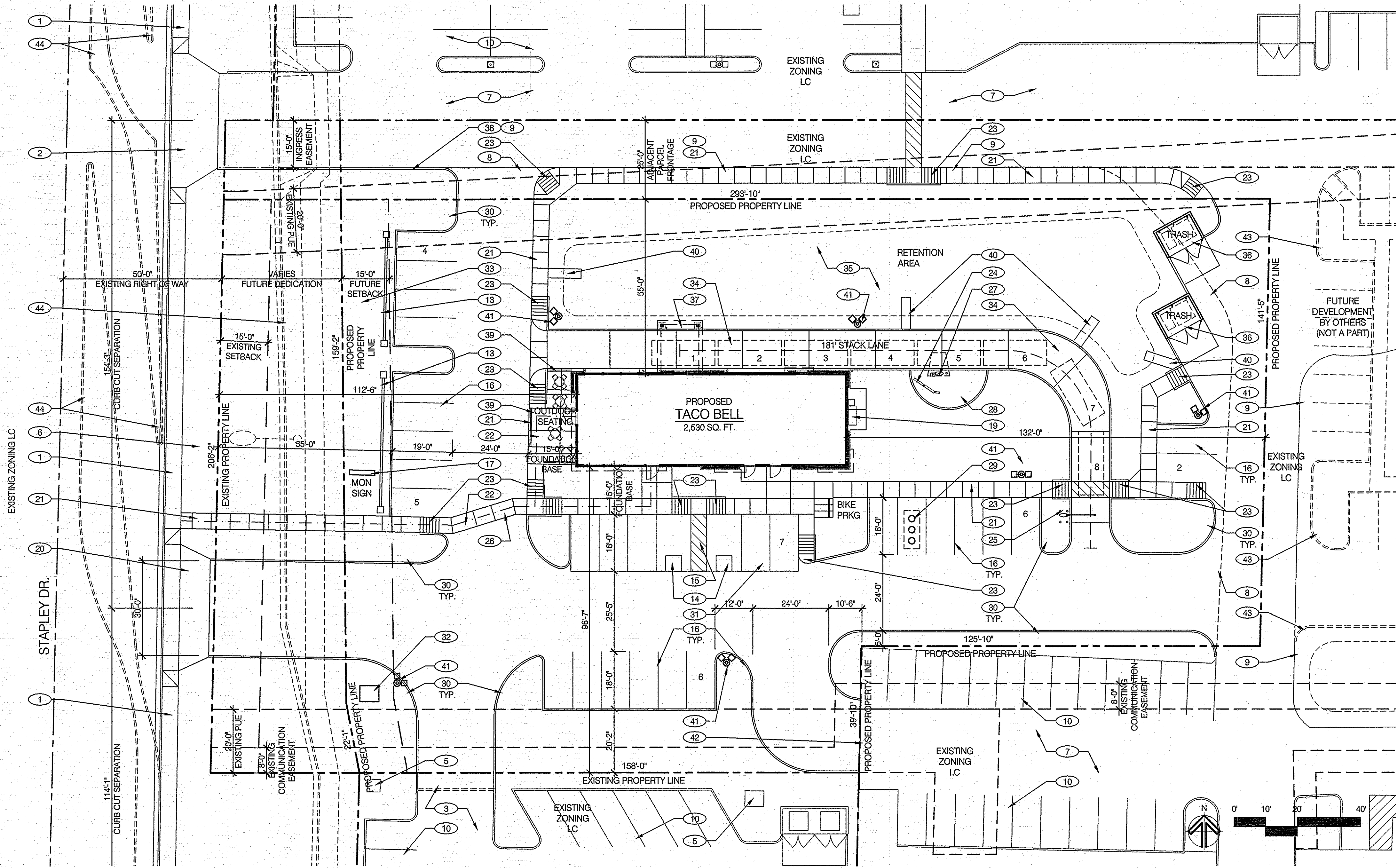




PROPOSED TACO BELL SITE PLAN 1"= 20'-0" C

OWNER
STAPLEY AND SOUTHERN PARTNERS LLC
25820 S. ARIZONA AVE.
CHANDLER, AZ 85248
CONTACT: LOWELL PETERSON
PHONE: (480) 895-2000
E-MAIL: ATGOLFCART@AOL.COM

