

GENERAL NOTES

- DIMENSIONS TO THE BUILDING ARE TO THE FACE OF FRAMING
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SIGNAGE WILL BE A SEPARATE REVIEW AND PERMIT.
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATIONS 111 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.

LEGAL DESCRIPTION

- LOT 2, OF LONGBOW BUSINESS PARK PHASE 2, ACCORDING TO THE PLAT RECORDED IN BOOK 1442 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

CITY OF MESA
FIRE DEPARTMENT NOTES

- COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
- THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100 OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION. THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, THE DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

CONTEXT PLAN

SCALE: N.T.S.

VICINITY MAP

SCALE: N.T.S.

SITE PLAN KEYED NOTES

- PROVIDE LANDSCAPE MATERIAL AND DESIGN CONSISTENT WITH THE EXISTING LANDSCAPING AT LONGBOW MARKETPLACE
- PROVIDE CONCRETE SIDEWALK
- PROVIDE ACCESSIBLE PATH OF TRAVEL
- PROVIDE PAINTED PARKING STRIPING, TYPICAL
- PROVIDE ASPHALTIC CONCRETE PAVING, TYPICAL
- PROVIDE 6" CONCRETE CURB, TYPICAL
- PROVIDE GATED CONCRETE MASONRY UNIT REFUSE ENCLOSURE.
- PROVIDE ACCESSIBLE PARKING STALL
- PROVIDE ACCESSIBLE CONCRETE RAMP
- EXISTING DRIVEWAY AND SHOPPING CENTER ENTRY TO REMAIN.
- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING STREET IMPROVEMENTS TO REMAIN.
- EXISTING SRP ELECTRIC UTILITY EASEMENT.
- PROVIDE GREASE INTERCEPTOR WITH TRAFFIC GRATES.
- PROVIDE INTEGRAL 'BLACK' CONCRETE APRON AT REFUSE ENCLOSURE.
- PARKING STRIPING BY OTHERS
- PAVING AT PARKING STALLS AND DRIVEWAYS BY OTHERS
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING SITE LIGHTING TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- PROVIDE BICYCLE RACK FOR (4) BICYCLES.
- FIRE RISER / MECHANICAL ROOM LOCATION
- INDICATES FIRE TRUCK TURNING RADIUS (55'-0" OUTSIDE RADIUS, 35'-0" INSIDE RADIUS)
- PROPOSED SERVICE ENTRY SECTION (SES) LOCATION
- PROVIDE POLE MOUNTED SITE LIGHTS ON CONCRETE BASE TO MATCH LONGBOW DESIGN STANDARDS.
- PROPOSED LOCATION OF ELECTRIC TRANSFORMER BY ELECTRIC UTILITY COMPANY ON CONCRETE BASE
- PAINTED STRIPING AT LOADING ZONE
- PROPOSED LOCATION OF GAS METER BY NATURAL GAS UTILITY COMPANY
- INDICATES 2'-0" VEHICLE OVERHANG CLEARANCE
- EXISTING RECIPROCAL ACCESS EASEMENT
- INDICATES TRAFFIC VISIBILITY TRIANGLE
- PARKING PLANTER 'DIAMOND' DETAIL TO MATCH LONGBOW DESIGN GUIDELINES
- PROVIDE CO₂ STORAGE TANK AND STORAGE ENCLOSURE WITHIN SCREENED ENCLOSURE. UNDER SEPARATE SUBMITTAL / PERMIT BY OTHERS.
- PROVIDE 3'-0" HIGH 8" CMU SCREEN WALL
- PROVIDE 3'-0" HIGH LANDSCAPE SCREEN, STEEL ANGLE FRAME WITH WELDED WIRE FABRIC, LANDSCAPE VINES AND SHRUBS TIED TO MESH.
- INDICATES MINIMUM FOUNDATION BASE DIMENSION

