

1517.82' (1517.95' ROS 21349)

N16°56'38"W

N16°56'38"W 81.99'

N28°01'32"E 35.37'

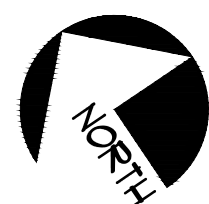
N73°01'32"E - 244.00'

N73°01'32"E 197.00'

N16°56'28"W 107.00'

LANDS OF
DOAN TRUST
APN 219-270-22

LOT 5
BLOCK 68
MAP 806



SITE PLAN

SCALE: 1" = 10'-0"

STARBUCKS COFFEE

ZONE: SAN MARCOS CREEK SFA
PROPOSED USE: COMMERCIAL (RESTAURANT)
LOT AREA: 23,958 SF
MAIN FLOOR: 1,791 SF
PROPOSED FAR: 0.015

PATIO: 331 SF

PARKING:

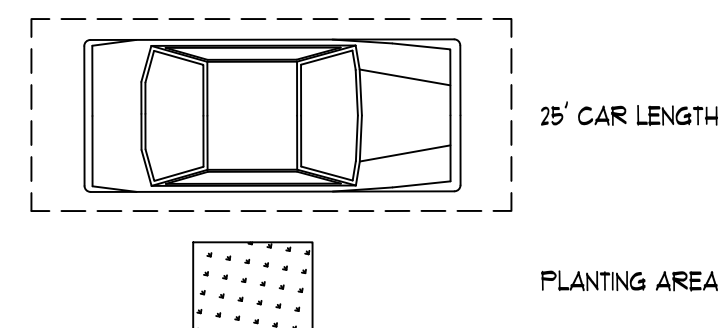
RESTAURANT AT 1 SPACE / 100 SF = 18 SPACES
PATIO PARKING = INDOOR SEATING (0.00 SF) / PATIO SEATING (0.00 SF) = 22.5% < 25% = NONE REQUIRED
PARKING SPACE FOR EMPLOYEES = 3

TOTAL PARKING SPACES REQUIRED 21
TOTAL PARKING SPACES PROVIDED 24
SURPLUS 3 PARKING SPACES

SITE PLAN KEYNOTES:

- | | |
|------------------------------------|---|
| 1. PROPERTY LINE | 16. BOLLARD |
| 2. CONCRETE SIDEWALK | 17. MONUMENT SIGN, TBD |
| 3. ADA PARKING SPACES | 18. THANK YOU/EXIT SIGN |
| 4. ASPHALT PARKING LOT | 19. EXISTING CONCRETE SIDEWALK |
| 5. 6" CONCRETE CURB | 20. LB SLICE MEDIUM-SUM OUTDOOR LED AREA LIGHT |
| 6. TRASH ENCLOSURE | 21. RAILING, SEE EXTERIOR ELEVATIONS FOR DETAIL |
| 7. 18' x 9' STANDARD PARKING SPACE | 22. EXISTING BUILDING |
| 8. SERVICE ZONE | 23. UNDERGROUND STORMWATER TREATMENT |
| 9. ORDER POINT | 24. LINE DENOTES 120' DISTANCE FROM DRIVE-THROUGH |
| 10. MENUS | 25. GREASE TRAP |
| 11. PRE-MENU BOARD | 26. FEMA FLOODWAY LIMIT |
| 12. ELECTRICAL SERVICE | 27. FEMA FLOODPLAIN LIMIT |
| 13. DRIVE THRU SIGN | 28. BIKE RACK |
| 14. DO NOT ENTER SIGN | |
| 15. DIRECTIONAL SIGN | |

SITE PLAN LEGEND:



SHEET: A1.0 SITE PLAN									
Site Development Plan Number: SP19-0004									
OWNER: CARKEL San Marcos, LLC					PHONE: 602-471-7404				
ADDRESS: 282 South 95th Place, Chandler, AZ 85224					LOCATION: Southeast corner of San Marcos Boulevard and Bent Avenue				
ARCHITECT, ENGINEER									
DESIGNER: FORE Studio, Inc.					PHONE: 619-849-9110				
ADDRESS: 1424 South Upas Street, Escondido, CA 92025					TYPE OF DEVELOPMENT: Drive-through restaurant				
ZONE: Commercial									
SITE DATA					ASSESSOR'S PARCEL NUMBER(S): 219-270-60-00		OPEN SPACE DATA		
AREA (sq. ft.)	SITE DATA		COVERAGE %		DWELLING UNITS		COMMON		PRIVATE
LOT:	23,958 sf		100%		STUDIO		N/A	N/A	N/A
BUILDING:	1,797 sf		7.5%		1 BDRM		N/A	N/A	N/A
PARKING:	13,255 sf		55.3%		2 BDRM		N/A	N/A	N/A
LOADING:	520 sf		2.1%		3 BDRM		N/A	N/A	N/A
LANDSCAPING:	8,386 sf		35.1%		TOTAL UNITS				
PARKING				ORD. REG.	22	DRIVEWAY (SIZE AND SLOPE)		SETBACKS	
GARAGE	N/A	LOADING		1	ONE WAY		FRONT:	10'	REAR: 10'
COVERED:	N/A	HANDICAP		1	TWO WAY		LEFT SIDE:	10'	
OPEN:	22	TOTAL		24	SLOPE 4%		RIGHT SIDE:	10'	



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

1. WOOD FRAMED WALL
2. ELECTRICAL HOUSE SUB PANEL
3. LADDER AND ROOF ACCESS
4. CONCRETE SLAB EDGE
5. AWNING/CANOPY ABOVE, SEE ELEVATIONS
6. 4" CONCRETE SLAB
7. STOREFRONT
8. DECORATIVE CONCRETE SLAB AT PATIO
9. 6x6 STEEL COLUMN
10. DRIVE-THROUGH WINDOW READY ACCESS
11. 10" STAINLESS STEEL SHELF
12. 6" DIAMETER BOLLARD
13. 2" WATER SERVICE LINE INTO THE BUILDING WITH BACKFLOW PREVENTER
14. 4" SEWER LINE
15. GAS METER, GAS SERVICE MIN. 1 1/2" WHEN LOW PRESSURE GAS
16. STEEL RAILING AT 36" ABOVE FINISH FLOOR
17. STEEL GATE

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INDICATES BRICK
VENEER BELOW

SHELL.....1791 SQ.FT.
PATIO.....331 SQ.FT.

SHELL.....1791 SQ.FT.
PATIO.....331 SQ.FT.