TACO BELL FRANCHISEE
WESTACO, INC.
7155 E THOMAS RD STE 105
SCOTTSDALE, AZ 85261
CONTACT: ARLEN KOPFER
PHONE: (480) 949-7677
E-MAIL: ARLEN@AZTACOS.COM

ARCHITECT
LOOKER & CAPPELLO ARCHITECTS, INC
2070 E SOUTHERN AVE
TEMPE, ARIZONA 85282
CONTACT: JEFF LOOKER
PHONE: (480) 730-1776 X102
E-MAIL: JEFF@LOOKERARCH.COM

PROJECT DIRECTORY A

ADDRESS:	1232 E. SOUTHERN AVE. MESA, AZ 85204
A.P.N.:	139-05-004K
ZONING:	LC (EXISTING)
SITE AREA:	54,945 SF (1.28 ACRES) NET 63,995 SF (1.47 ACRES) GROSS
BUILDING AREA:	2,530 SF BUILDING
BUILDING COVERAGE:	5.3 %
OUTDOOR SEATING AREA:	420 SF
LANDSCAPE AREA:	24,870 SF
LANDSCAPE COVERAGE:	45.0 %
CONSTRUCTION TYPE:	V-B (WITH AFES)
SPRINKLERS:	YES
FIRE ALARM:	NO- PER IBC 907.2.1 GROUP A- EXCEPTION- MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND THE ALARM NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW
OCCUPANCY:	A-2 (RESTAURANT)
OCCUPANT LOAD:	DINING ROOM 768 SF / 15 = 52 WAITING QUEUE 48 SF / 5 = 10 KITCHEN 838 SF / 200 = 6 STORAGE 598 SF / 300 = 2 OFFICE 71 SF / 100 = 1 RESTROOM 208 SF / NA = NA TOTAL 2,530 SF = 70 OCCUPANTS
BUILDING HEIGHT:	22'-1" TOP OF DECORATIVE CORNER POP-UP 21'-0" TOP OF SLAT WALL 20'-4" TOP OF MAIN ROOF PARAPET 15'-10" TOP OF BACK PARAPET
PARKING CALC:	TACO BELL SITE ONLY 1 SPACE PER 100 SF BUILDING + 1 SPACE PER 200 SF OUTDOOR SEATING (2,530 SF / 100) + (420 / 200) = 29 SPACES REQUIRED MAX. PARKING PER MESA- 29 X 1.25= 37 SPACES 30 PARKING SPACES PROVIDED (LESS THAN 37 MAX.) 28 STANDARD SPACES 2 ACCESSIBLE SPACES
BUILDING CODES:	ALL CODES IN FORCE PER MESA INCLUDING ALL ADOPTED AMENDMENTS 2006 INTERNATIONAL BUILDING CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL PLUMBING CODE 2005 NATIONAL ELECTRICAL CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBLE CODES:	2003 ICC/ANSI A117.1 2010 ADA/ADAAG

