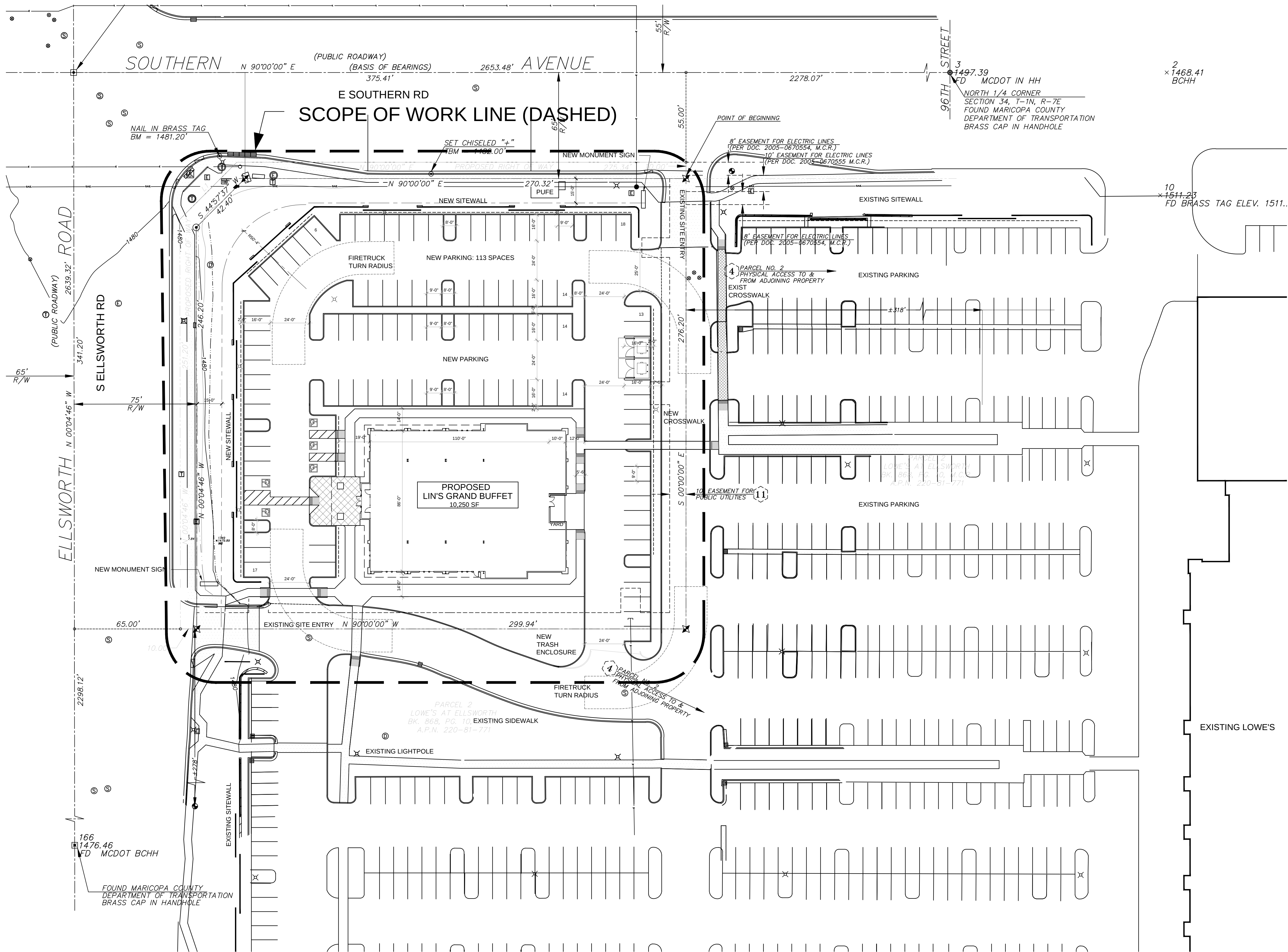
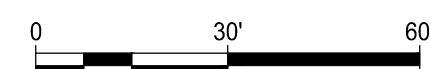




1 SITE PLAN

SCALE: 1" = 30'-0"



THE PROJECT CONSISTS OF A NEW GROUND UP LIN'S GRAND BUFFET RESTAURANT OF APPROXIMATELY 10,000 SF TO BE LOCATED AT THE SEC OF ELLSWORTH AND SOUTHERN AVE IN MESA, ARIZONA. THE DESIGN WILL INCLUDE THE EXTERIOR AND THE INTERIOR RESTAURANT WITH KITCHEN.