SHEET: A2.0 FLOOR PLAN			
Site Development Plan Number: SP19-0004			
OWNER: CARKEL San Marcos, LLC		PHONE: 602-471-7404	
ADDRESS: 282 South 95th Place, Chandler, AZ 85224			
ARCHITECT, ENGINEER			
DESIGNER: FORD Studio, Inc		PHONE: 619-849-9110	
ADDRESS: 1424 South Upas Street, Escondido, CA 92025		LOCATION: Southeast corner of San Marcos Boulevard and Bent Avenue	
TYPE OF DEVELOPMENT: Drive-through restaurant			
ZONE: Commercial		ASSESSOR'S PARCEL NUMBER(S): 219-270-60-00	

SITE DATA		DWELLING UNITS		OPEN SPACE DATA	
AREA (sq. ft)	COVERED %	STUDIO	N/A	COMMON	PRIVATE
LOT: 23,958 sf	1.0%	1 BDRM	N/A	N/A	N/A
BUILDING: 1,797 sf	7.5%	2 BDRM	N/A	N/A	N/A
PARKING: 13,255 sf	55.3%	3 BDRM	N/A	N/A	N/A
LOADING: 520 sf	2.1%				
LANDSCAPING: 8,386 sf	35.1%	TOTAL UNITS			
		DRIVEWAY (SIZE AND SLOPE)		SETBACKS	
PARKING	ORD. REG. 22	ONE WAY		FRONT: 10'	REAR: 10'
GARAGE N/A	LOADING 1	TWO WAY 34'		LEFT SIDE: 10'	
COVERED: N/A	HANDICAP 1	SLOPE 4%		RIGHT SIDE: 10'	
OPEN: 22	TOTAL 24				

ROOF PLAN KEYNOTES:

1.

THERMOPLASTIC POLYOLEFIN ROOFING SYSTEM (T.P.O.) 60 MIL BY JOHNS MANVILLE OR EQUAL, INSTALL PER MANUFACTURER'S STANDARDS, MEET OR EXCEED THE REQUIREMENTS OF ASTM D 6878, OVER PLYWOOD SHEATHING
2.

20 GAUGE GALVANIZED SHEET METAL PARAPET CAP, COLOR TO MATCH WALL MATERIAL
3.

ROOF ACCESS PANEL
4.

ROOF DRAIN AND OVER FLOW, CONNECT ROOF DRAIN TO STORM DRAIN SYSTEM OR DAYLIGHT PER CIVIL DRAWINGS, CONNECT OVERFLOW DRAIN TO DAYLIGHT NOZZLE DRAIN SPOUT, SEE EXTERIOR ELEVATIONS FOR NOZZLE LOCATION
5.

PLYWOOD CRICKET FRAMING SLOPED 1/2" PER FOOT TO ACHIEVE POSITIVE DRAINAGE TO ROOF DRAINS
6.

4" TYPICAL CANT AT ALL ROOF TRANSITION TO VERTICAL SURFACES
7.

ROOF CURB FOR HVAC UNIT
8.

MECHANICAL UNIT LOCATION
9.

METAL DECKING ROOF AT CANOPY
10.

STEEL STRUCTURE CANOPY

ROOF GENERAL NOTES:

- A.

SEE SHEET A5.0 FOR EXTERIOR ELEVATIONS
- B.

ALL PARAPET HEIGHTS OCCUR ABOVE F.F.E. OF 0'-0"
- C.

ALL COLORS AND MATERIALS AS SELECTED BY OWNER / ARCHITECT
- D.

ALL GUTTERS, DOWNSPOUTS, RAIN WATER LEADERS AND OVERFLOW DRAINS SHALL BE CLEANED AND WATER TESTED TO ENSURE PROPER DRAINAGE
- E.

PROVIDE FLASHED ROOF PENETRATIONS FOR ALL TENANT VENTS, INCLUDING TENANT-SUPPLIED WATER HEATER AND REMOTE ROOFTOP CONDENSING UNITS, COORDINATE LOCATION AND QUANTITY OF ALL ROOF PENETRATIONS WITH THE TENANT'S ARCHITECT'S PLANS
- F.

PROVIDE SLEEPERS, CURBS AND PADS ON ROOF TO SUPPORT TENANT-SUPPLIED ROOFTOP EQUIPMENT, COORDINATE LOCATION AND QUANTITY OF ALL TENANT'S ROOFTOP EQUIPMENT WITH TENANT'S ARCHITECT'S PLANS

LEGEND:

- B.O.

BOTTOM OF
- F.F.E.

FINISH FLOOR ELEVATION
- T.O.

TOP OF
- T.O.P.

TOP OF PARAPET

ELEVATION KEYNOTES:

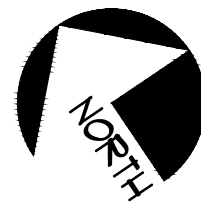
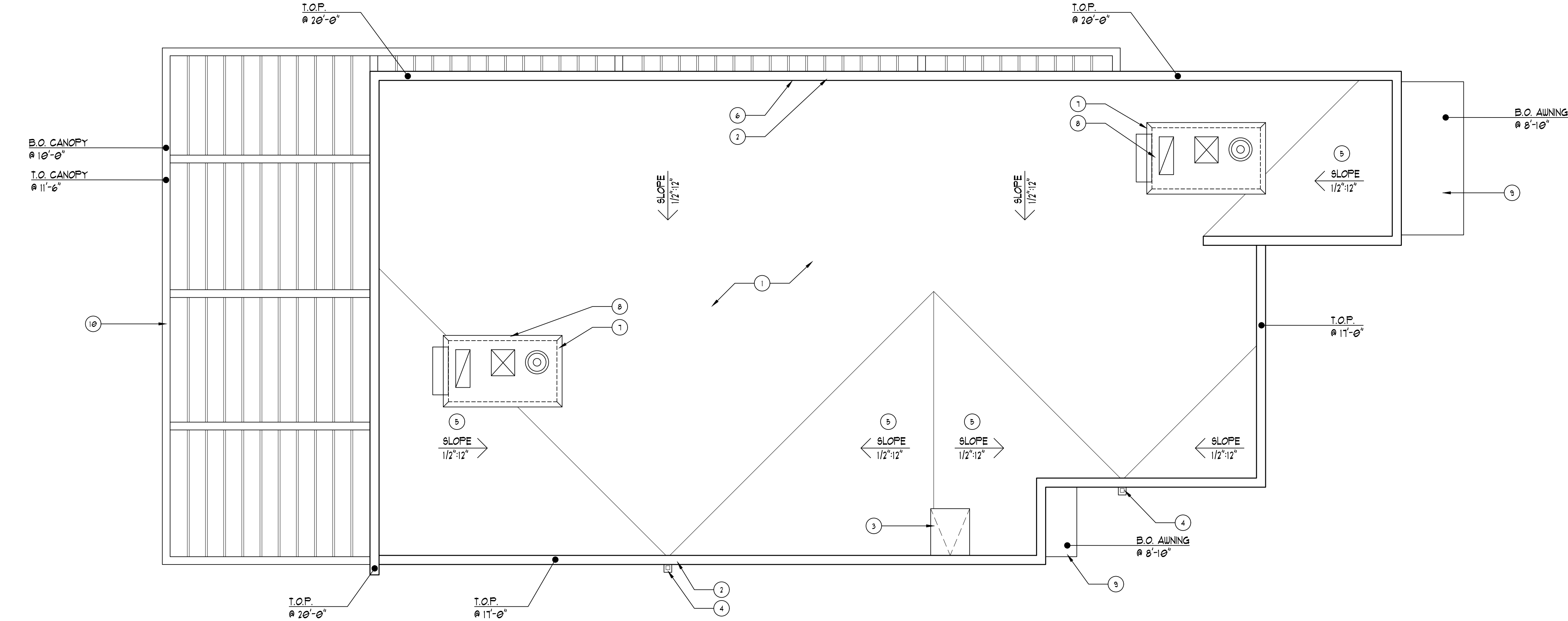
1.

