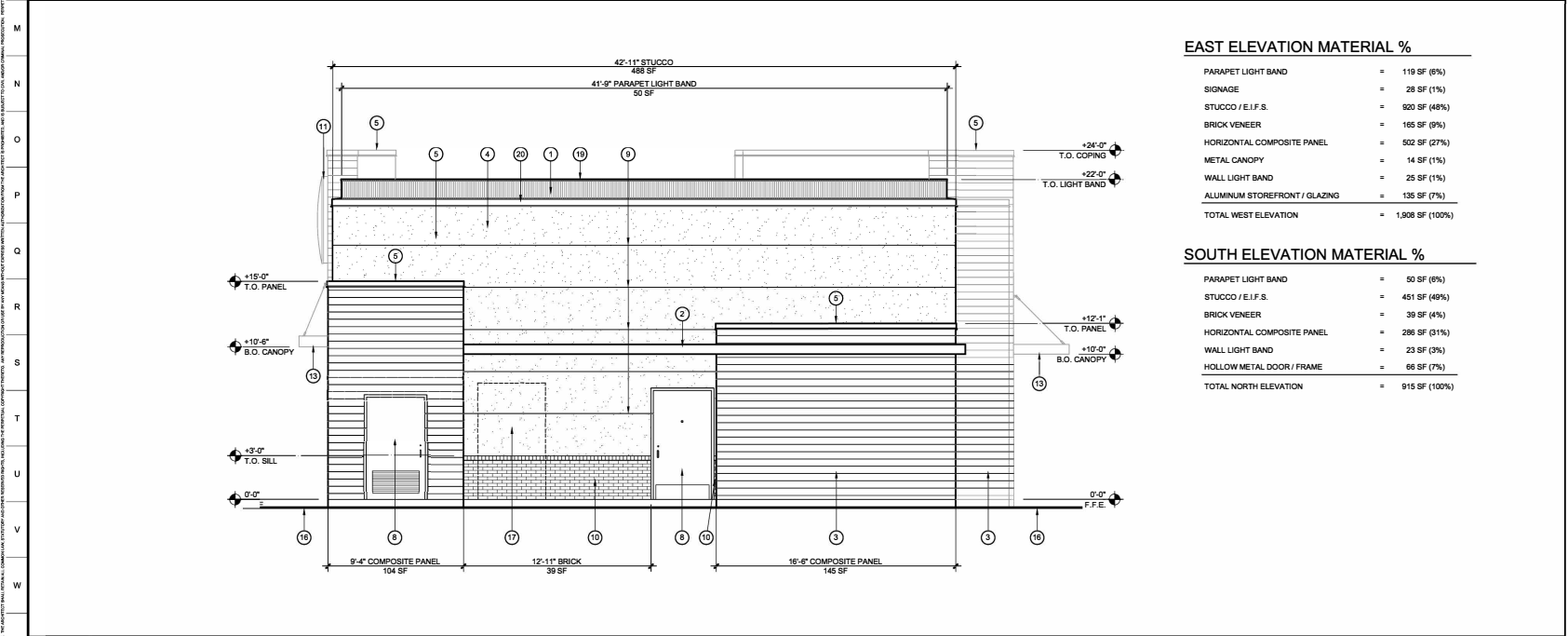


SAC Project Number
2020-02
WEST & NORTH
EXTERIOR
ELEVATIONS

A201



L32 EAST EXTERIOR ELEVATION
1/4"=1'-0"



X32 SOUTH EXTERIOR ELEVATION
1/4"=1'-0"

KEYNOTES

- 1 PARAPET LIGHT BAND
- 2 WALL-MOUNTED LIGHT BAND
- 3 HORIZONTAL COMPOSITE CEMENTITIOUS PANEL SIDING - NICHHA VINTAGE WOOD "CEDAR"
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EAST ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	119 SF (6%)
SIGNAGE	=	28 SF (1%)
STUCCO / E.I.F.S.	=	920 SF (48%)
BRICK VENEER	=	165 SF (9%)
HORIZONTAL COMPOSITE PANEL	=	502 SF (27%)
METAL CANOPY	=	14 SF (1%)
WALL LIGHT BAND	=	25 SF (1%)
ALUMINUM STOREFRONT / GLAZING	=	135 SF (7%)
TOTAL EAST ELEVATION	=	1,908 SF (100%)