2 PROJECT NARRATIVE

ARCHITECT:
ARCHICON, ARCHITECTURE & INTERIORS, L.C.
5055 E WASHINGTON STREET, SUITE 200
PHOENIX, ARIZONA 85034
PH: 602-222-4266
ATTN: TIM RASNAKE
EMAIL: timr@archicon.com

OWNER/DEVELOPER:
LIN'S GRAND BUFFET
7406 WEST McDOWELL RD.
PHOENIX, ARIZONA 85035
PH: 215-688-22390
ATTN: FRANK LAM
EMAIL: flam76@gmail.com

3 PROJECT TEAM

SITE AREA: 1.893 ACRE (82,445 SF)
ZONING: COMMERCIAL

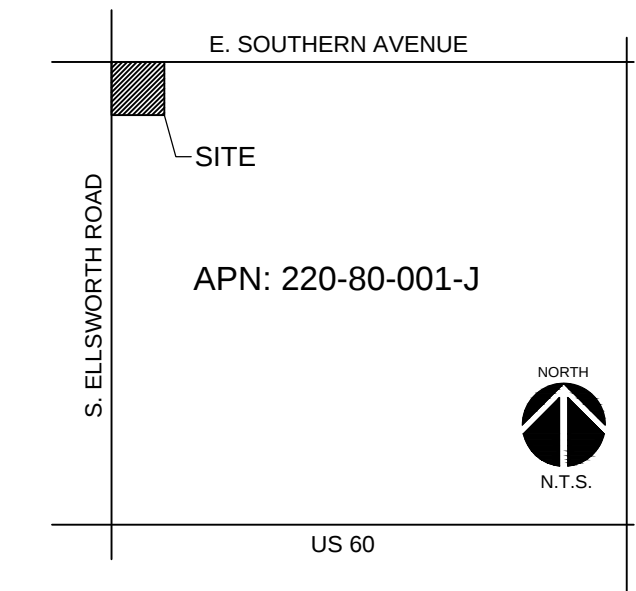
BUILDING AREA: 10,250 SF
BUILDING HEIGHT: 30'-0"

OCCUPANCY LOAD:
DINING: 5275 / 15 = 352
KITCHEN: 3200 / 200 = 16
SERVICE AREA: 1,710 SF

GROUP A-2 RESTAURANT

CONSTRUCTION TYPE:
V-B FULLY SPRINKLERED

4 PROJECT DATA



5 VICINITY MAP

TOTAL PARKING
BUILDING = 10,250 SF
10,250 / 75 = 136 PARKING STALLS

PARKING PER FUNCTION
SEATING AREA = 5,340 SF
5,340 / 75 = 71 PARKING STALLS
SERVICE AREA = 4,910 SF
4,910 / 75 = 65 PARKING STALLS

ADA PARKING STALLS (SECTION 4-2-1)
101 - 150 = 5 ADA PARKING STALLS

PARKING PROVIDED ON SITE = 113 STALLS
PARKING REQUIRED ON SITE = 136 STALLS

6 PARKING DATA

7 CITY APPROVAL



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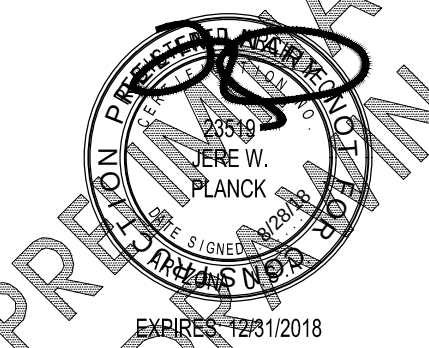
LIN'S GRAND BUFFET
MESA, ARIZONA