FIBER CEMENT SIDING OVER CMU WALL
2.

STUCCO SYSTEM OVER CMU WALL
3.

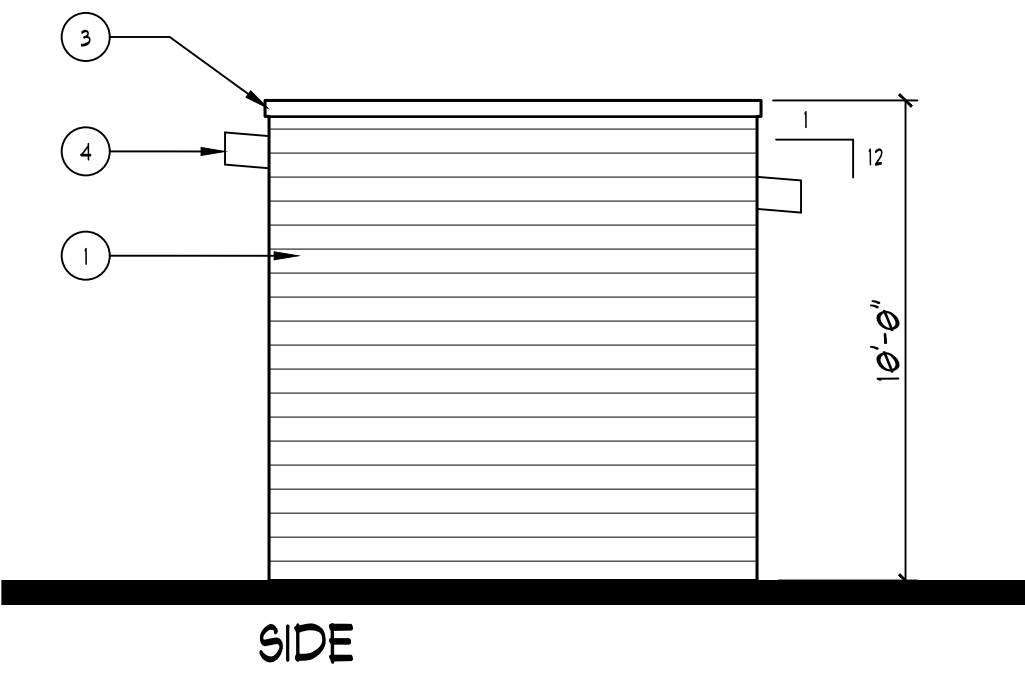
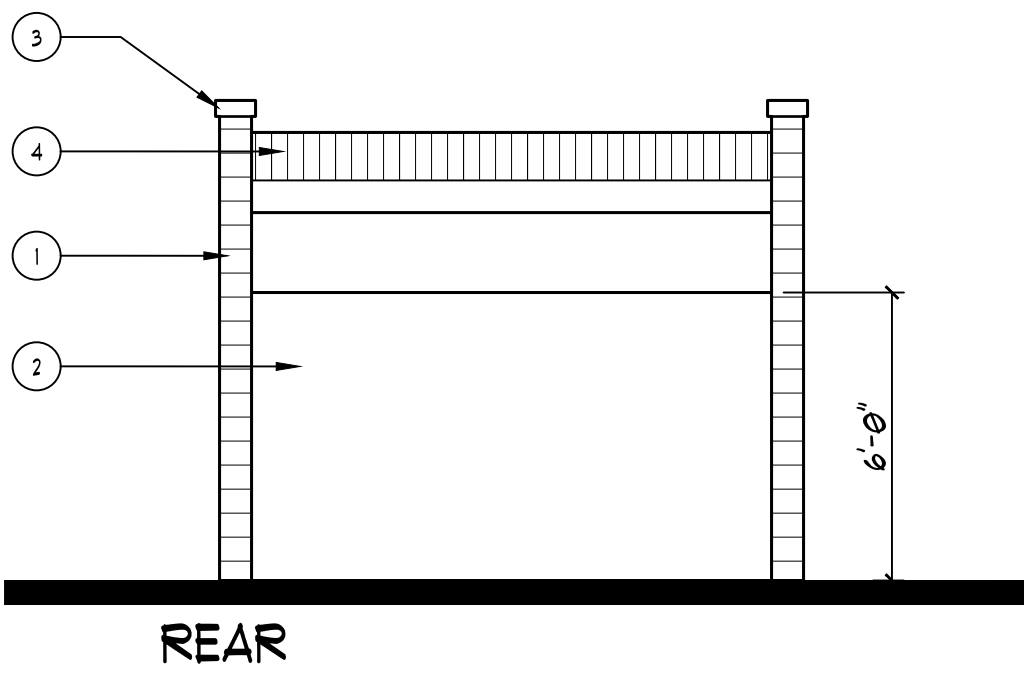
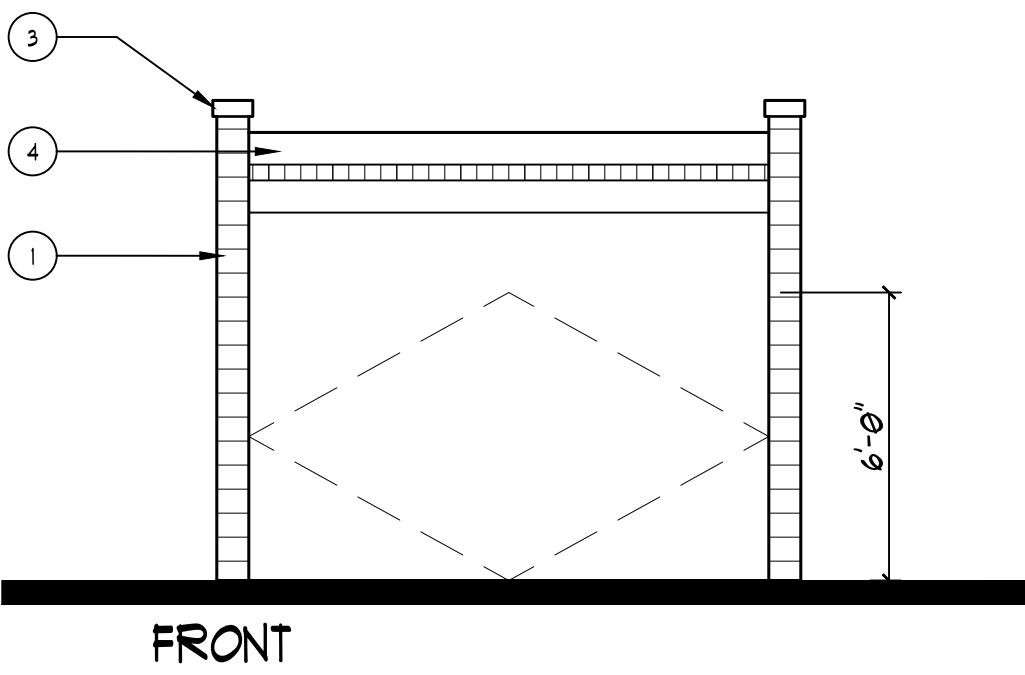
20 GAUGE GALVANIZED SHEET METAL PARAPET CAP, COLOR TO MATCH WALL MATERIAL
4.

