

## LANDSCAPE NOTE

TOTAL LANDSCAPE AREA: 4,367 SF ±  
LS LOT COVERAGE: 24.7% ±

**NOTE:** DUE TO THE EXISTING BUILDING LOCATION, EXISTING PERIMETER LANDSCAPING AREAS, EXISTING RETENTION AREA AND GENERALLY LIMITED ON-SITE SPACE CONDITIONS; THE REQUIRED LANDSCAPING MAY NOT BE FULLY ACHIEVABLE. IF SO, THE OWNER SHALL PROVIDE THE MAXIMUM AMOUNT OF LANDSCAPING AS AVAILABLE SPACE ALLOWS, AS RECOMMENDED FOR SPACING PER ARIZONA NURSERY ASSOCIATION AND CITY OF MESA LANDSCAPE REQUIREMENTS.

DETAILED RECOMMENDED LANDSCAPE PLANS ARE SEPARATELY PROVIDED UNDER THIS SUBMITTAL

## PROJECT NARRATIVE

- THIS IS AN EXISTING BUILDING STRUCTURE WHICH USE TO BE A CONVENTION STORE AND GAS STATION.
- THE NEW OWNER INTENDS TO USE THIS SPACE FOR A SMALL RESTAURANT AND SHOW ON THIS PLAN THE NEW RESTAURANT WILL INCLUDE A SMALL OUTDOOR PATIO SECTION AS SHOWN.
- THE EXISTING FACADE WILL BE MODIFIED TO ENHANCE A MORE CONTEMPORARY DESIGN AS SHOWN ON THE CONCEPTUAL ELEVATIONS.
- GENERAL LANDSCAPE AREA ON THIS PROPERTY IS EXISTING AND TO BE MODIFIED TO BEST MEET NEW LANDSCAPE CODE.
- THE RETENTION AREA IS EXISTING ON THE NORTH END OF THE PROPERTY, WHICH WILL BE USED AS ORIGINALLY DESIGNED.
- PARKING TO BE MODIFIED ON SITE FOR MORE AVAILABLE SPACES, ADDITIONAL PARKING WILL BE PROVIDED AS NECESSARY WITH CROSS PARKING AGREEMENT WITH VACANT PROPERTY ON S.W. CORNER OF UNIVERSITY AND STAPLEY (SAME OWNER)

**CASE NO: BOA18 00340**

## PROJECT DATA

GENERAL

PROJECT ADDRESS.....	1160 E. UNIVERSITY DR MESA, AZ. 85203
OWNER.....	WHATS UP FOOD MART LLC
IN CARE OF.....	JESSE SODHI 2662 N RIDGE CIR. MESA, AZ 602-290-8222
ZONING .....	L.C
PROPERTY USE .....	RESTAURANT
OCCUPANCY.....	A-3
CONSTRUCTION TYPE.....	TYPE - VB
FIRE SPRINKLER.....	NONE
BUILDING HEIGHT .....	< MAX 30'-0"
NUMBER OF STORIES .....	ONE

AREA CALCULATION (PARCEL 137-05-030B)

RESTAURANT.....	2,433.00 S.FT.
PATIO SITTING .....	400.00 S.FT.
	<u>TOTAL: 2,833.00 S.FT. (UNDER ROOF)</u>

LOT AREA ..... ±18,415.00 S.F. (.42 ACRES)  
LOT COVERAGE..... ±15.68 % (2,833.00 / 18,415.00)