PROJECT NUMBER: 1850000-01
PROJECT MANAGER: WGJ
DRAWN BY: ARCHICON
CHECKED BY: JWP

No.	Revision	Date
-	-	-
-	-	-
-	-	-
-	-	-

SHEET DESCRIPTION

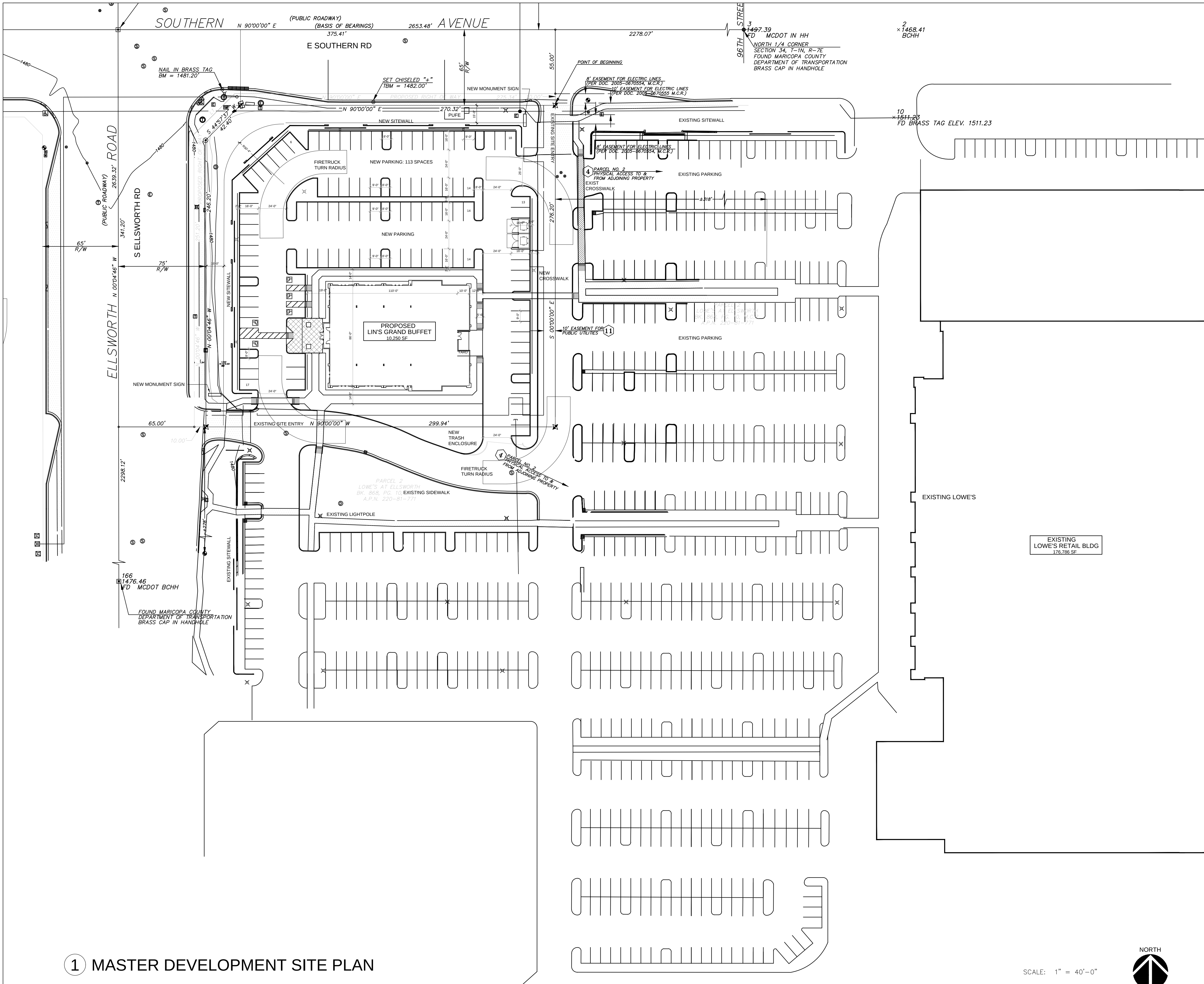
SITE PLAN



SHEET NO.

PDP1

ISSUE DATE: JULY 27, 2018



1 MASTER DEVELOPMENT SITE PLAN

THE PROJECT CONSISTS OF A NEW GROUND UP LIN'S GRAND BUFFET RESTAURANT OF APPROXIMATELY 10,000 SF TO BE LOCATED AT THE S.E.C. OF ELLSWORTH AND SOUTHERN IN THE LOWE'S RETAIL MASTER DEVELOPMENT. THE DESIGN WILL INCLUDE THE EXTERIOR AND THE INTERIOR RESTAURANT WITH KITCHEN.

2 PROJECT NARRATIVE

PARCEL: APN 220-80-001J
SITE AREA: 1.893 ACRE (82,445 SF)
ZONING: COMMERCIAL (LC)
BUILDING AREA: 10,250 SF
BUILDING HEIGHT: 30'-0"
OCCUPANCY LOAD:
DINING: 5275 / 15 = 352
KITCHEN: 3200 / 200 = 16
SERVICE AREA: 1,710 SF
GROUP A-2 RESTAURANT
CONSTRUCTION TYPE:
V-B FULLY SPRINKLERED

4 PROJECT DATA

LOWE'S RETAIL PARKING
TOTAL RETAIL PARKING (LOWE'S)
BUILDING = 176,786 SF
PARKING REQUIREMENT (RETAIL)
176,786 / 375 = 472 PARKING STALLS
PARKING PROVIDED (LOWE'S)
= 598 PARKING SPACES
RETAIL PARKING STALLS OVER REQUIRED
= 126 PARKING STALLS
RETAIL PARKING OVER 25% OF REQUIRED
= 67 STALLS