STEEL STRUCTURE WITH CORRUGATED STEEL ROOF



ROOF PLAN

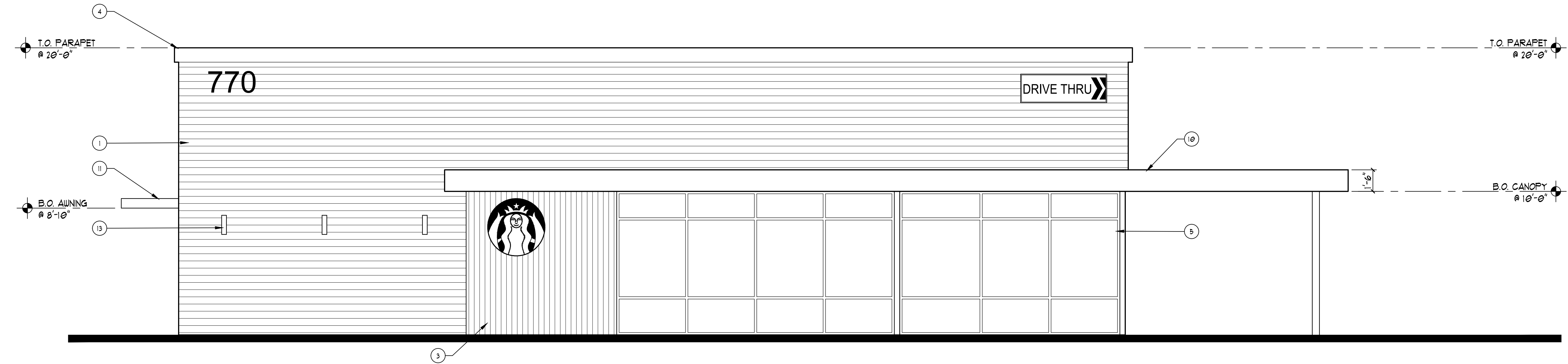
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE ELEVATIONS

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

SHEET: A4.0 ROOF PLAN AND TRASH ENCLOSURE									
Site Development Plan Number: SP19-0004									
OWNER: CARKEL San Marcos, LLC					PHONE: 602-471-7404				
ADDRESS: 282 South 95th Place, Chandler, AZ 85224									
ARCHITECT, ENGINEER					PHONE: 619-849-9110				
DESIGNER: FORE Studio, Inc									
ADDRESS: 1424 South Upas Street, Escondido, CA 92025					LOCATION: Southeast corner of San Marcos Boulevard and Bent Avenue				
TYPE OF DEVELOPMENT: Drive-through restaurant									
ZONE: Commercial									
					ASSESSOR'S PARCEL NUMBER(S): 219-270-60-00				
AREA (sq. ft.)		SITE DATA		COVERAGE %		DWELLING UNITS		OPEN SPACE DATA	
LOT:	23,958 sf			100%		1 BDRM	N/A	N/A	N/A
BUILDING:	1,797 sf			7.5%		2 BDRM	N/A	N/A	N/A
PARKING:	13,255 sf			55.3%		3 BDRM	N/A	N/A	N/A
LOADING:	520 sf			2.1%					
LANDSCAPING:	8,386 sf			35.1%					
TOTAL UNITS									
DRIVEWAY (SIZE AND SLOPE)						SETBACKS			
PARKING		ORD. REG.		22				FRONT:	10'
GARAGE	N/A	LOADING		1				REAR:	10'
COVERED:	N/A	HANDICAP		1				LEFT SIDE:	10'
OPEN:	22	TOTAL		24		SLOPE 4%		RIGHT SIDE:	10'



NORTH ELEVATION

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

ELEVATION KEYNOTES:

1. FIBER CEMENT SIDING
2. STUCCO SYSTEM OVER PLYWOOD SHEATHING OVER 2X FRAMING TYPICAL
3. WOOD COMPOSITE SIDING
4. 20 GAUGE GALVANIZED SHEET METAL PARAPET CAP, COLOR TO MATCH WALL MATERIAL
5. ALUMINUM STOREFRONT WINDOW SYSTEM, POWDER COAT FINISH, TYPICAL
6. STUCCO CONTROL JOINT
7. PAINTED METAL DOOR AND FRAME TO MATCH ACCENT COLOR
8. CONCRETE SIDEWALK
9. DRIVE-THROUGH WINDOW WITH 'READY ACCESS' BI-PARTING SLIDING WINDOW
10. STEEL STRUCTURE CANOPY
11. METAL FASCIA AWNING
12. SIGN
13. LIGHT FIXTURE
14. STEEL RAILING AT 36" ABOVE FINISH FLOOR