SOUTH ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	50 SF (6%)
STUCCO / E.I.F.S.	=	451 SF (49%)
BRICK VENEER	=	39 SF (4%)
HORIZONTAL COMPOSITE PANEL	=	286 SF (31%)
WALL LIGHT BAND	=	23 SF (3%)
HOLLOW METAL DOOR / FRAME	=	66 SF (7%)
TOTAL SOUTH ELEVATION	=	915 SF (100%)

TOTAL BLDG. EXTERIOR MATERIAL %

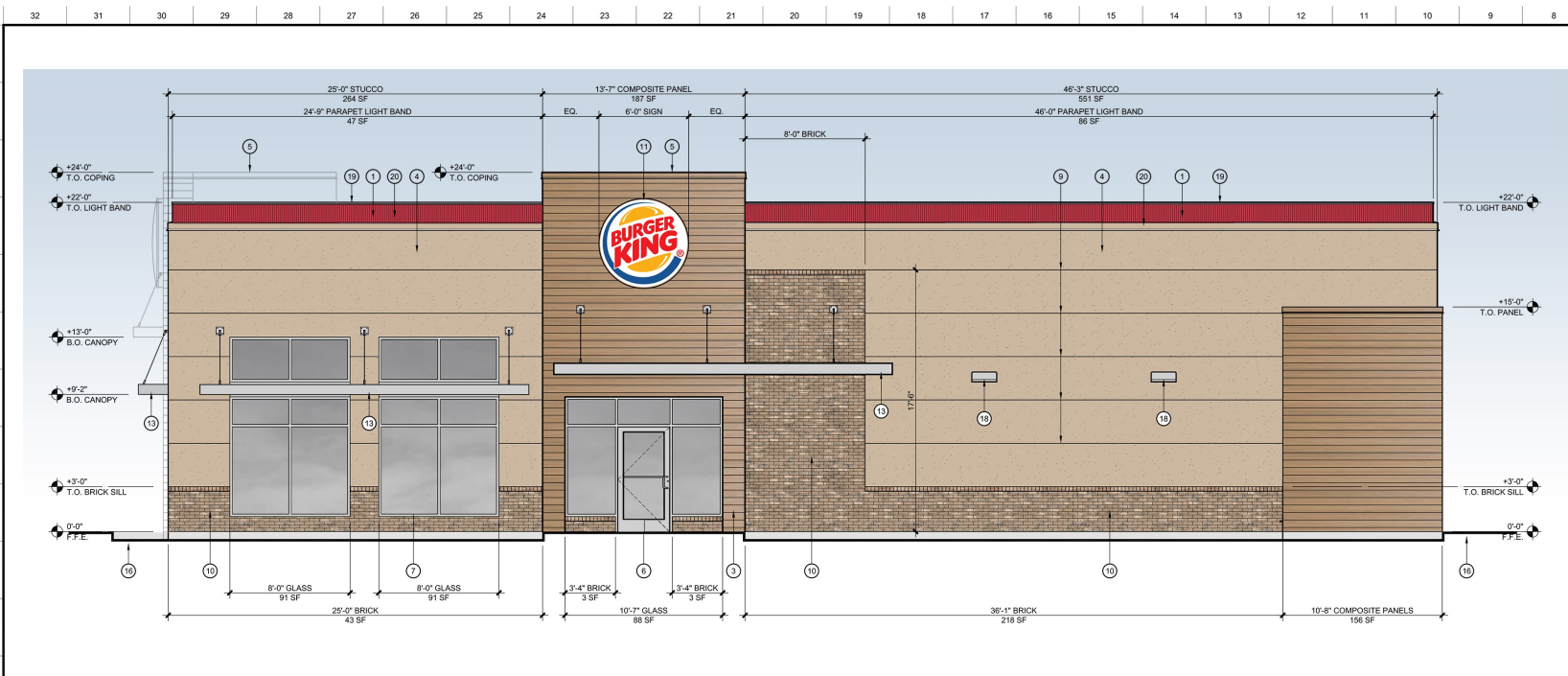
PARAPET LIGHT BAND	=	350 SF (7%)
SIGNAGE	=	84 SF (1%)
STUCCO / E.I.F.S.	=	2,457 SF (44%)
BRICK VENEER	=	516 SF (10%)
HORIZONTAL COMPOSITE PANEL	=	1,223 SF (22%)
METAL CANOPIES	=	71 SF (1%)
WALL LIGHT BAND	=	48 SF (1%)
ALUMINUM STOREFRONT / GLAZING	=	734 SF (13%)
HOLLOW METAL DOORS & FRAMES	=	66 SF (1%)
TOTAL BUILDING	=	5,549 SF (100%)