LIN'S RESTAURANT PARKING

TOTAL PARKING
BUILDING = 10,250 SF
10,250 / 75 = 136 PARKING STALLS
PARKING PER FUNCTION
SEATING AREA = 5,340 SF
5,340 / 75 = 71 PARKING STALLS
SERVICE AREA = 4,910 SF
4,910 / 75 = 65 PARKING STALLS
ADA PARKING STALLS (SECTION 4-2-1)
101 - 150 = 5 ADA PARKING STALLS
PARKING PROVIDED ON SITE = 113 STALLS
PARKING REQUIRED ON SITE = 136 STALLS

REDUCTION IN PARKING REQUEST

THIS RESTAURANT SITE IS UNDERPAKED BY 31 SPACES - THIS SHEET IS AN EXHIBIT FOR THE SPECIAL USE PERMIT REQUESTING A PARKING REDUCTION BECAUSE THE PARKING DEMAND GENERATED WILL NOT EXCEED THE CAPACITY OR HAVE A DETRIMENTAL IMPACT ON THE SURROUND AREA OR PARKING.

6 PARKING DATA

7 CITY APPROVAL



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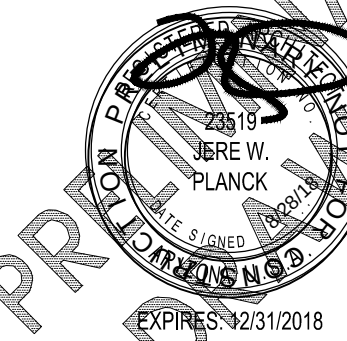
LIN'S GRAND BUFFET
MESA, ARIZONA

PROJECT NUMBER: 1850000-01
PROJECT MANAGER: WGJ
DRAWN BY: ARCHICON
CHECKED BY: JWP

No.	Revision	Date
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SHEET DESCRIPTION

