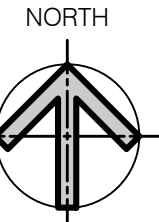


1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES

- REFERENCE CIVIL AND LANDSCAPE DOCUMENTS.
- DIMENSIONS TO THE BUILDING ARE TO THE FACE OF FINISH
- 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

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING, AS RECORDED IN BOOK 681 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2631.23 FEET TO A BRASS CAP IN HANDHOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 30, AS DESCRIBED IN DOCUMENT 2002-812761, MARICOPA COUNTY RECORDS, A DISTANCE OF 70.02 FEET, TO THE EAST LINE OF THE WEST 70.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 70.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 591.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 70.00 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 160.00 FEET;

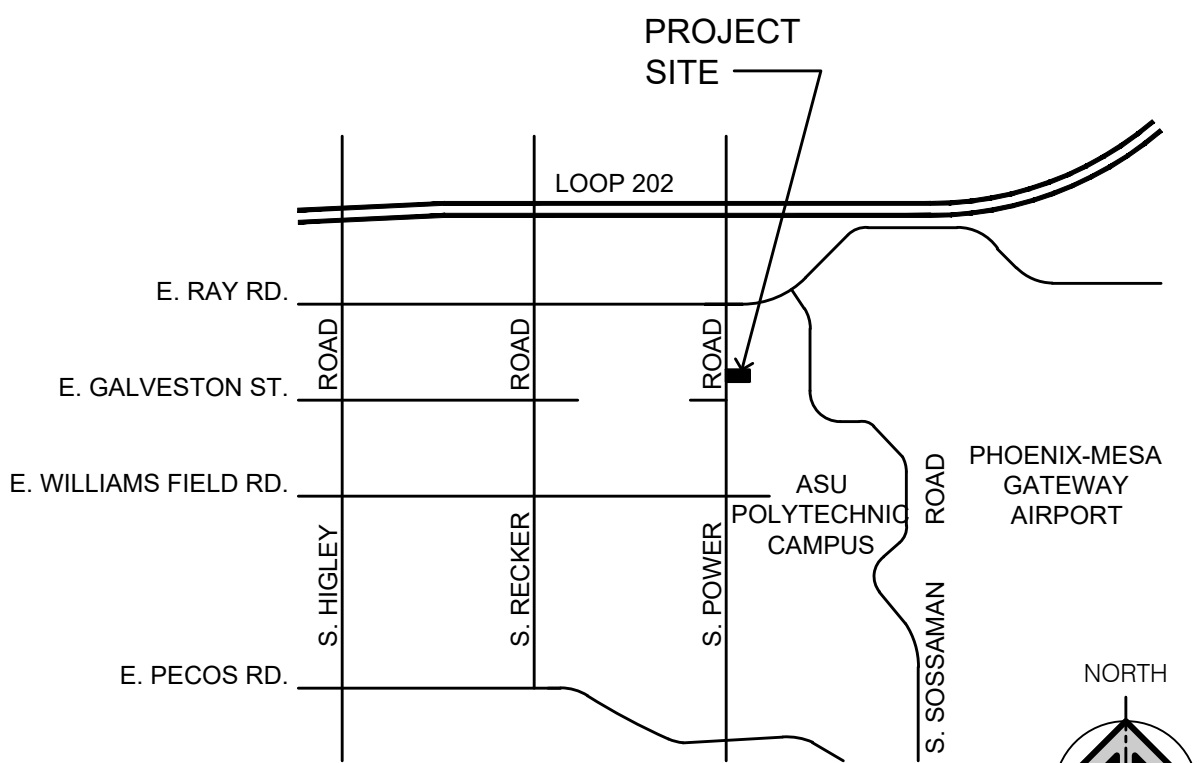
THENCE NORTH 88 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 250.00 FEET TO THE EAST LINE OF THE WEST 320.00 FEET OF SAID NORTHWEST QUARTER OF SECTION 30;

THENCE SOUTH 01 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 160.00 FEET ALONG SAID EAST LINE;

THENCE SOUTH 89 DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CITY OF MESA FIRE 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 20 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 OR 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.



VICINITY MAP

SCALE: N.T.S.