PROJECT DATA A

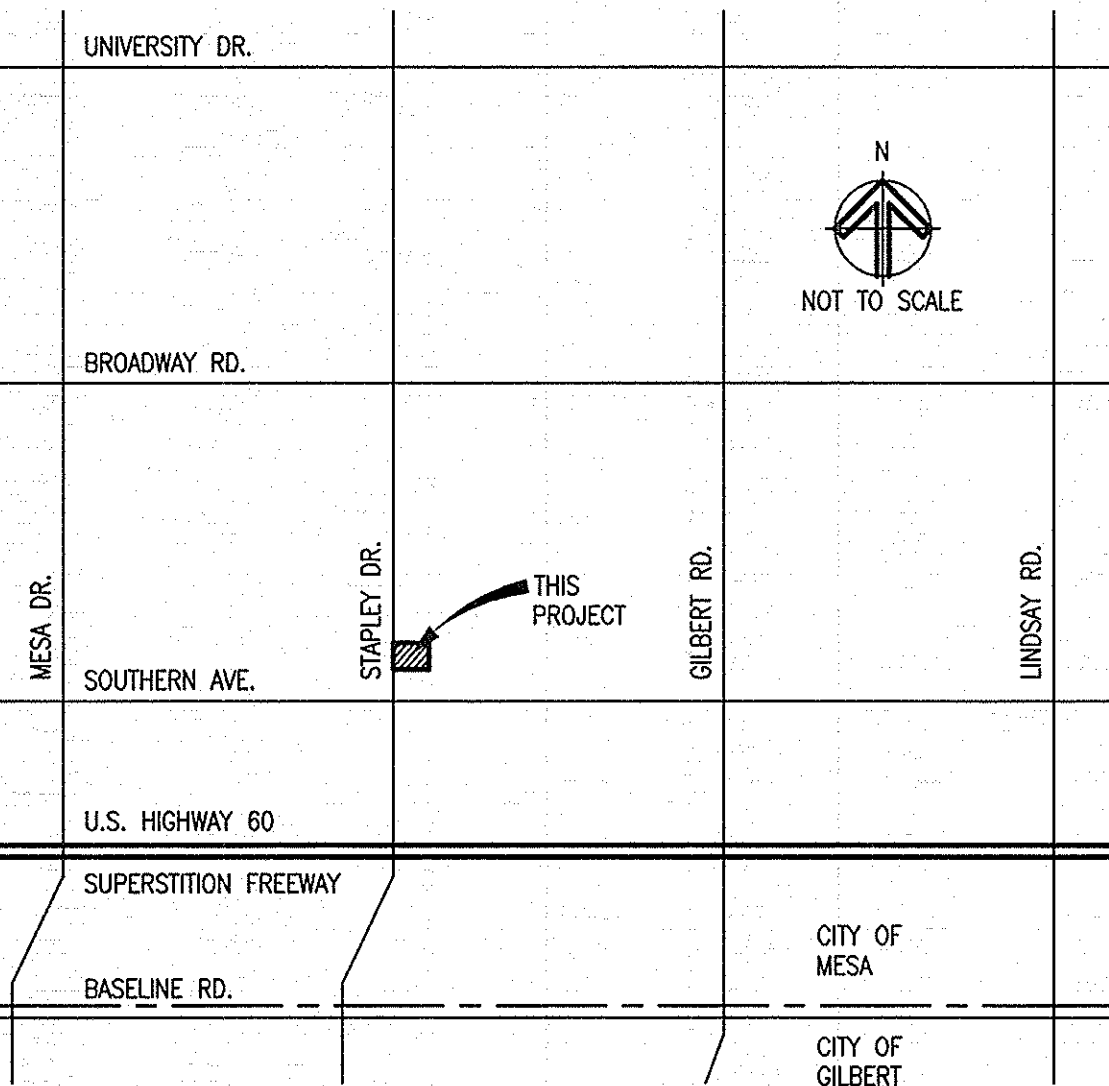
ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT.

THIS TACO BELL PROJECT INCLUDES A NEW TACO BELL BUILDING ON AN EXISTING VACANT PARCEL CARVED OUT OF AN EXISTING LARGER PARCEL. THE NEW TACO BELL RESTAURANT INCLUDES DRIVE-THRU, ADEQUATE PARKING AND LANDSCAPING PER THE CITY OF MESA REQUIREMENTS.

THE PROPOSED TACO BELL SITE IS LARGE ENOUGH TO CONTAIN THE REQUIRED CITY OF MESA, AND TACO BELL STANDARD, PARKING REQUIREMENTS AND INCLUDES THE TRASH ENCLOSURE AND SURFACE RETENTION AREA.

THE PROPOSED BUILDING ARCHITECTURE WILL CONSIST OF VARIOUS SHADES OF PAINTED STUCCO/EIJS AND INCLUDE A CULTURED STONE CORNER POP-UP WITH A DECORATIVE SLAT WALL OVER THE DINING ROOM WINDOWS.