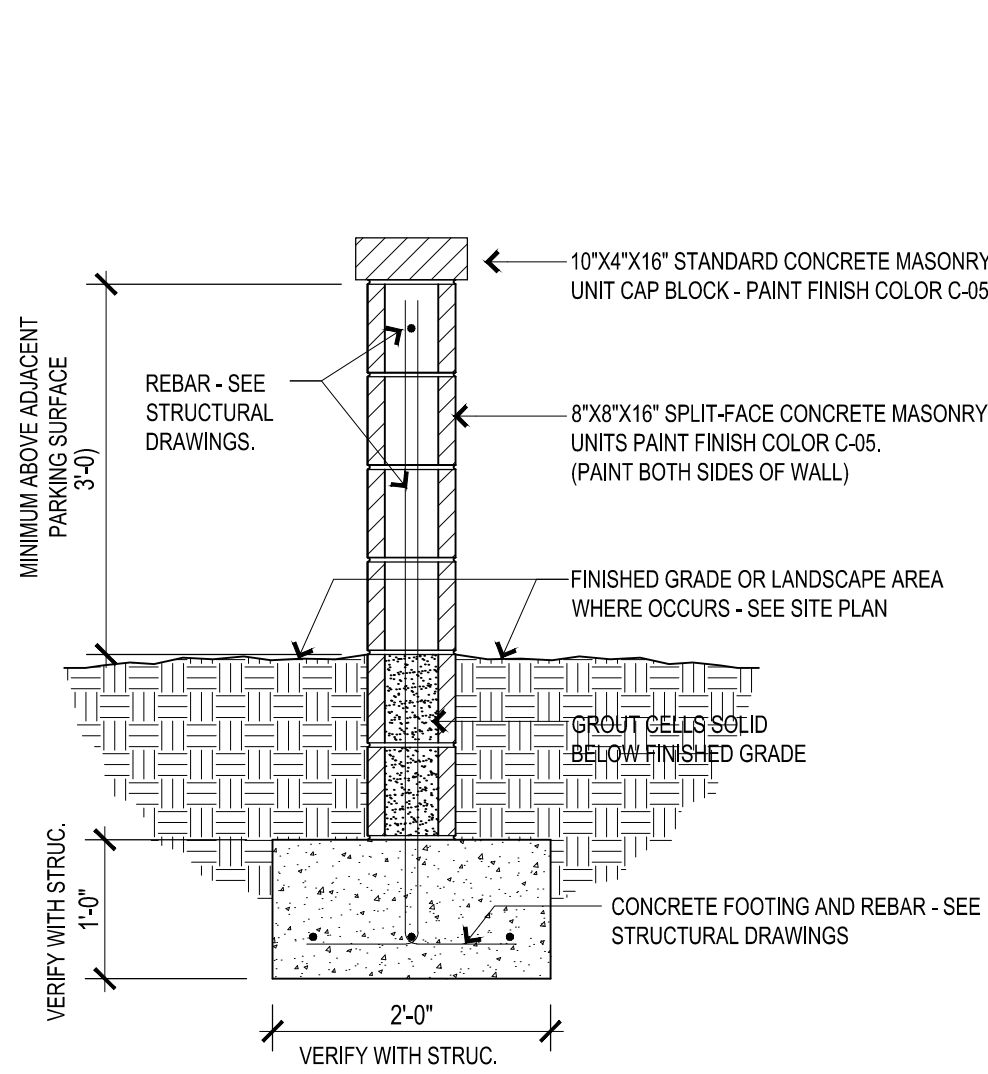
MASTER DEVELOPMENT
SITE PLAN



SHEET NO.

