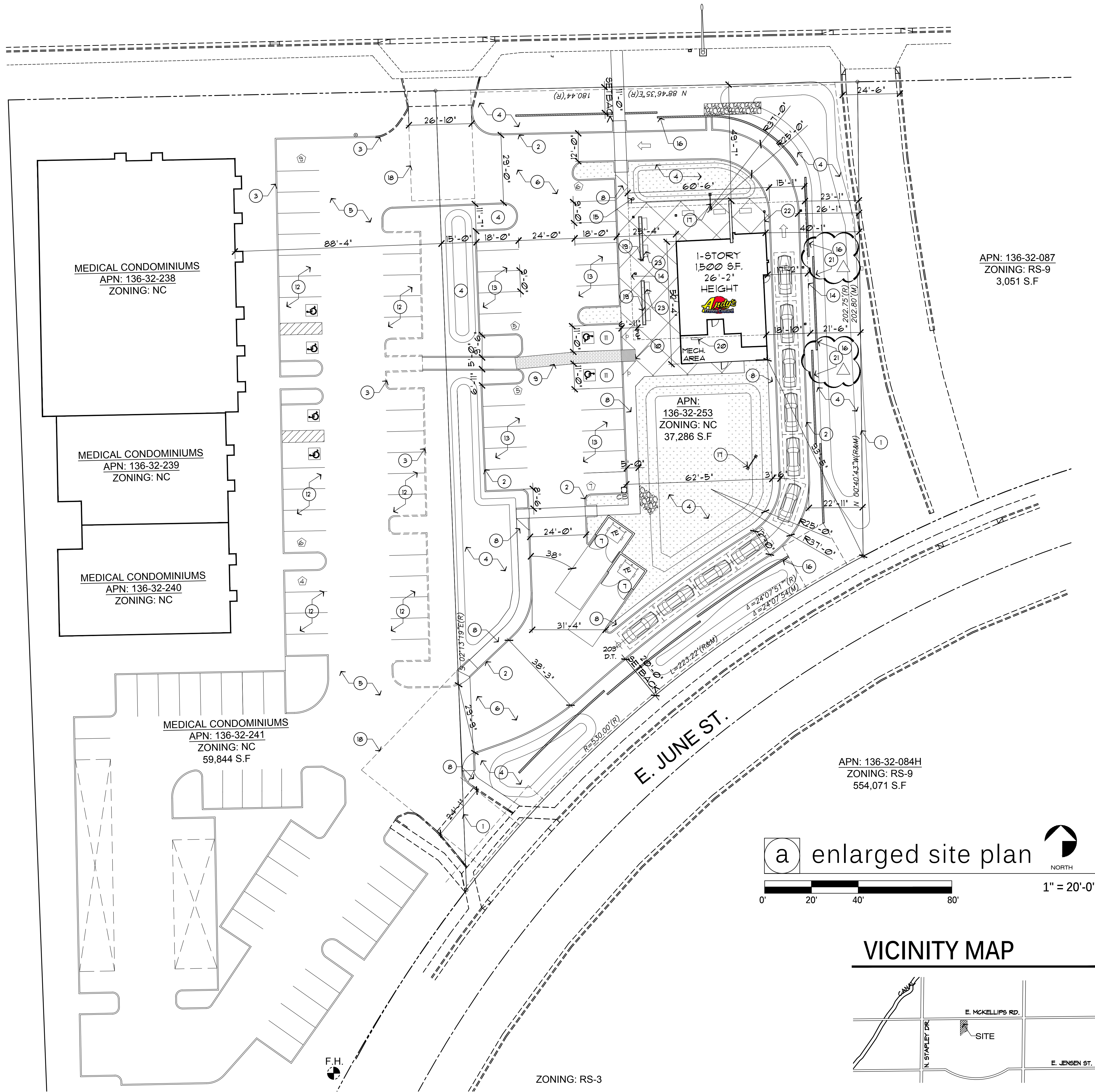




site data

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: 1,200 S.F.
TOTAL S.F.: 2,700 S.F.
SITE AREA: 46,464 S.F. (1.061 AC)

PARKING CALCULATION

PARKING SPACES REQUIRED:
1/100 (INDOOR): 15 SPACES REQ'D
1/200 (OUTDOOR SEATING): 6 SPACES REQ'D
TOTAL SPACES REQ'D: 21 SPACES

PARKING SPACES PROVIDED: 23 INCL. 2 H/C

PARKING REQUIRED FOR EXISTING MEDICAL OFFICES:
BUILDING AREA: 16,144 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: 26'-2"
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'-4" HIGH SITE WALL
- 17 PATIO MENU BOARD
- 18 EX. INGRESS/EGRESS EASEMENT
- 19 2'-6" HIGH PLANTER BOX
- 20 SES
- 21 REPLACE EXISTING 6' HIGH SCREEN WALL
- 22 GUARD RAILING
- 23 BENCH



applicant/contact:
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4428 e. mountain sage dr.
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e: bill@piazza-az.com

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

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date: 1/24/17
issued for: DESIGN REVIEW

job no.: 16-071

sheet title: ENLARGED
SITE PLAN

sheet no.:

