

PROJECT INFORMATION

PROJECT NARRATIVE

PROPOSED SITE:
THIS LOCATION IS ZONED APPROPRIATELY FOR A RESTAURANT AS THE PLANNED AREA DEVELOPMENT INITIALLY CONSIDERED THE LOT FOR A RESTAURANT.

CULVER'S WOULD BE ACCESSIBLE FROM THE SHARED PRIVATE DRIVE OFF OF CRISMON ROAD AND SHARED ACCESS DRIVES FROM THE ADJACENT PROPERTIES. THE PEDESTRIAN ACCESS FROM THE MAIN ENTRY TO THE RESTAURANT WILL BE HANDICAP ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE ALSO BEING DESIGNED ADJACENT TO THE MAIN ENTRY.

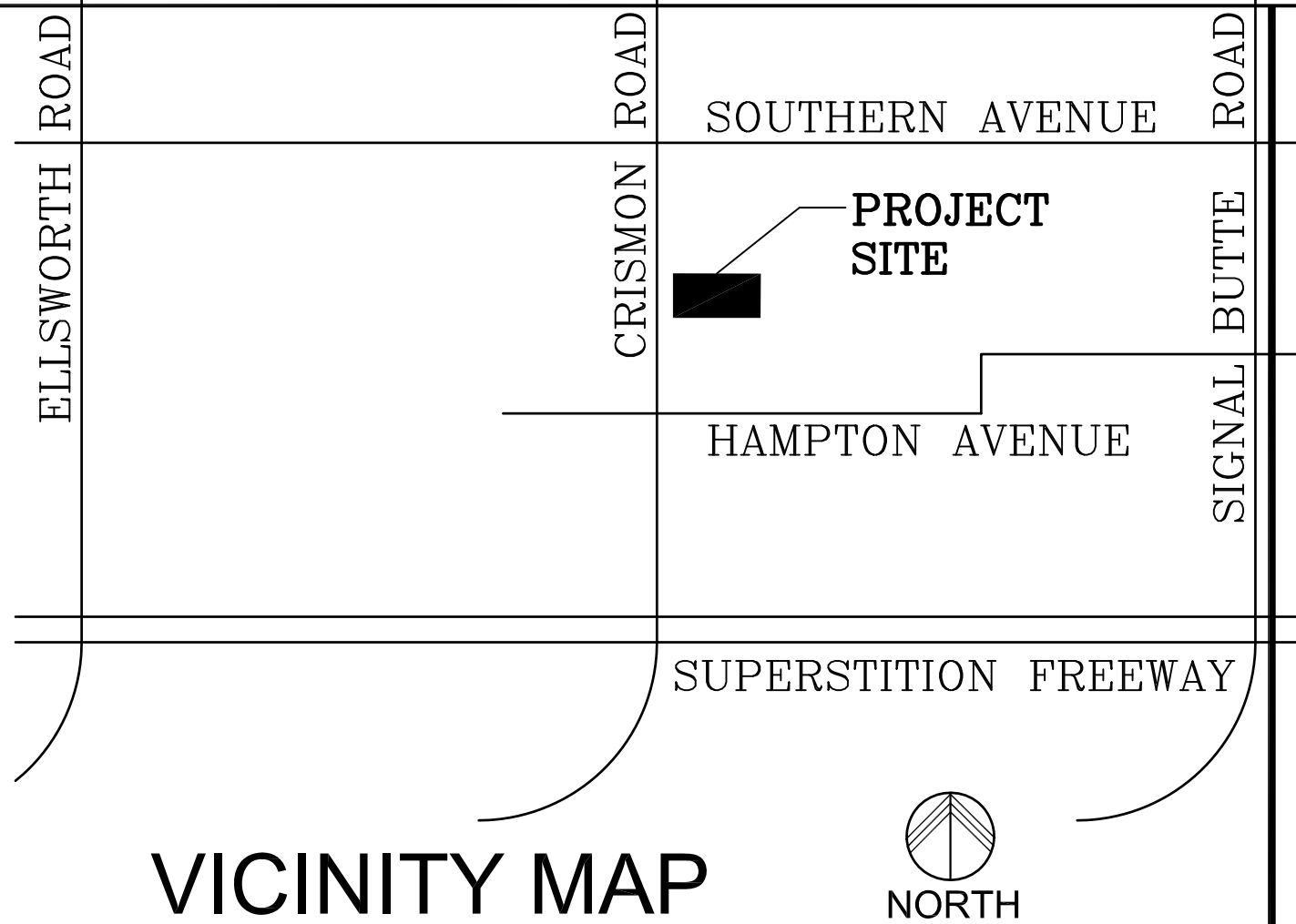
THE LANDSCAPING DESIGN USES LOW-WATER, DESERT PLANTS PER THE CC AND R, ADOPTED FOR THE PROPERTY. THE PARKING SPACES WILL BE SCREENED FROM CRISMON ROAD BY A PARKING SCREEN WALL. THE PROPOSED REFUSE ENCLOSURE FOR THE PROPERTY WILL BE FULLY SCREENED PER THE CITY OF MESA STANDARD REQUIREMENTS AND IS ADJACENT TO THE BACK OF THE BUILDING. ALL OF THE CURB SCREEN WALLS WILL MATCH THE COLOR, TEXTURE, STYLE AND DESIGN PATTERNS OF THE BUILDING ITSELF.

PROPOSED BUILDING:
THE DESIGN OF CULVER'S FEATURES STEPPING BUILDING VOLUMES EXPRESSIVE OF THE ARCHITECTURAL STYLES IN THE NEIGHBORHOOD AND EXPRESSING PART OF THE HIERARCHY OF THE BUILDING ARCHITECTURE. THE BUILDING MATERIALS ARE HIGH QUALITY, DURABLE MATERIALS CONSISTENT WITH THE ARCHITECTURE OF THE NEIGHBORHOOD. THE HIERARCHY OF THE DESIGN CREATES A HUMAN SCALE WITH IDENTIFYING FEATURES FOR ENTRY AND DRIVE THRU. ALL ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING AND NOT VISIBLE FROM THE EXTERIOR. ALL MECHANICAL UNITS WILL BE FULLY SCREENED BEHIND THE PARAPET WALLS OF THE BUILDING.

OFFSITE:
STREET LIGHTING ALONG SOUTH CRISMON ROAD IS BEING BEING INSTALLED BY THE CONCURRENT DEVELOPMENT ON THE WEST SIDE OF CRISMON ROAD AS A PART OF THE WEST SIDE OF STREET IMPROVEMENTS.

SITE PLAN KEYNOTES

1. NEW GROUND-UP BUILDING - SEE FLOOR PLAN.
2. NEW PRIVATE DRIVEWAY ENTRANCE - PER CITY OF MESA STANDARDS.
3. SIGHT DISTANCE TRIANGLE PER CITY OF MESA. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 24 INCHES. NO TREES SHALL BE ALLOWED WITHIN THE SAFETY TRIANGLE. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATIONS.
4. ADA VAN ACCESSIBLE PARKING SPACES WITH SIGN AND PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY - SEE DETAILS 6 & 7 / SP22
5. PROPOSED LOCATION OF FUTURE MONUMENT SIGN TO BE PERMITTED AND CONSTRUCTED SEPARATELY.
6. REFUSE ENCLOSURE PER THE CITY OF MESA STANDARDS - SEE DETAILS ON SP20
7. NEW PAVED PARKING LOT AND DRIVEWAY WITH CURB AND GUTTER
8. NEW CONCRETE SIDEWALK (MINIMUM 9'-0" WIDE) - RAMPS AND STAIRS AS INDICATED - SEE DETAIL 5 / SP21
9. NEW ADA ACCESSIBLE RAMP MAXIMUM SLOPE 1:12 AND MAXIMUM RISE OF 6" WITH TRUNCATED DOMES - SEE DETAIL 1 / SP20
10. PUBLIC UTILITY EASEMENT AND/OR OTHER EASEMENTS TO REMAIN OR BE CREATED AS REQUIRED (EXACT DESCRIPTION TO BE DETERMINED - SEE CIVIL DRAWINGS).
11. MINIMUM 3'-0" AFG. PARKING SCREENING AND RETAINING WALL WALLS TO MATCH BUILDING MATERIALS - SEE DETAIL 3 / SP20
12. DASHED LINE INDICATES ADA ACCESS TO PUBLIC RIGHT OF WAY
13. NEW FDC PER CITY OF MESA STANDARDS - PER DEFERRED SUBMITTAL FIRE PROTECTION PLANS
14. SEE PAINTED TO MATCH BUILDING - SEE ELECTRICAL DRAWINGS AND COORDINATE WITH LOCAL UTILITY COMPANY AND PROVIDE CONCRETE PAD AS REQUIRED BY THE LOCAL UTILITY COMPANY