PDP1.1

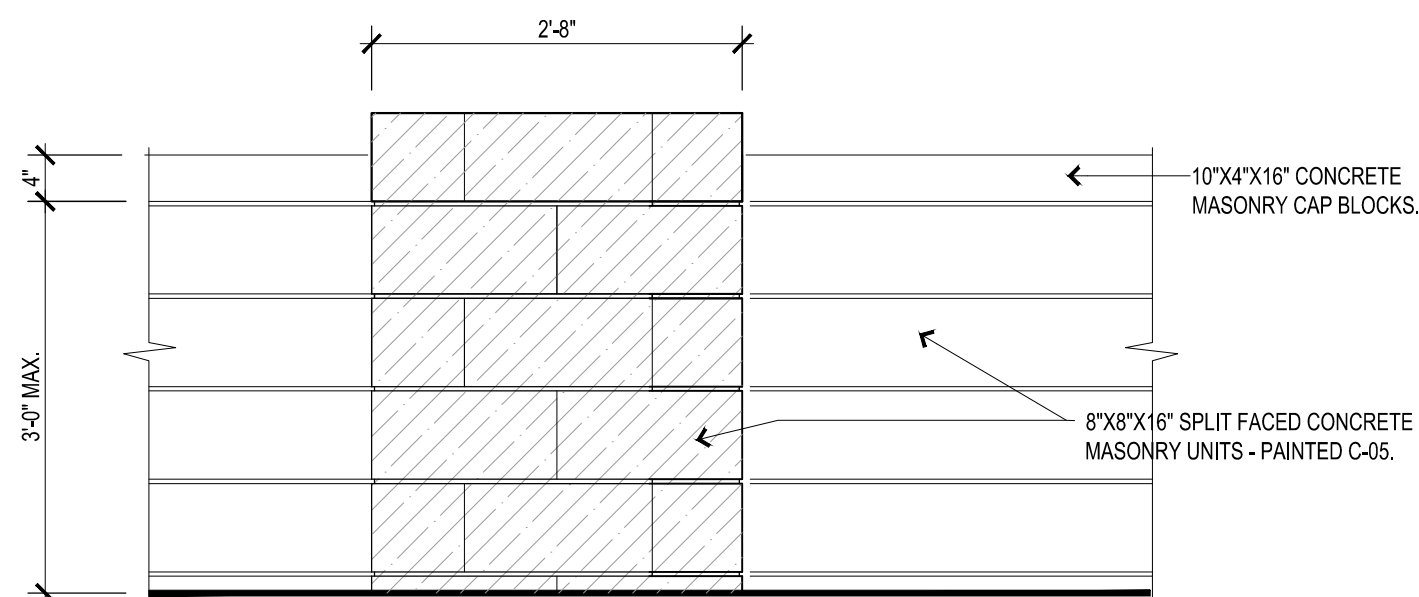
ISSUE DATE: JULY 27, 2018



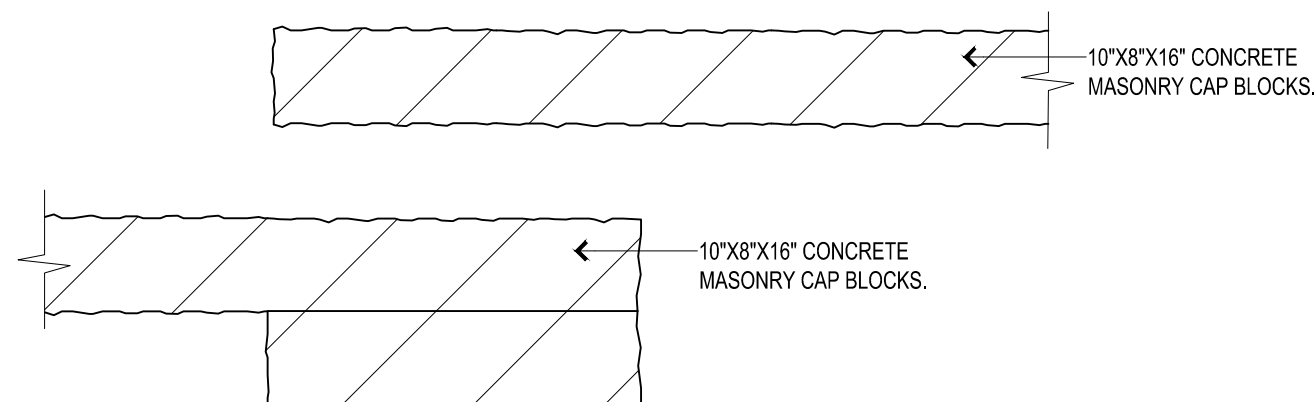
TYPICAL SECTION

3 MASONRY SCREEN WALL

SCALE: 3/4" = 1'-0"