Sketch
 ARCHITECTURE COMPANY
2001 East Broadway Road, Mesa, Arizona 85205, Tel: 480.988.0002

BURGER KING RESTAURANT
 4403 EAST BROADWAY ROAD, MESA AZ 85206



SAC Project Number
 2020-02
 EAST & SOUTH
 EXTERIOR
 ELEVATIONS



L32 WEST EXTERIOR ELEVATION
1/4"=1'-0"



X32 NORTH EXTERIOR ELEVATION
1/4"=1'-0"

WEST ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	133 SF (7%)
SIGNAGE	=	28 SF (1%)
STUCCO / E.I.F.S.	=	815 SF (43%)
BRICK VENEER	=	267 SF (14%)
HORIZONTAL COMPOSITE PANEL	=	343 SF (18%)
METAL CANOPY	=	32 SF (2%)
ALUMINUM STOREFRONT / GLAZING	=	270 SF (14%)
TOTAL WEST ELEVATION	=	1,888 SF (100%)

NORTH ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	48 SF (6%)
SIGNAGE	=	28 SF (3%)
STUCCO / E.I.F.S.	=	248 SF (30%)
BRICK VENEER	=	45 SF (5%)
HORIZONTAL COMPOSITE PANEL	=	115 SF (14%)
METAL CANOPY	=	25 SF (3%)
ALUMINUM STOREFRONT / GLAZING	=	329 SF (39%)
TOTAL NORTH ELEVATION	=	838 SF (100%)

KEYNOTES

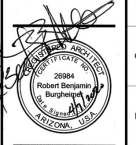
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TOTAL BLDG. EXTERIOR MATERIAL %

PARAPET LIGHT BAND	=	350 SF (7%)
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METAL CANOPIES	=	71 SF (1%)
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ALUMINUM STOREFRONT / GLAZING	=	734 SF (13%)
HOLLOW METAL DOORS & FRAMES	=	66 SF (1%)
TOTAL BUILDING	=	5,549 SF (100%)