SITE PLAN KEYED NOTES

- PROVIDE LANDSCAPE AREA.
- 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.
- DIMENSION INDICATES THE FOUNDATION BASE. THE AVERAGE FOUNDATION BASE IS 81 SF MORE THAN REQUIRED (MZO SECTION 11-33-5A.1) REQUIRED FOUNDATION BASE: 1,138 SF (15 FEET X 75'-10" BUILDING FRONT) PROVIDED FOUNDATION BASE: 1,219 SF
- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING STREET IMPROVEMENTS TO REMAIN.
- PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT BY OTHERS.
- PROVIDE GREASE INTERCEPTOR WITH TRAFFIC GRATES.
- PROVIDE INTEGRAL "BLACK" CONCRETE APRON AT REFUSE ENCLOSURE.
- PROVIDE POLE MOUNTED SITE LIGHTS ON CONCRETE BASE.
- PROPOSED LOCATION OF ELECTRIC TRANSFORMER BY ELECTRIC UTILITY COMPANY ON CONCRETE BASE.
- EXISTING LANDSCAPING TO REMAIN.
- INDICATES 2'-0" VEHICLE OVERHANG CLEARANCE
- PROPOSED LOCATION OF GAS METER BY NATURAL GAS UTILITY COMPANY
- PROVIDE BICYCLE RACKS.
- FIRE RISER / MECHANICAL ROOM LOCATION
- INDICATES MINIMUM TURNING RADIUS 44'-0" OUTSIDE, 29'-3" INSIDE) FOR SOLID WASTE VEHICLE ACCESS (C.O.M. DETAIL M-82.01)
- PROPOSED SERVICE ENTRY SECTION (SES) LOCATION BEHIND SCREEN WALL.
- EXISTING STREETLIGHT TO REMAIN.
- PROVIDE AND MAINTAIN A 25'-0" HIGH CLEARANCE OVER TRASH ENCLOSURE AND BACK 50'-0" AS SHOWN.
- INDICATES 50'-0" FROM BACK OF DETACHED SIDEWALK TO NEAREST PARKING STALLS.
- INDICATES BUILDING MOUNTED LIGHT FIXTURE
- INDICATES AWNING / CANOPY OVERHANG ABOVE
- EXISTING SIDEWALK TO REMAIN.
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING SRP EASEMENT TO BE ABANDON
- INDICATES SIGHT VISIBILITY TRIANGLE (SVT) AND SHALL BE CLEAR OF ANY OBSTRUCTIONS TO VISIBILITY BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET (2.5') AND EIGHT FEET (8') ABOVE THE SIDEWALK OR TO FOURTEEN FEET (14') ABOVE THE ROADWAY.
- PROVIDE CO₂ STORAGE TANK AND STORAGE ENCLOSURE BEHIND SCREEN WALL. UNDER SEPARATE SUBMITTAL / PERMIT BY OTHERS.
- PROVIDE 3'-0" HIGH 8" CMU SCREEN WALL WITH CONCRETE MASONRY CAP BLOCK. TYPICAL. REFER TO DETAIL 3A/AS1.1.
- PROVIDE 6'-0" HIGH 8" CMU WALL PARALLEL TO PROPERTY LINE
- INDICATES MINIMUM TURNING RADIUS (55'-0" OUTSIDE, 35'-0" INSIDE) FOR FIRE TRUCK.
- INDICATES FIRE TRUCK ROUTE MAXIMUM DISTANCE OF 150'-0" WITHOUT PROVIDING A TURN AROUND.
- PROVIDE THE PAVEMENT MARKING "COMPACT" PAINTED "WHITE" WITH MINIMUM 12" HIGH LETTERING AND A MINIMUM 2" STROKE AT ALL COMPACT PARKING SPACES AS SHOWN, TYPICAL
- PROVIDE 2'-8" SQUARE CMU COLUMN AT ENDS OF SCREEN WALL WITH CONCRETE MASONRY CAP BLOCK, TYPICAL. REFER TO DETAIL 3B/AS1.1.

PROJECT DATA

PROPERTY OWNER:

AVALON POWER LLC
10611 N HAYDEN RD STE D-103
SCOTTSDALE, AZ 85260
PHONE: (480) 376-8750
CONTACT: SCOTT WHITTINGTON

DEVELOPER:

STINE ENTERPRISES, LLC
10851 N. BLACK CANYON HWY, STE 850
PHOENIX, ARIZONA 85029
PHONE: (602) 845-0530
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 S OF SEC OF S. POWER RD. & E. RAY RD.