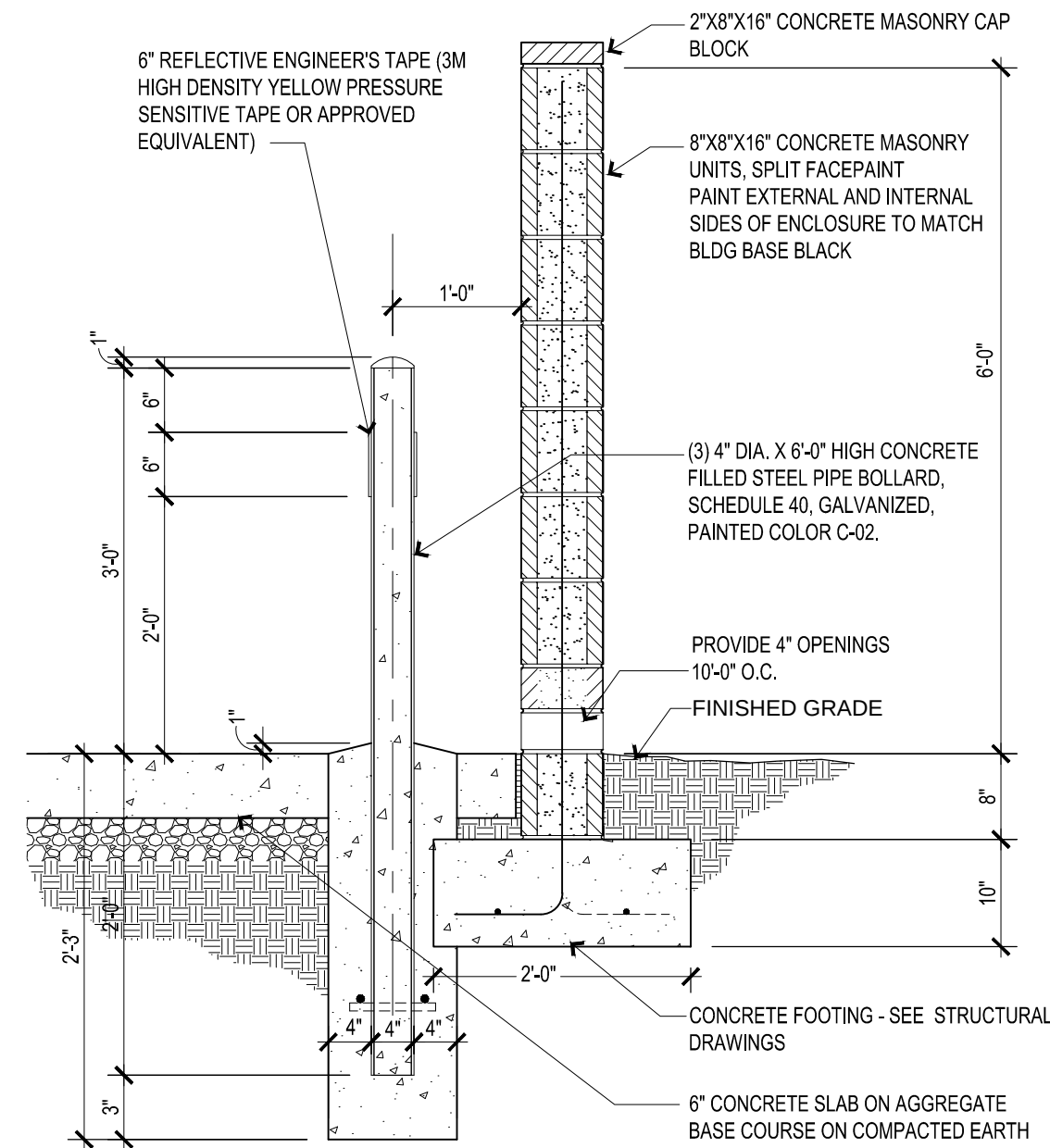
ELEVATION @ WALL JOG



PLAN @ WALL END

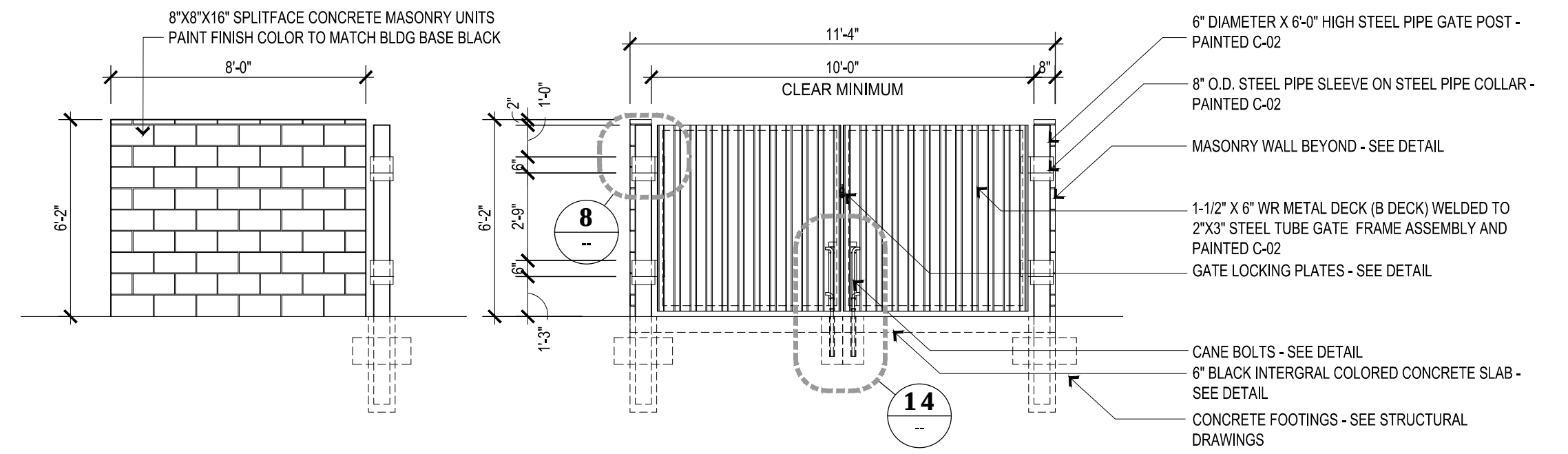
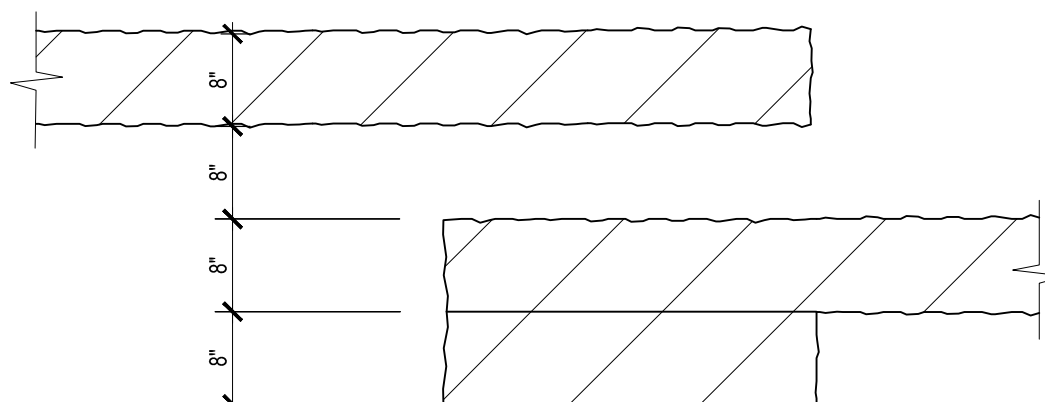
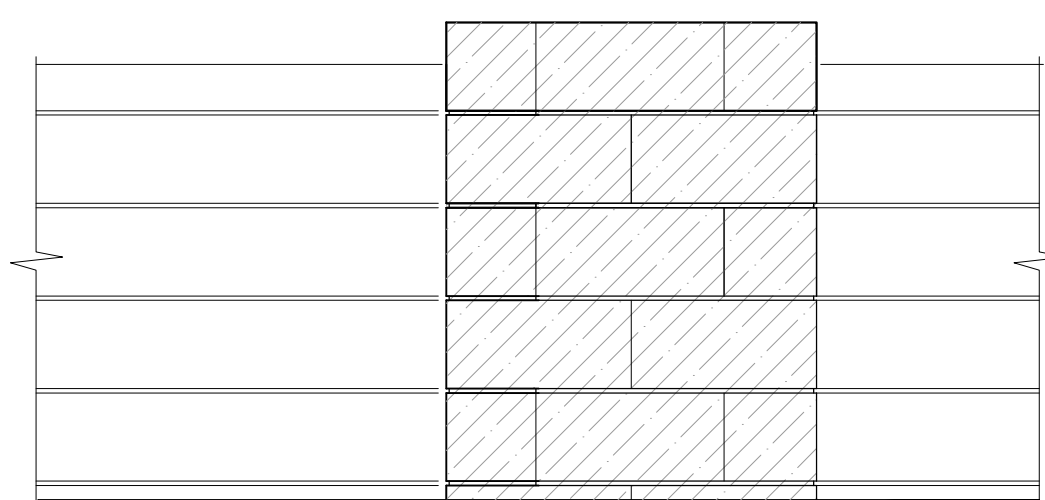
2 MASONRY SCREEN WALL ELEVATION