15. KNOX BOX PER CITY OF MESA FIRE DEPARTMENT STANDARDS - MUST BE AN APPROVED MODEL USED BY THE MESA FIRE DEPARTMENT
16. BICYCLE PARKING FOR (6) BIKES PER CITY OF MESA STANDARDS - SEE DETAIL 4 / SP20
17. FIRE RISER ROOM - SEE FLOOR PLANS, CIVIL PLANS, AND DEFERRED SUBMITTAL FIRE PROTECTION PLANS
18. EXTERIOR WALL MOUNTED LIGHT - SEE EXTERIOR ELEVATIONS AND SITE PLAN PHOTOMETRICS (SP12)
19. 4" PARKING LOT STRIPING - SEE DETAIL 2 / SP20
20. FIRE HYDRANT PER MAG STANDARD DETAILS
21. 2'-0" WIDE STRIP OF ADA COMPLIANT DETECTABLE WARNING TRUNCATED DOMED PAVERS
22. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
23. MAXIMUM VEHICLE HEIGHT WARNING BAR - TO BE PERMITTED AND CONSTRUCTED SEPARATELY
24. DRIVE THRU MENU BOARD AND ORDERING STATION - TO BE PERMITTED AND CONSTRUCTED SEPARATELY
25. FIRE TRUCK TURNING RADIUS PER CITY OF MESA FIRE DEPARTMENT STANDARDS 35' INTERIOR AND 55' EXTERIOR
26. PARKING LOT LIGHT - SEE SP12 FOR PHOTOMETRIC STUDY AND DETAIL 11/SP23
27. DECORATIVE HARDSCAPE OF STAMPED CONCRETE AT BUILDING FRONTAGE - PATTERN SHALL BE AN ASHLER STONE WITH A RANDOM INTERLOCKING PATTERN.
28. STAMPED CONCRETE PEDESTRIAN WALK ACROSS PARKING LOT AND DRIVE AISLE - PATTERN SHALL BE AN ASHLER STONE WITH A RANDOM INTERLOCKING PATTERN.
29. DASHED LINE INDICATES SHADE TRELLIS ABOVE - SEE EXTERIOR ELEVATIONS AND FLOOR PLANS
30. EXISTING STREET LIGHT TO REMAIN
31. STREET LIGHT CONCURRENTLY BEING INSTALLED BY DEVELOPMENT ON WEST SIDE OF CRISMON ROAD AS A PART OF THE WEST HALF STREET IMPROVEMENTS.
32. NEW IN-GROUND GREASE INTERCEPTOR - SIZE PER THE PLUMBING DRAWINGS IN ACCORDANCE WITH THE CITY OF MESA CODE TITLE 8, SECTION 8-4-22
33. FIRE ACCESS LANE CURB AT DRIVE AREA TO BE PAINTED RED AND MARKED PER CITY OF MESA FIRE PREVENTION DETAIL 5033-1
34. LANDSCAPE PLANTER BOX - SEE DETAIL 14/SP23, EXTERIOR ELEVATIONS (A2 SHEETS), LANDSCAPE DRAWINGS, CIVIL DRAWINGS FOR DRAINAGE AND STRUCTURAL DRAWINGS.



SCALE: N.T.S.

SITE PLAN GENERAL NOTES

1. ALL ELECTRICAL UTILITY LINES SHALL BE RUN UNDERGROUND.
2. SOLID WASTE ENCLOSURE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MESA DETAILS M-621 THROUGH M-627

CODE ANALYSIS

- CONSTRUCTION TYPE: VB WITH FULL SPRINKLER PROTECTION
1. EXTERIOR BEARING WALLS ARE NON-COMBUSTABLE (CMU) AND NON-RATED
 2. PRIMARY STRUCTURE FRAME IS NON-RATED