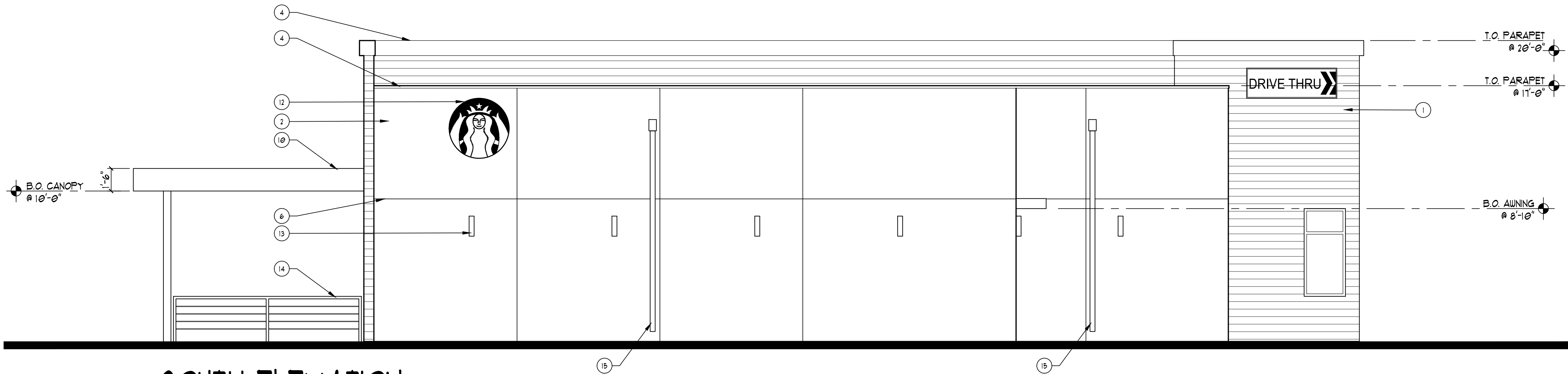
EAST ELEVATION

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



WEST ELEVATION

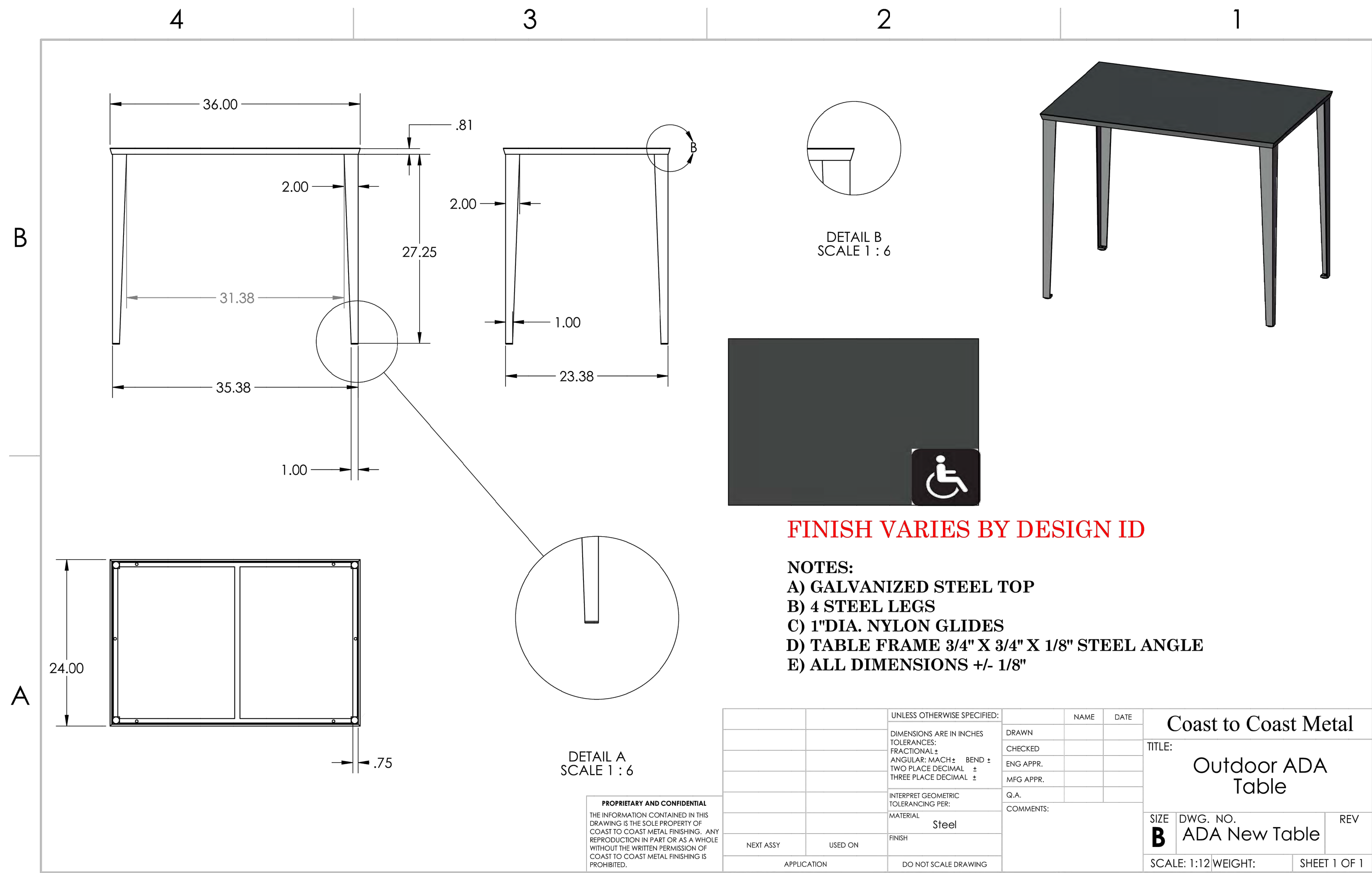
SCALE: 1/4" = 1'-0"