SCALE: 3/4" = 1'-0"



4 REFUSE ENCLOSURE - SECTION

SCALE: 3/4" = 1'-0"



SIDE ELEVATION

FRONT ELEVATION

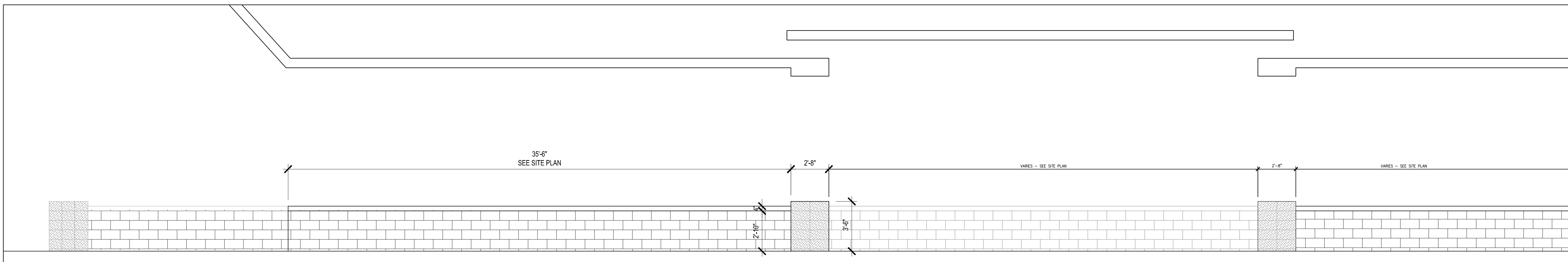
5 SINGLE BIN REFUSE ENCLOSURE

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



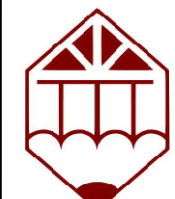
6 EXISTING-SITE-WALL

SCALE: NTS



1 SITE-WALL

SCALE: NTS



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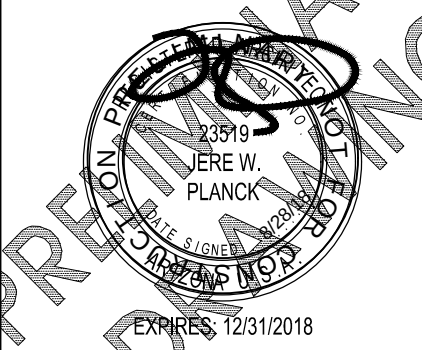
LIN'S GRAND BUFFET
MESA, ARIZONA

PROJECT NUMBER: 1850000-01
PROJECT MANAGER: WGJ
DRAWN BY: ARCHICON
CHECKED BY: JWP

No.	Revision	Date
1		
2		
3		
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SHEET DESCRIPTION

SITE DETAILS
SITE WALL
TRASH ENCLOSURE



SHEET NO.

PDP1.2

ISSUE DATE: JULY 27, 2018