SPACE	FLOOR AREA	USE	OCCUPANT LOAD
KITCHEN:	1236 SF.	A-2	PER 200 = 6.18
SEATING:	1340 SF.	A-2	PER SEATING = 121
STORAGE:	564 SF.	A-2	PER 300 = 1.88
OFFICE:	148 SF.	B (ACCESSORY)	PER 100 = 1.48
LOBBY:	626 SF.	A-2	PER 1 = 63.43
CANOPY PATIO:	742 SF.	A-2	PER SEATING = 49.5
TOTAL (INTERIOR):	4268 SF.	A-2	226 PEOPLE

ACCESSORY OCCUPANCIES
1. B IS LESS THAN 10% OF A-2 AND B IS ACCESSORY TO THE USE

BUILDING AREA LIMITS PER TABLE 503
GROUP A-2: 6,000 SF.
PROVIDED AREA: 4268 SF. IS LESS THAN 6,000 SF. = OK

BUILDING HEIGHT ALLOWED: 30'-0"
BUILDING HEIGHT PROVIDED: 21'-10" (ONE STORY)

APN: TO BE DETERMINED
PROJECT ZONING: PER (PLANNED EMPLOYMENT PARK)
NET LOT AREA: 52,219 SF. (120 ACRES)
GROSS LOT AREA: 64,109 SF. (1.41 ACRES)
LOT COVERAGE F.A.R.: 4268 / 52,219 = 0.0816 OR 8.16%
EGRESS:

OCCUPANT LOAD: 226 PEOPLE
NUMBER OF EXITS: 3 EXITS
REQUIRED: A-2 USE AND 198 OCCUPANTS + 2 EXITS
PROVIDED: 3

PLUMBING FIXTURE CALCULATIONS:
OCCUPANT COUNTS:
USE MALE FEMALE TOTAL
B & S-1 138 138 276
REQUIRED MALE WATER CLOSETS
B = (138 / 75) = 2
PROVIDED MALE WATER CLOSETS = 1 + 1 URINALS
REQUIRED FEMALE WATER CLOSETS
B = (138 / 75) = 2
PROVIDED FEMALE WATER CLOSETS = 2
REQUIRED MALE LAVATORIES
B = (138 / 200) = 1
PROVIDED MALE LAVATORIES = 2
REQUIRED FEMALE LAVATORIES
B = (138 / 200) = 2
PROVIDED FEMALE LAVATORIES = 2
REQUIRED DRINKING FOUNTAINS
WATER IS PROVIDED FREE AS PART OF BUSINESS OPERATIONS