PROJECT DATA

PROPERTY OWNER:
LONGBOW CAS LLC
C/O KITCHELL DEVELOPMENT CO.
1707 E HIGHLAND AVE STE 100
PHOENIX, AZ 85016
PHONE: (602) 631-6309
CONTACT: VIOLET THORNTON

DEVELOPER:
STINE ENTERPRISES, LLC
10851 N. BLACK CANYON HWY, SUITE 850
PHOENIX, ARIZONA 85029
PHONE: (602) 843-0630
CONTACT: STEVE STINE

ARCHITECT:
LOOKER & CAPPELLO ARCHITECTS, INC.
2070 E. SOUTHERN AVENUE
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
CONTACT: JEFF LOOKER

DESCRIPTION: NEW DENNY'S RESTAURANT WITH SITE IMPROVEMENTS
LOCATED ON LOT 2 AT LONGBOW BUSINESS PARK PHASE 2.

ADDRESS: 5854 E. LONGBOW PKWY., MESA, AZ 85215

ASSESSORS PARCEL NUMBER (APN): 141-41-031

ZONING: EXISTING LC-PAD-CUP (LIMITED COMMERCIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY AND COUNCIL USE PERMIT)

SITE AREA:
GROSS AREA = 99,203 SF OR 2.277 ± ACRES
NET AREA = 82,669 SF OR 1.898 ± ACRES

LOT COVERAGE:
4,412 SF (BUILDING AREA) / 82,669 SF (NET SITE AREA) = 5% (.053)

LANDSCAPE COVERAGE:
21,886 SF (LANDSCAPED AREA) / 82,669 SF (NET SITE AREA) = 27% (.265)

SETBACKS:
BUILDING: WEST: 15', NORTH: 15', EAST: 15', SOUTH: 30'
LANDSCAPE: WEST: 15', NORTH: 15', EAST: 15', SOUTH: 30'

BUILDING DATA:
BUILDING AREA: 4,412 SF
CONSTRUCTION TYPE: VB
SPRINKLERED: YES
OCCUPANCY: A-2 ASSEMBLY (RESTAURANT)
BUILDING HEIGHT: 30'-0" MAXIMUM
NUMBER OF STORIES: 1
OCCUPANT LOAD: 208

PARKING REQUIRED:
VEHICLE:
56 SPACES REQUIRED (4,152 G.S.F. INDOOR AREA / 75 = 56 SPACES)
TO INCLUDE FOUR (4) ACCESSIBLE SPACES
70 SPACES ALLOWED (56 X 1.25 = 70 SPACES)
BICYCLE:
10 SPACES REQUIRED (1 FOR EVERY 10 VEHICLE SPACES PROVIDED;
MZO 11-32-8.A.1.A; 98 / 10 = 10 SPACES)

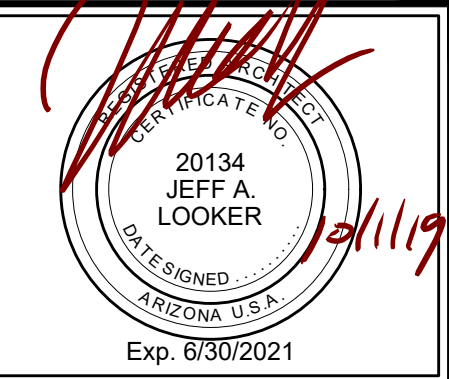
PARKING PROVIDED:
VEHICLE:
98 SPACES PROVIDED
INCLUDING FOUR (4) VAN ACCESSIBLE SPACES
BICYCLE:
10 SPACES PROVIDED

CITY OF MESA

PRE-SUBMITTAL: PRS19-00517
DESIGN REVIEW: DRB19-00678
PLANNING & ZONING: ZON19-00684

ARCHITECTURAL
SITE PLAN

REVISIONS



ISSUE DATE

OCTOBER 1, 2019

PROJECT #: LC1100

AS1.1



DENNY'S
AT LONGBOW BUSINESS PARK PHASE 2
5854 E. LONGBOW PKWY.
N. RECKER RD. & E. LONGBOW PKWY.
MESA, AZ 85215