PARKING CALCULATION

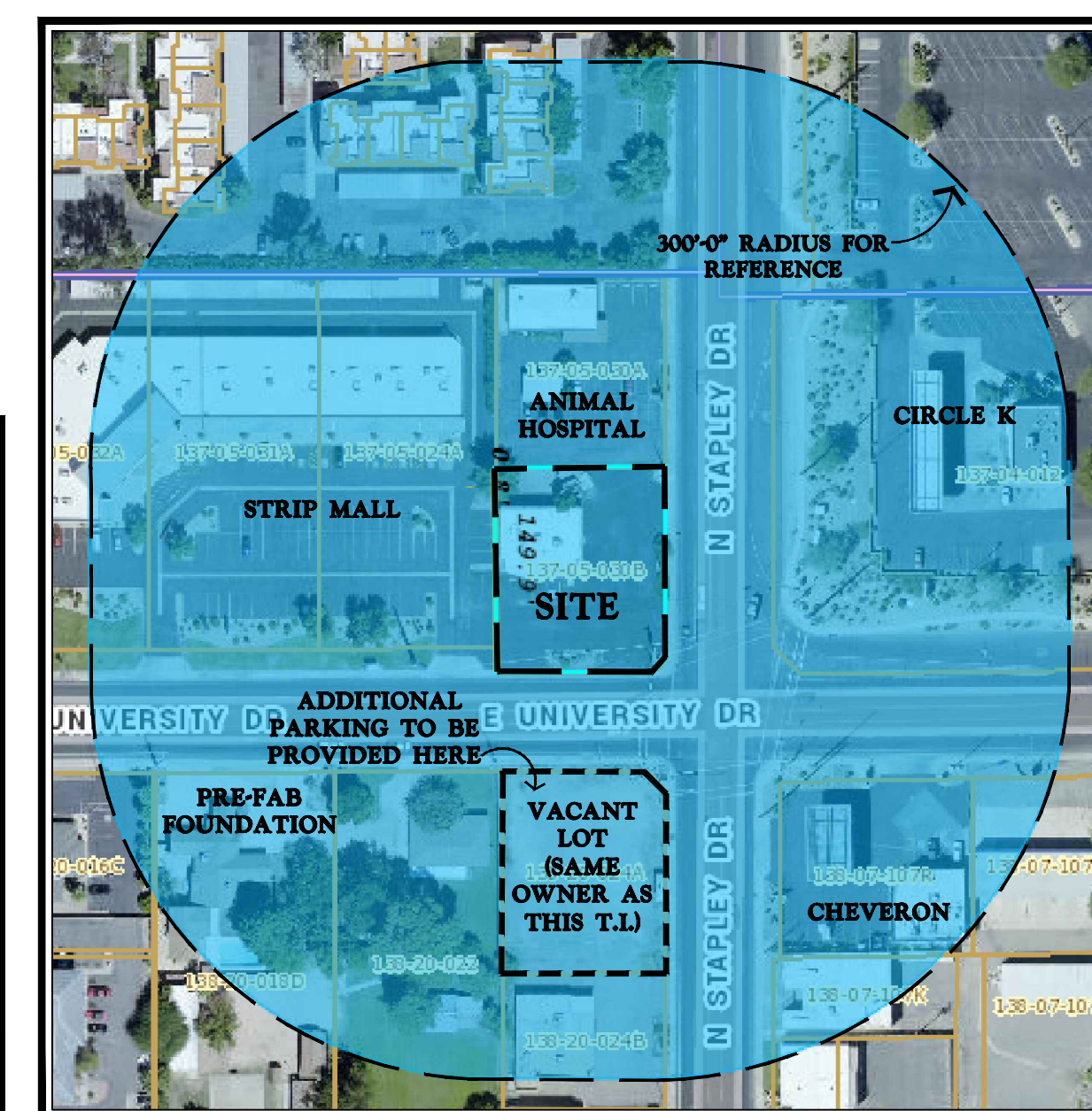
REQUIRE: 1 PARKING SPOT PER 75 SF INDOORS AND 150 SF PATIO.

INDOOR:	33 SPACES (2,433 / 75)
PATIO:	2 SPACES (400 / 200)
TOTAL:	35 PARKING SPACES REQUIRED

PROVIDED: 13 SPACES ON SITE (THIS PROPERTY) +  
ADDITIONAL 22 REQUIRED SPACES WILL BE PROVIDED  
ACROSS THE STREET @ S.W CORNER OF UNIVERSITY  
AND STAPLEY BY CROSS ACCESS EASEMENT  
AGREEMENT UNDER SEPARATE APPROVAL

**DISCLAIMER:**

ARCHITECTURE ALL & ASSOCIATE HAS PREPARED THIS SITE PLAN BY OBTAINING ON SITE PHYSICAL MEASUREMENTS, OBSERVATIONS, MARICOPA COUNTY GIS MAPPING SERVICES & SURVEY DRAWINGS. THE INFORMATION PRESENTED ON SITE PLAN IS FOR CITY REFERENCE FOR THE SCIP APPLICATION ONLY. THE INTENT OF THIS PLAN IS TO PROVIDE AS ACCURATE INFORMATION AS OBTAIN FROM SITE VISITS AND CURRENT SURVEY. IT IS NOT TO BE CONSIDERED LEGALLY BINDING FOR PROPERTY DIMENSIONS, BEARINGS, ACTUAL BUILDING LOCATION FROM PROPERTY LINES AND ANY SPECIAL CONDITIONS. AS SUCH ARCHITECT IS NOT LIABLE FOR THE INFORMATION THAT MAY BE NONCOMPLIANCE OF THE CODE UNLESS APPROVED BY THE CITY BASED ON THIS DISCLAIMER.



AERIAL MAP SHOWS PROPERTY USE WITHIN 300'-0"

## AERIAL MAP

NOT TO SCALE



THESE PLANS ARE PROPERTY OF ARCHITECTURE ALL & ASSOCIATES.  
REPRODUCTION OR USE OF THESE PLANS OR DESIGN CONCEPT WITHOUT A  
WRITTEN APPROVAL FROM THE ARCHITECT WILL CONSTITUTE LEGAL ACTION.  
THESE PLANS ARE PRELIMINARY WHEN NOT STAMPED AND SEALED & THUS  
SHALL NOT BE USED FOR CONSTRUCTION OR PERMITS.  
NO CONSTRUCTION SHALL BEGIN PRIOR TO BUILDING PERMIT ISSUANCE.

**PIZZA AND WINGS RESTAURANT**  
1160 E. UNIVERSITY DRIVE-MESA- ARIZONA

**ARCHITECTURE ALL & ASSOCIATES, INC.**  
**1211 WEST CANARY WAY - CHANDLER - AZ. - 85286**  
 MOBILE - (602) 620-1169 F. MAIL - ILLIBR000@CMAIL.COM

MOBILE- (602) 620-1169 E MAIL: ILUBA000@GMAIL.COM

ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, & THE SAME OR CONCEPT MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT ARCHITECTURE-ALL AND ASSOCIATES. ALL RIGHTS RESERVED.

DRAWN BY SAS JOB#           

7.13.2018 FOR SCIP &amp; SUP SUBMITTAL

SHEET

OF

1

2