PARKING REQUIRED:
ONE PER 75 SF. 4268 / 75 = 57 SPACES

PARKING PROVIDED:
TOTAL: 58 SPACES

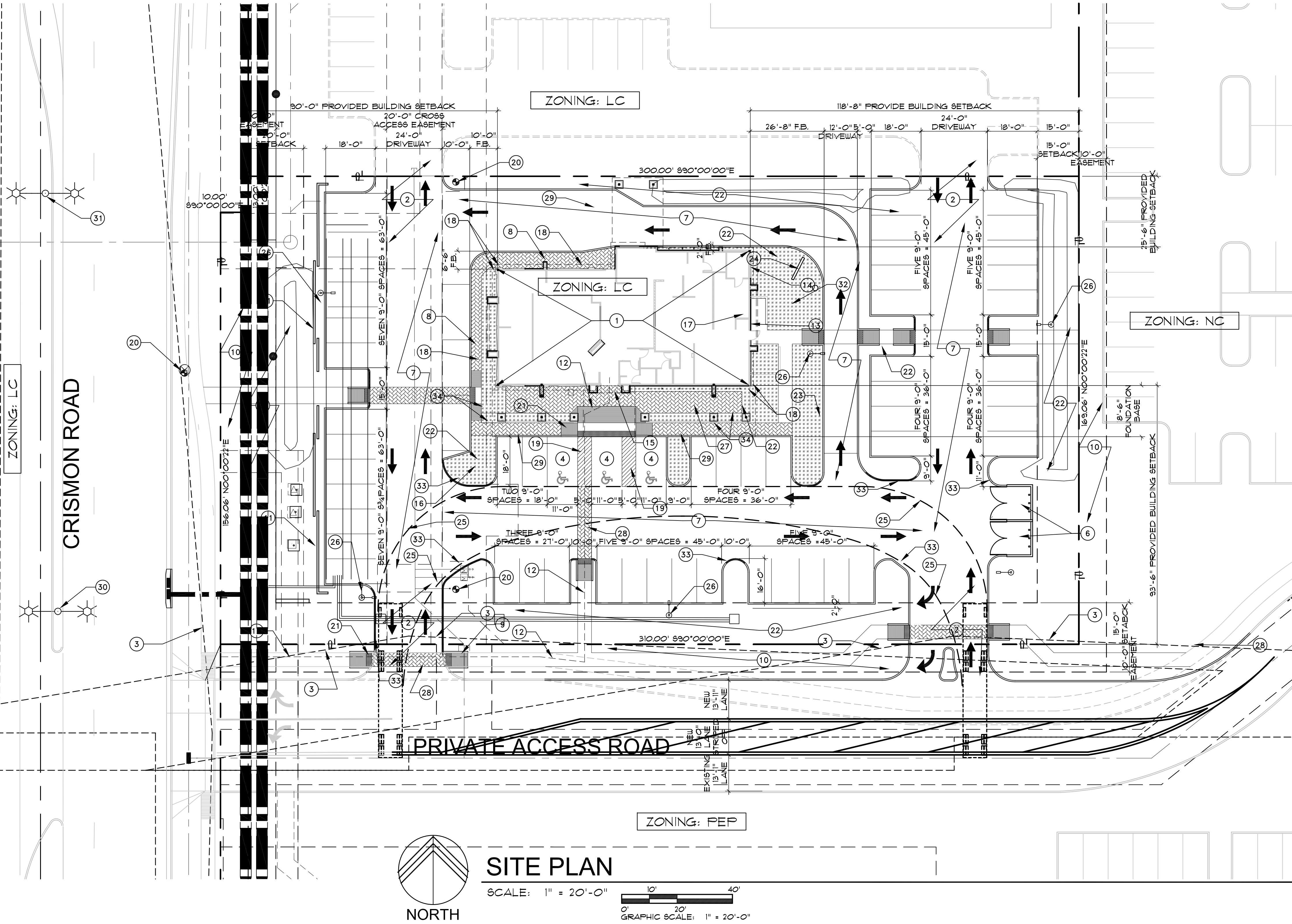
H.C. PARKING:
REQUIRED: 3 SPACES
PROVIDED: 3 SPACES (ALL ARE VAN ACCESSIBLE)

DRIVE THRU STACKING SPACES:
REQUIRED: 8 SPACES
PROVIDED: 8 SPACES

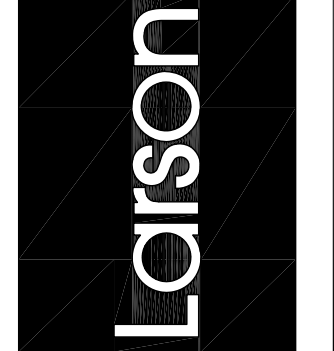
FOUNDATION BASE ANALYSIS

BASE LOCATION	DEPTH	TOTAL AREA	LANDSCAPE AREA
SOUTH (ENTRY)	18'-6"	2,902 SF.	1,348 SF. = 46.45%
WEST (CRISMON)	10'-0"	493 SF.	222 SF. = 45.03%
NORTH (DRIVE THRU)	6'-6" / 2'-0"	365 SF.	61 SF. = 16.35%
EAST (DRIVE THRU)	26'-8"	1,293 SF.	966 SF. = 74.71%
TOTAL		5,053 SF.	2,603 SF. = 51.51%

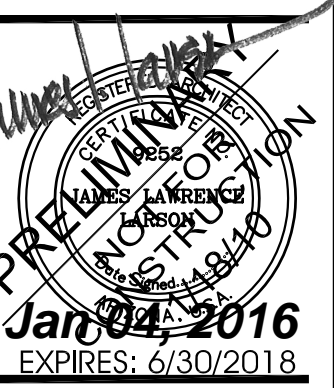
FOUNDATION BASE LANDSCAPE AREA
STAMPED CONCRETE PATTERN SHALL BE AN ASHLER STONE WITH A RANDOM INTERLOCKING PATTERN.



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CULVER'S
LOCATION: SOUTH CRISMON
MESA, ARIZONA



Drawing Name:

SITE PLAN
Revisions

Date: 03/30/2015

Project Number:

Drawing No:

SP1.1