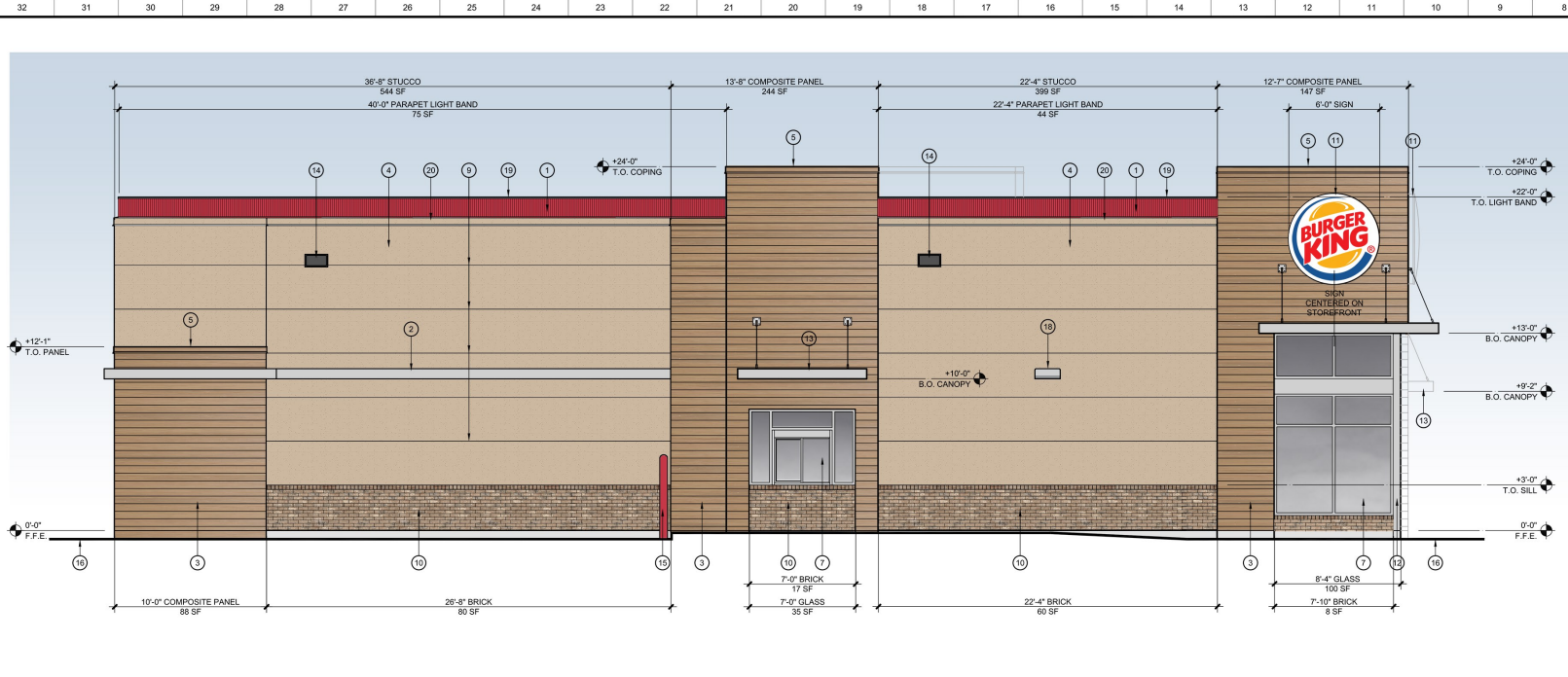


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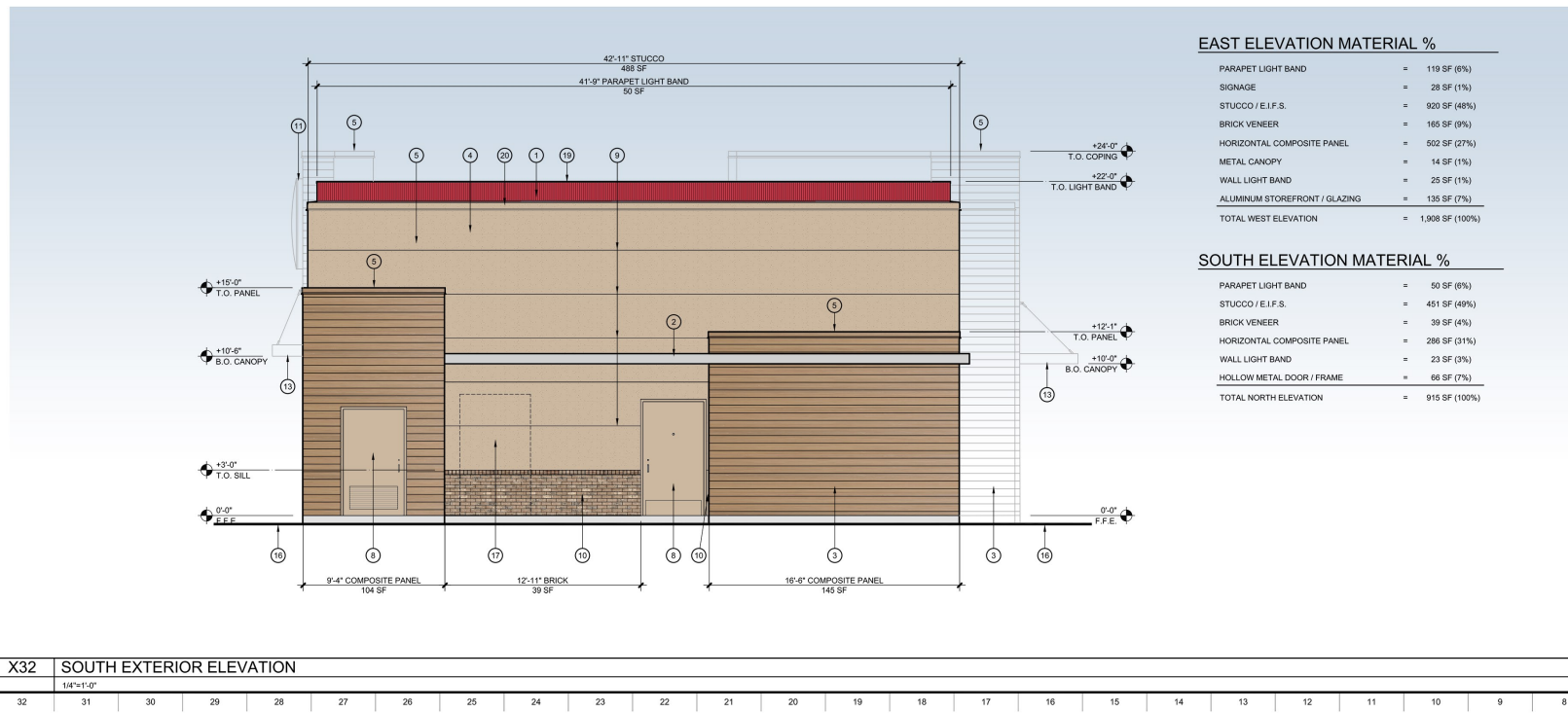