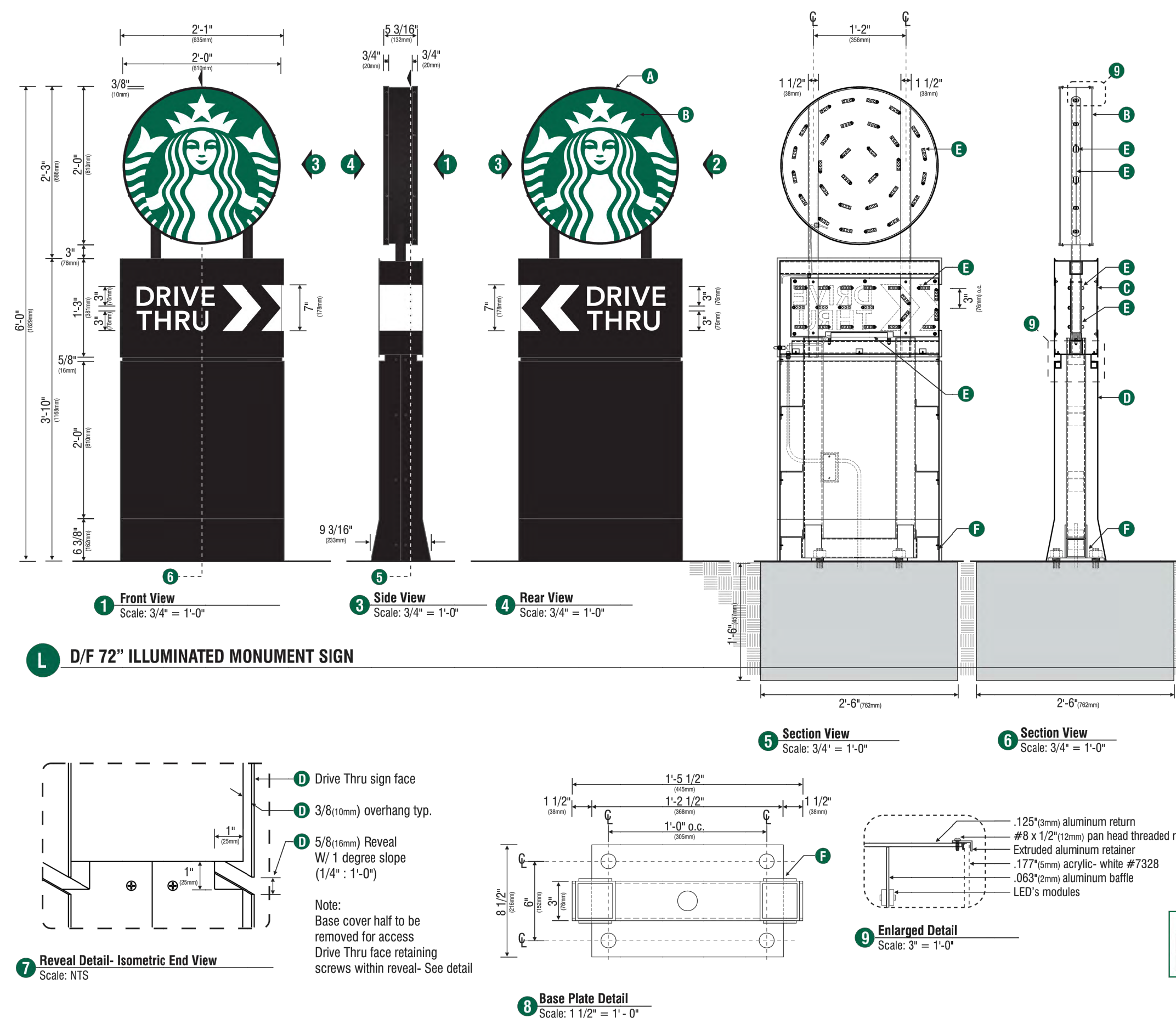
SOUTH ELEVATION

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

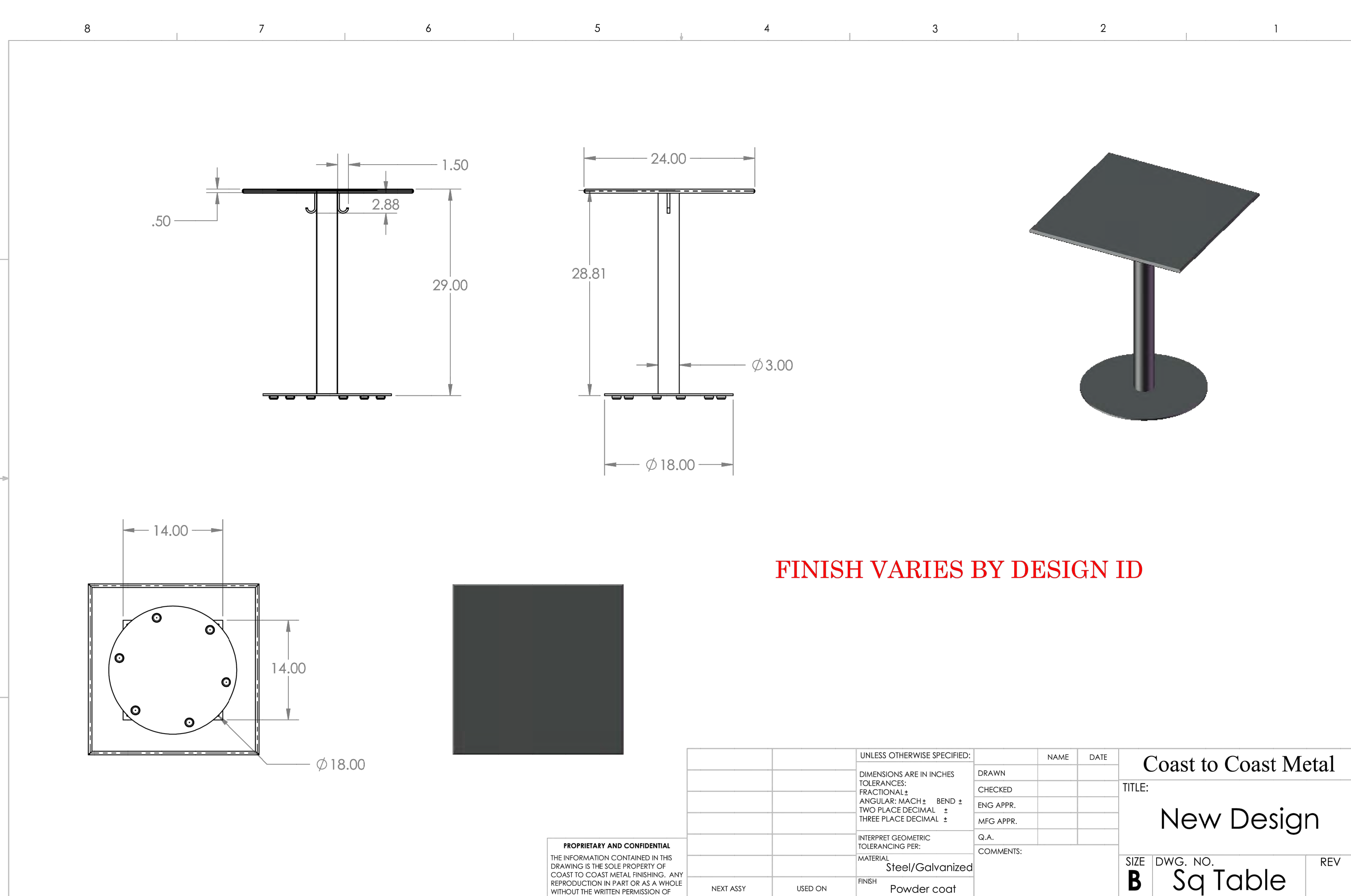
SHEET: A5.0 ELEVATIONS											
Site Development Plan Number: SP19-0004											
OWNER: CARKEL San Marcos, LLC						PHONE: 602-471-7404					
ADDRESS: 282 South 95th Place, Chandler, AZ 85224											
ARCHITECT, ENGINEER											
DESIGNER: FORD Studio, Inc						PHONE: 619-849-9110					
ADDRESS: 1424 South Upas Street, Escondido, CA 92025						LOCATION: Southeast corner of San Marcos Boulevard and Bent Avenue					
TYPE OF DEVELOPMENT: Drive-through restaurant											
ZONE: Commercial											
			ASSESSOR'S PARCEL NUMBER(S): 219-270-60-00								
AREA (sq. ft.)			SITE DATA			DWELLING UNITS			OPEN SPACE DATA		
LOT:			23,958 sf			1 BDRM			COMMON N/A PRIVATE N/A		
BUILDING:			1,797 sf			2 BDRM			N/A N/A N/A		
PARKING:			13,255 sf			3 BDRM			N/A N/A N/A		
LOADING:			520 sf								
LANDSCAPING:			8,386 sf								
			35.1%			TOTAL UNITS					
						DRIVEWAY (SIZE AND SLOPE)			SETBACKS		
						ONE WAY			FRONT: 10' REAR: 10'		
						TWO WAY			LEFT SIDE: 10'		
						SLOPE			RIGHT SIDE: 10'		