PROJECT DESCRIPTION H



LOCATION PLAN NTS G

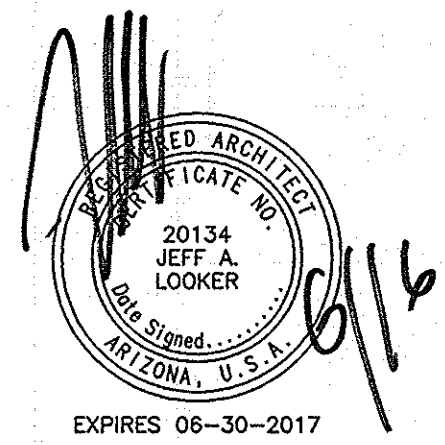
- EXISTING PUBLIC CONCRETE SIDEWALK AT STREET TO REMAIN
- EXISTING CONCRETE DRIVEWAY CURB CUT TO REMAIN
- EXISTING ASPHALT CONNECTION AT PANDA EXPRESS TO REMAIN- REMOVE BARRIER CURB AS REQUIRED FOR DRIVE CONNECTION
- NOT USED
- EXISTING TRANSFORMER TO REMAIN
- EXISTING STREET RIGHT-OF-WAY TO REMAIN- PROVIDE NEW LANDSCAPING PER CITY OF MESA REQUIREMENTS
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING EDGE OF ASPHALT PAVING- TIE NEW ASPHALT PAVING INTO EXISTING
- EXISTING EDGE OF EXISTING APHALT PAVING
- EXISTING ASPHALT PAVING AREA ON ADJACENT SITE TO REMAIN
- NOT USED
- NOT USED
- NEW SITE SCREEN WALL- SEE SITE SCREEN WALL ELEVATION 5/SP2
- NEW ACCESSIBLE PARKING SPACE
- NEW ACCESSIBLE PARKING AISLE WITH PAINTED STRIPES
- NEW PAINTED PARKING STRIPES
- NEW TACO BELL MONUMENT SIGN- PROPOSED LOCATION- ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT
- NOT USED
- NEW ELECTRICAL SERVICE ENTRY SECTION (SES) AT NEW BUILDING
- NEW DRIVEWAY CURB CUT PER CITY OF MESA STANDARDS
- NEW CONCRETE SIDEWALK
- NEW ADA ACCESS FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE
- NEW CONCRETE ACCESSIBLE RAMP TO MEET ADA REQUIREMENTS
- NEW MENU BOARD
- NEW DRIVE-THRU LANE HEIGHT LIMIT BAR- ONSTALL PER MFR. REC.

- NEW DECORATIVE CONCRETE PAVING AT ADA ACCESSIBLE PATH ACROSS EXISTING ASPHALT AND/OR CONCRETE PAVING
- NEW DRIVE-THRU ORDER CANOPY AND ORDER POST- PROVIDE CONDUIT FROM ORDER POST TO DRIVE-THRU WINDOW- INSTALL PER MFR. REC.
- NEW UPGRADE LANDSCAPING PER TACO BELL REQUIREMENTS AT DRIVE-THRU ORDER CANOPY AND SPEAKER POST
- NEW GREASE INTERCEPTOR LOCATION IN PARKING SPACE
- NEW CONCRETE CURB
- NEW CONCRETE PAVING AT BUILDING PARKING SPACES- PAINT BLACK
- NEW TRANSFORMER- PROPOSED LOCATION- VERIFY FINAL LOCATIONS WITH POWER COMPANY PRIOR TO START OF CONSTRUCTION
- NEW LANDSCAPE AREA PER CITY OF MESA REQUIREMENTS
- NEW CONCRETE DRIVE-THRU LANE
- NEW SURFACE RETENTION AREA- PROPOSED LOCATION
- TRASH DUMPSTER PER CITY OF MESA REQUIREMENTS- TYP. OF 2- SEE DUMPSTER DETAIL AND ELEVATION SHEET SP2
- NEW DRIVE-THRU CANOPY- SEE FLOOR PLAN AND EXTERIOR ELEVATIONS
- PROVIDE NEW CONCRETE CURB AT EXISTING EDGE OF PAVEMENT
- PROVIDE NEW METAL RAIL AT CURB EDGE AT OUTDOOR SEATING AREA
- PROVIDE RIP-RAP INTO DRAINAGE AREA- SEE CIVIL DRAWINGS
- PROVIDE NEW LED SITE LIGHTING ON NEW CONCRETE BASE
- PROVIDE DRIVEWAY CONNECTION TO EXISTING PARKING AREA ON EXISTING ADJACENT RETAIL SITE
- FUTURE CONCRETE CURB (BY OTHERS)
- FUTURE STREET DEVELOPMENT (BY OTHERS)

KEYNOTES B

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-968-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LOOKER & CAPPELLO ARCHITECTS INC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED. THIS DRAWING IS ONLY FOR THE CONNECTION WITH THE PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS. COPYRIGHT 2016, LOOKER & CAPPELLO ARCHITECTS INC.



CONTRACT DATE: 01-25-16
BUILDING TYPE: LIVE MAS LARGE 50
PLAN VERSION: NOVEMBER 2015
SITE NUMBER:
STORE NUMBER:

TACO BELL
SOUTHERN/STAPLEY
MESA, ARIZONA 85204



PROPOSED SITE PLAN

SP1.0

PLOT DATE: 03-22-16

LC1024