



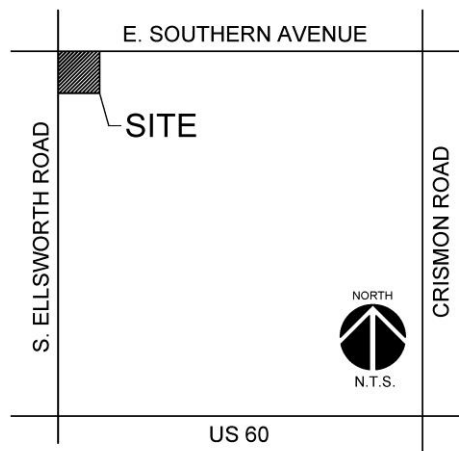
ARCHICON ARCHITECTURE
& INTERIORS, L.C.

Lin's Grand Buffet

10,250 S.F.
Restaurant

Narrative Report

1215 South Ellsworth Road
Mesa, Arizona



Project Description

This project will consist of the development of a +/-1.893 acre (82,445 S.F.) parcel of land APN 220-80-001-J that will be part of an existing development, located at the southeast corner of South Ellsworth Road and East Southern Avenue, on an unused parcel adjacent to the existing Lowe's.

This parcel 1 lot is currently zoned LC commercial. The restaurant is an appropriate use for the corner lot.

There is an existing Lowe's Building as the main anchor to the Master Development located on parcel 2 also zoned LC commercial.

The development will consist of a new ground up 10,250 S.F. Restaurant constructed of an internal steel structure, a metal stud exterior wall with E.I.F.S. and tile finish on the exterior walls. The roof will be constructed of a standing seam metal cover on a sloped 4/12 roof structure and a flat roof with HVAC units behind parapets over the kitchen area. Windows and doors will be of a custom design with an aluminum bronze frame finish. The entry will have a covered entry vestibule facing the east with parking surrounding and accessible parking located at the front.

A Special Use Permit has been requested for parking reduction parking count. The parking lot of the restaurant will provide 113 spaces of the 133 required. The parking demand generated will not exceed the capacity or have a detrimental impact on the surrounding area or other street or surface parking. A Shared Parking Study has been provided to determine an appropriate number of parking spaces to serve patrons of the restaurant. Existing site walkways connecting the functions of the site will be continued into the restaurant site with additional connections to the adjoining streets.

Development Schedule

The Owner anticipates the Restaurant to begin construction by the early spring of 2019 with completion in the fall of 2019 in a single phase construction schedule.

Governing Codes

2006 International Building Code
2006 International Mechanical Code
2005 National Electric Code
2006 International Plumbing Code
2006 International Fire Code
2006 International Fuel Gas Code
2009 International Energy Conservation Code
2003 ICC/ANSI A117.1
2010 ADAAG including the City of Mesa Amendments to the above codes.