OUTDOOR TABLE



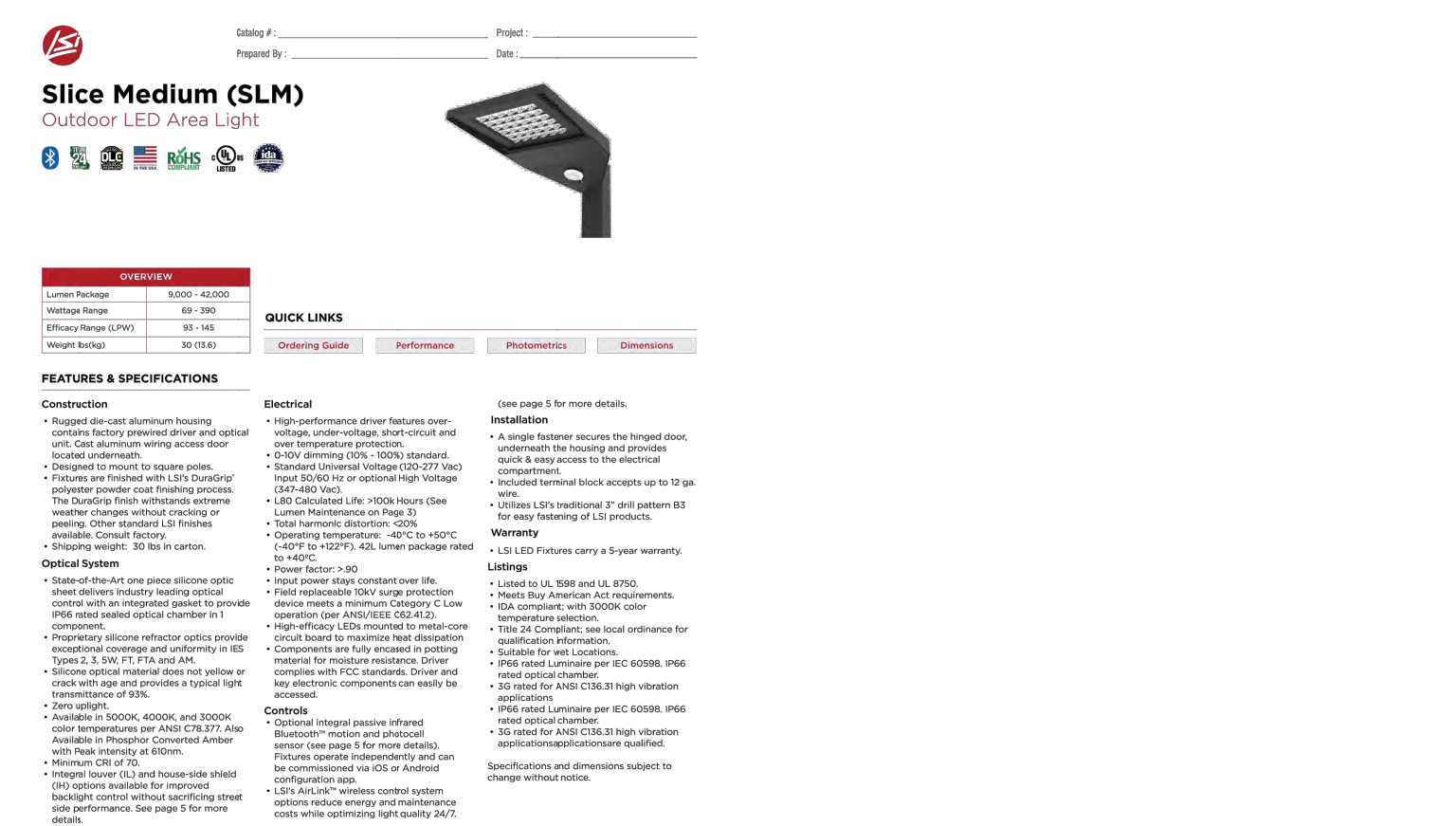
MONUMENT SIGN



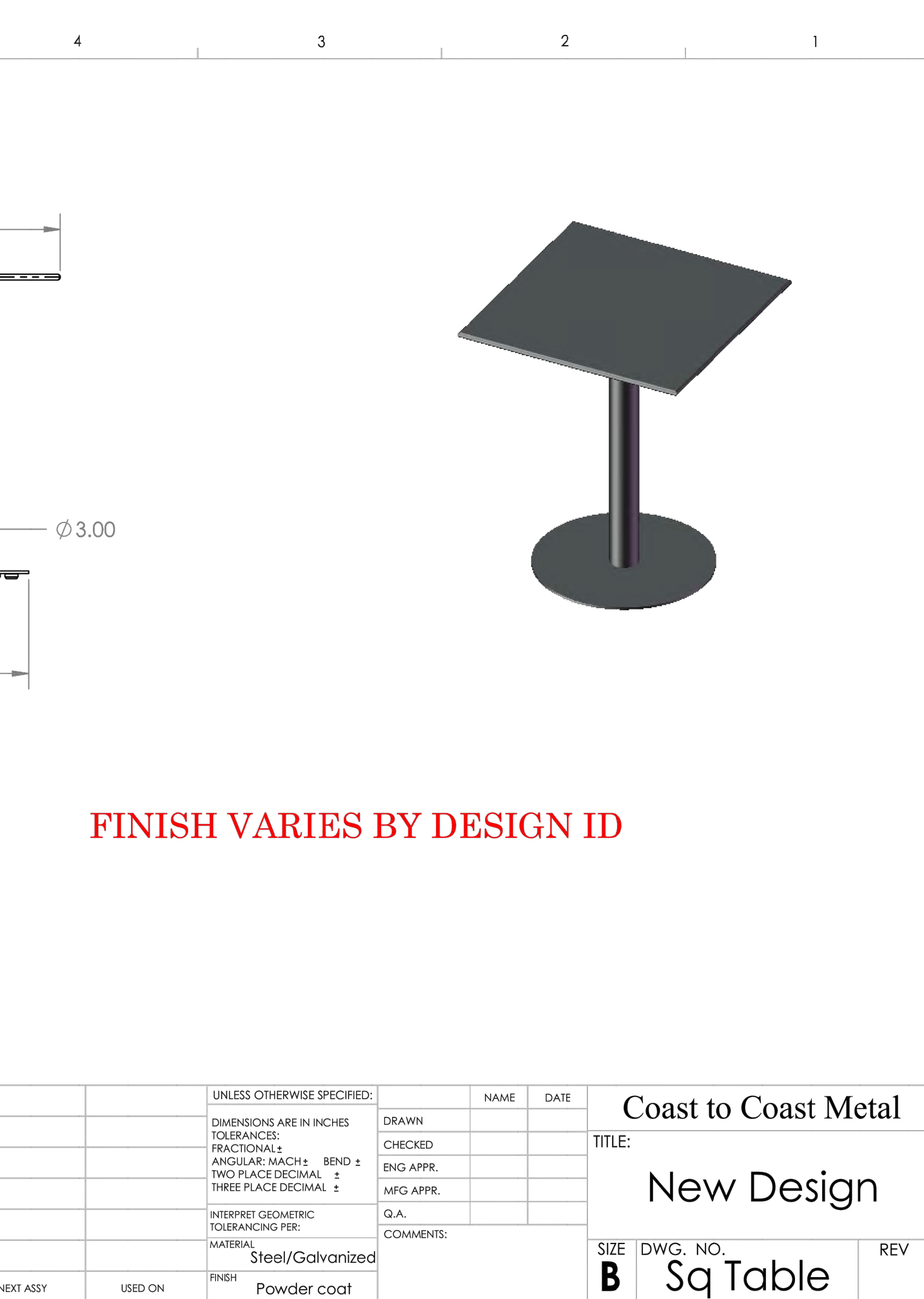
OUTDOOR TABLE



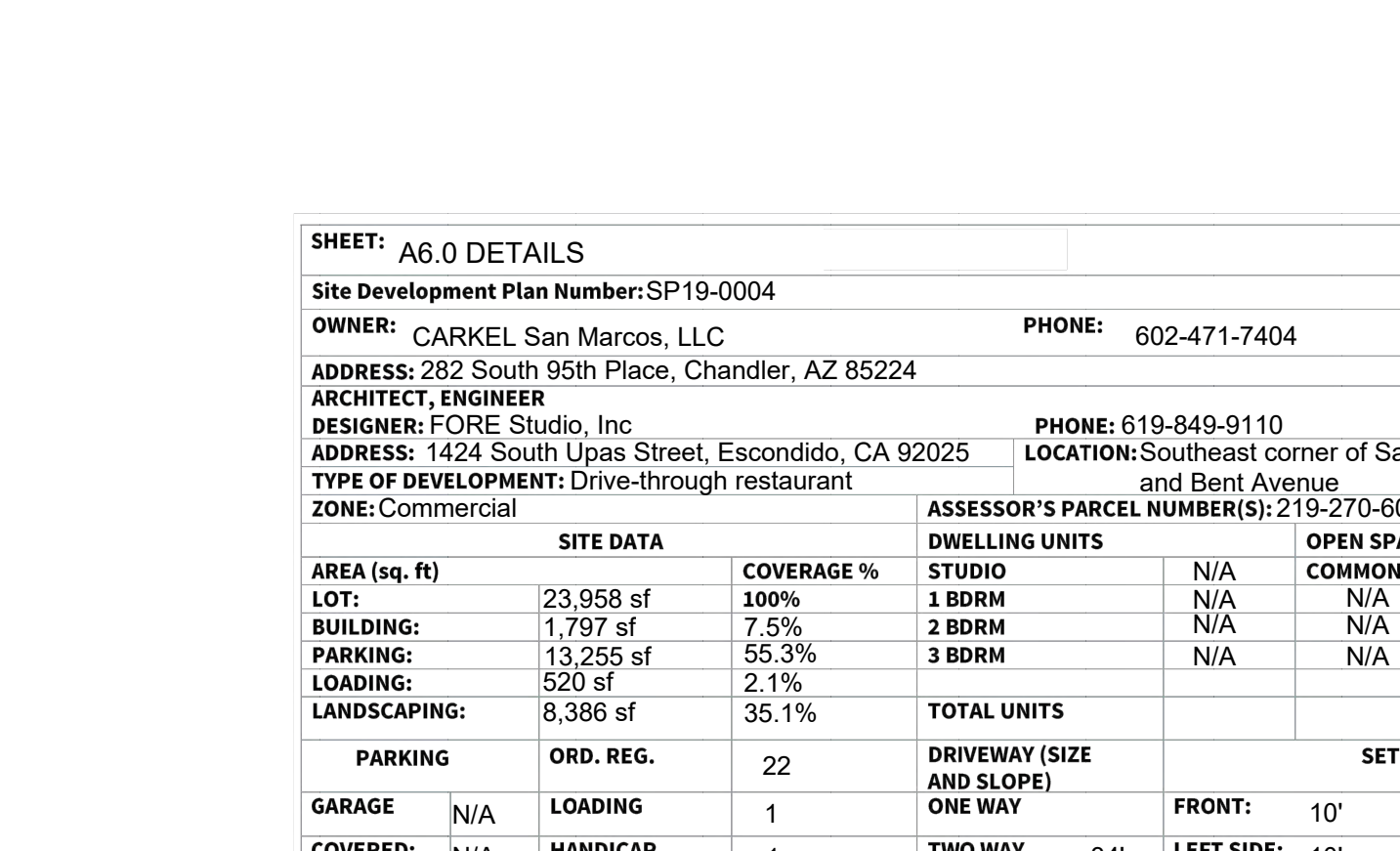
OUTDOOR CHAIRS



SITE LIGHTING FIXTURE



OUTDOOR TABLE PARASOL



MONUMENT SIGN



NORTH



SOUTHEAST



NORTHWEST



REAR



NORTHEAST



FRONT



SOUTH

SHEET: C1.0 COLORED RENDERINGS									
Site Development Plan Number:SP19-0004									
OWNER: CARKEL San Marcos, LLC					PHONE: 602-471-7404				
ADDRESS: 282 South 95th Place, Chandler, AZ 85224									
ARCHITECT, ENGINEER					PHONE: 619-849-9110				
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TYPE OF DEVELOPMENT: Drive-through restaurant									
ZONE: Commercial									
SITE DATA			COVERAGE %			DWELLING UNITS		OPEN SPACE DATA	
AREA (sq. ft)	23,958 sf	100%	1 BDRM	N/A	N/A	COMMON	PRIVATE		
LOT:	1,797 sf	7.5%	2 BDRM	N/A	N/A	N/A	N/A		
BUILDING:	13,255 sf	55.3%	3 BDRM	N/A	N/A	N/A	N/A		
PARKING:	520 sf	2.1%							
LOADING:	8,386 sf	35.1%							
LANDSCAPING:									
PARKING			ORD. REG.			DRIVEWAY (SIZE AND SLOPE)		SETBACKS	
			22			ONE WAY			
GARAGE	N/A	LOADING	1				FRONT:	10'	REAR: 10'
COVERED:	N/A	HANDICAP	1				TWO WAY	34'	LEFT SIDE: 10'
OPEN:	22	TOTAL	24				SLOPE	4%	RIGHT SIDE: 10'