SAC Project Number
2020-02
WEST & NORTH EXTERIOR ELEVATIONS

A201



L32 EAST EXTERIOR ELEVATION
1/4"=1'-0"



X32 SOUTH EXTERIOR ELEVATION
1/4"=1'-0"

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EAST ELEVATION MATERIAL %

PARAPET LIGHT BAND	=	119 SF (6%)
SIGNAGE	=	28 SF (1%)
STUCCO / E.I.F.S.	=	920 SF (48%)
BRICK VENEER	=	165 SF (9%)
HORIZONTAL COMPOSITE PANEL	=	502 SF (27%)
METAL CANOPY	=	14 SF (1%)
WALL LIGHT BAND	=	25 SF (1%)
ALUMINUM STOREFRONT / GLAZING	=	135 SF (7%)
TOTAL EAST ELEVATION	=	1,908 SF (100%)

SOUTH ELEVATION MATERIAL %

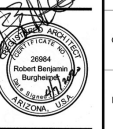
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WALL LIGHT BAND	=	23 SF (3%)
HOLLOW METAL DOOR / FRAME	=	66 SF (7%)
TOTAL SOUTH ELEVATION	=	915 SF (100%)

TOTAL BLDG. EXTERIOR MATERIAL %

PARAPET LIGHT BAND	=	350 SF (7%)
SIGNAGE	=	84 SF (1%)
STUCCO / E.I.F.S.	=	2,457 SF (44%)
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ALUMINUM STOREFRONT / GLAZING	=	734 SF (13%)
HOLLOW METAL DOORS & FRAMES	=	66 SF (1%)
TOTAL BUILDING	=	5,549 SF (100%)

Sketch
Architecture Company
2401 East Southern Avenue, Mesa, Arizona 85205, PH: 480.968.0571, FAX: 480.968.0522

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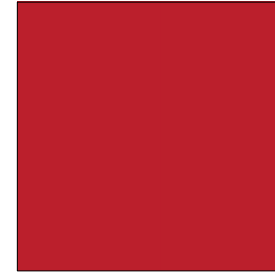
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ELEVATIONS

A202

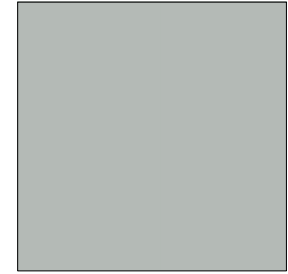
MATERIALS & FINISHES

- ① PARAPET L.E.D. LIGHT BAND - BURGER KING RED
- ② ALUMINUM STOREFRONT DOORS, WINDOWS AND FRAMES WITH CLEAR MILL FINISH & CLEAR DUAL-PANE INSULATED GLAZING, METAL CANOPIES, WALL-MOUNTED LIGHT BAND, WALL-MOUNTED LIGHT FIXTURES, PRE-FINISHED METAL COPING CAP TO MATCH METAL CANOPY FINISH
- ③ HORIZONTAL COMPOSITE CEMENTITIOUS PANEL SIDING - NICHIIHA VINTAGE WOOD "CEDAR", PREFINISHED METAL COPING CAP - PRIMED & PAINTED FINISH PPG "CEDAR"
- ④ WESTERN ONE-KOTE STUCCO SYSTEM (ESR-1233) OR APPROVED E.I.F.S. EQUIVALENT WITH PRIMED AND PAINTED FINISH PPG "TANNER'S TAUPE", PREFINISHED METAL COPING CAP - FINISH TO MATCH PPG "TANNER'S TAUPE", HOLLOW METAL DOORS & FRAMES WITH PRIMED & PAINTED FINISH PPG "TANNER'S TAUPE"
- ⑤ THIN BRICK VENEER - HC MUDDOX "CHARDEL BLEND" (OR SIMULATED BRICK VENEER)
- ⑥ REFUSE ENCLOSURE GATES & BIKE RACK WITH PRIMED & PAINTED FINISH PPG "WARRIOR" 1076-6