PROJECT ADDRESS: 5503 S. POWER RD., MESA, AZ 85212

ASSESSORS PARCEL NUMBER (APN): 304-37-023R

ZONING: LC (LIMITED COMMERCIAL)

SITE AREA:

GROSS AREA = 51,200 SF OR 1.175 ± ACRES
NET AREA = 40,034 SF OR 0.919 ± ACRES

LOT COVERAGE:

3,990 SF (BUILDING AREA) / 40,034 SF (NET SITE AREA) = 10% (.099)

LANDSCAPE COVERAGE:

13,083 SF (LANDSCAPED AREA) / 40,034 SF (NET SITE AREA) = 33% (.327)

SETBACKS:

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

BUILDING DATA:

BUILDING AREA: 3,990 SF
CONSTRUCTION TYPE: VB
SPRINKLERED: YES
OCCUPANCY: A-2 ASSEMBLY (RESTAURANT)
BUILDING HEIGHT: 30'-0" MAXIMUM
NUMBER OF STORIES: 1
OCCUPANT LOAD: 182

BUILDING FOUNDATION BASE (MZO SECTION 11-33-5A.1, PUBLIC ENTRANCE):

REQUIRED: 1,138 SF (15 FEET X 75'-10" BUILDING FRONT)
PROVIDED: 1,219 SF (MZO SECTION 11-33-5A.3)

PARKING REQUIRED:

VEHICLE: 51 SPACES REQUIRED(3,808 G.S.F. INDOOR AREA / 75 = 51 SPACES)