PARKING LIGHT FIXTURES



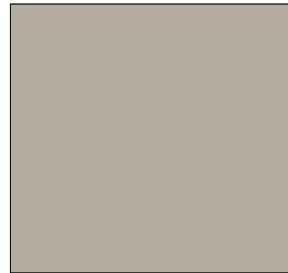
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②



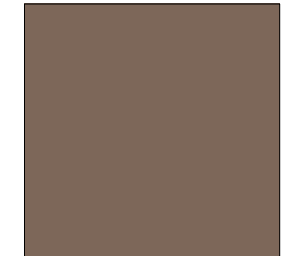
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④



⑤



⑥

Sketch
Architecture Company

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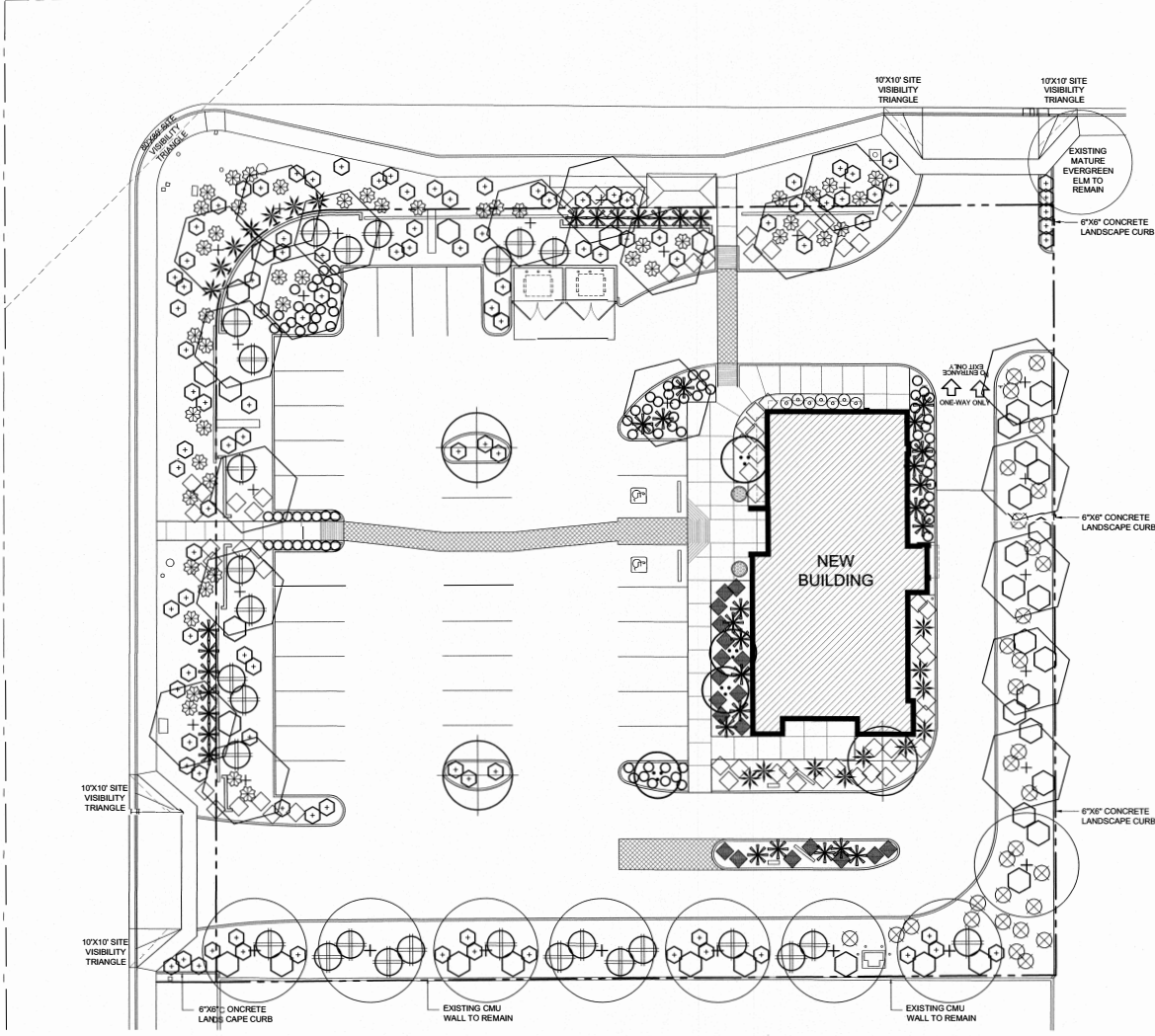
**BURGER KING
RESTAURANT**

4403 E. BROADWAY RD.
MESA, ARIZONA 85206

SAC Project Number:
2020-02

E. BROADWAY RD.

S. GREENFIELD RD.

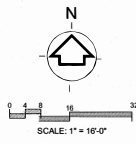


PROJECT SPECIFIC NOTES

1. ALL PLANTING AREAS TO RECEIVE A 2" MIN. DEPTH OF 1/2" SCREENED "MADISON GOLD" CRUSHED GRANITE MATERIAL OVER CAREFULLY APPLIED PRE-EMERGENT WEED CONTROL OF TYPE THAT WILL NOT HARM ANY TREES OR ADJACENT PLANT MATERIALS TYPICAL MATERIAL, TYPE, SIZE RANGE AND COLOR TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION
2. INSTALL COMPLETE IRRIGATION SYSTEM TO ALL PLANTING AREAS. IRRIGATION DESIGN TO BE PROVIDED BY LANDSCAPE CONTRACTOR & APPROVED BY CITY OF MESA, ARCHITECT & OWNER PRIOR TO INSTALLATION.

LANDSCAPE KEY

- QUERCUS VIRGINIANA (SOUTHERN LIVE OAK) 24" BOX SINGLE-TRUNK TREE
 - PARKINSONIA PRAECOX 'ACT' TM (PALO BREA / DESERT SON) 24" BOX MULTI-TRUNK TRAINED TREE
 - CHILOPSIS LINEARIS (DESERT WILLOW) 24" BOX MULTI-TRUNK TRAINED TREE
 - LAGERSTROEMIA 'RED ROCKET' TM (CHAIPE MYRTLE 'RED ROCKET') 24" BOX MULTI-TRUNK TRAINED TREE
 - CAESALPINA PULCHERRIMA (RED BIRD OF PARADISE) 5 GAL. SHRUB
 - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' (GREEN CLOUD TEXAS RANGER) 5 GAL. SHRUB
 - LEUCOPHYLLUM FRUTESCENS 'COMPACTA' (COMPACT TEXAS RANGER) 5 GAL. SHRUB
 - HAMELIA PATENS (HUMMINGBIRD BUSH) 5 GAL. SHRUB
 - HESPERALOE PARVIFLORA 'BRAKE LIGHTS' TM (BRAKE LIGHTS RED 'YUCCA') 5 GAL. SHRUB
 - MUHLBERGIA CAPILLARIS 'REGAL MIST' TM (REGAL MIST DEER GRASS) 5 GAL. ACCENT
 - NANDINA DOMESTICA NANA 'FIREPOWER' TM (DWARF HEAVENLY BAMBOO 'FIREPOWER') 5 GAL. SHRUB
 - AGAVE VILMORINIANA 'STAINED GLASS' (VARIEGATED OCTOPUS AGAVE) 5 GAL. ACCENT
 - RUELIIA BRITTONIANA 'KATIE' (KATIE RUELIIA) 5 GAL. GROUNDCOVER
 - LANTANA MONTEVIDEENSIS 'NEW GOLD' (NEW GOLD LANTANA) 1 GAL. GROUNDCOVER
 - MALEPHORA CROCEA (GRAY ICE PLANT) 1 GAL. GROUNDCOVER
- (2) 48" ROUND X 48" TALL CONTAINERS WITH A CONCEALED DRIP EMITTER SYSTEM (1 CONTAINER AT EACH SIDE OF MAIN ENTRANCE DOORS) PLANTED WITH:
- (1) PHORMIUM TENAX 'MAORI MAIDEN (NEW ZEALAND FLAX) 5 GAL. ON ACCENT, SURROUNDED BY 1 GAL. BOUGAINVILLEA BARBARA KARST (BOUGAINVILLEA) AND FILLED IN WITH SEASONAL ANNUALS



X32 CONCEPTUAL LANDSCAPE PLAN
1" = 16'-0"



SAC Project Number 2020-02

CONCEPTUAL LANDSCAPE PLAN