(3) ACCESSIBLE SPACES

64 SPACES ALLOWED (51 X 1.25 = 64 SPACES)

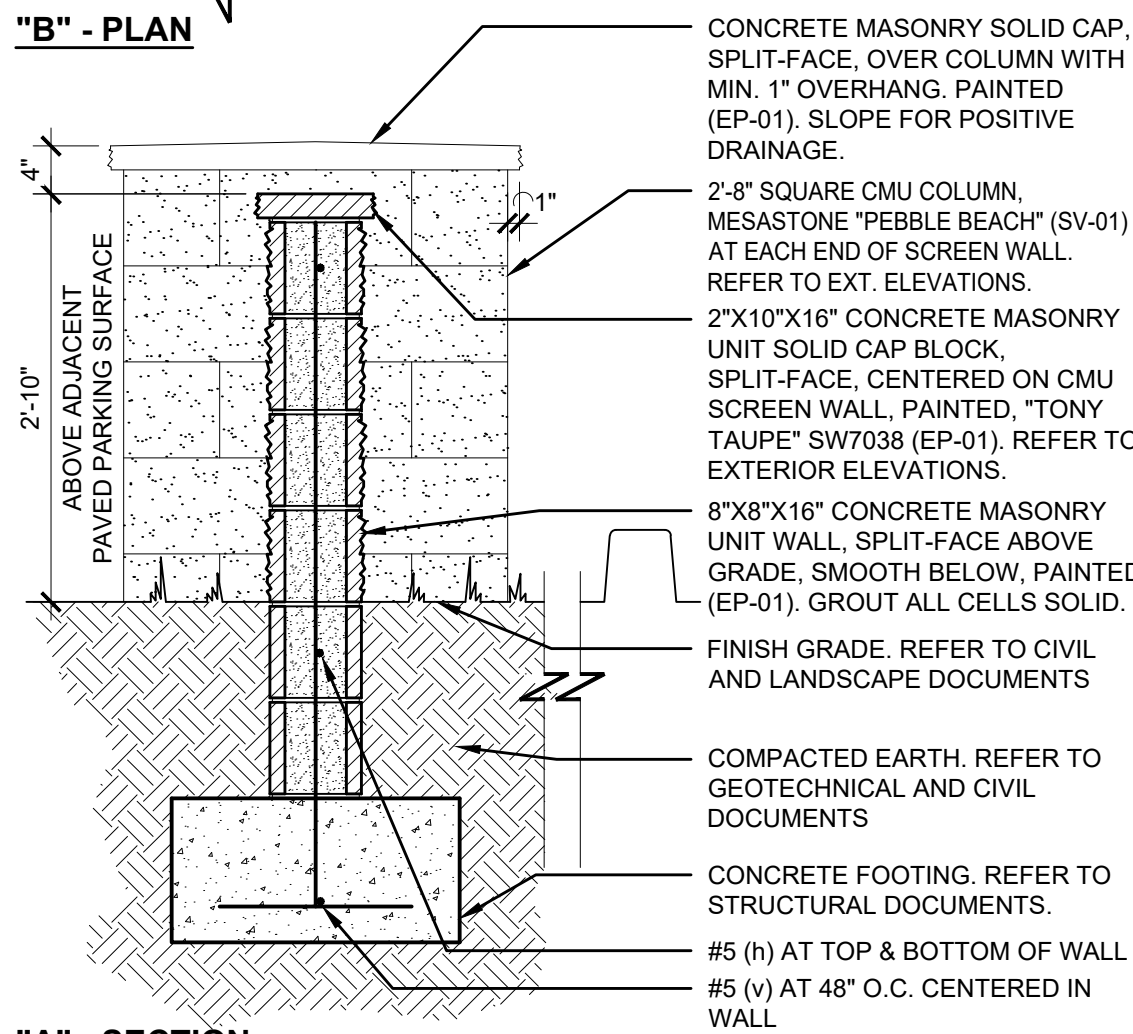
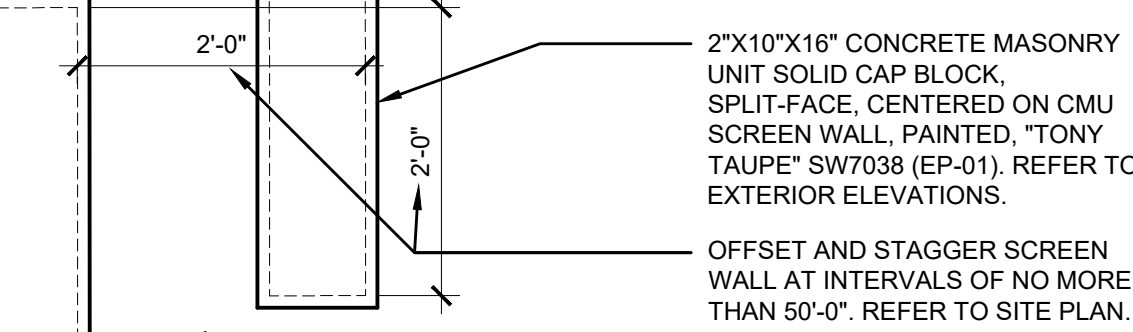
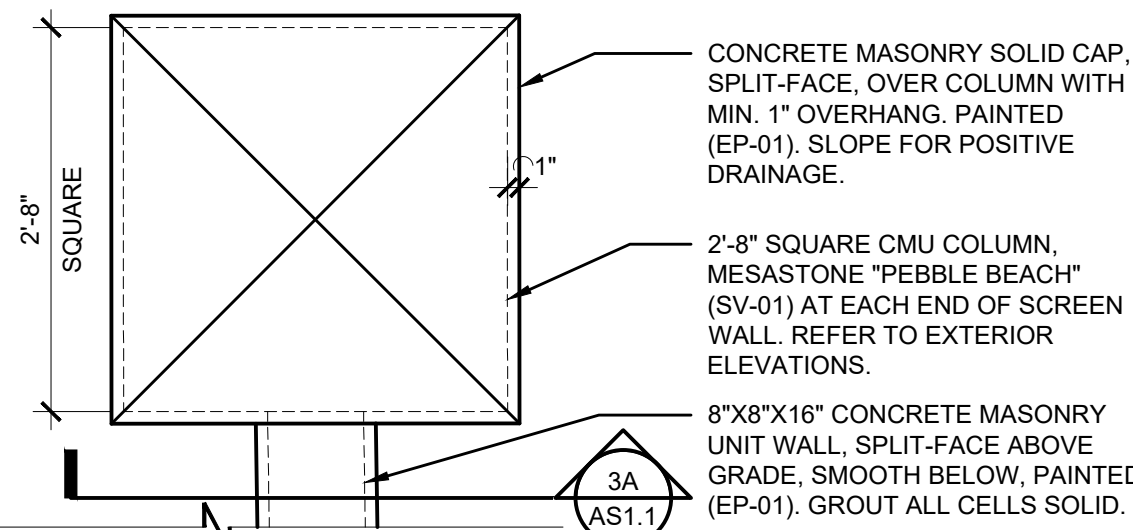
BICYCLE: 6 SPACES REQUIRED (1 FOR EVERY 10 VEHICLE SPACES PROVIDED, MZO 11-32-8.A.1.A; 51 / 10 = 6 SPACES)

PARKING PROVIDED:

VEHICLE: 51 TOTAL SPACES

3 ACCESSIBLE SPACES (2 STANDARD + 1 VAN)

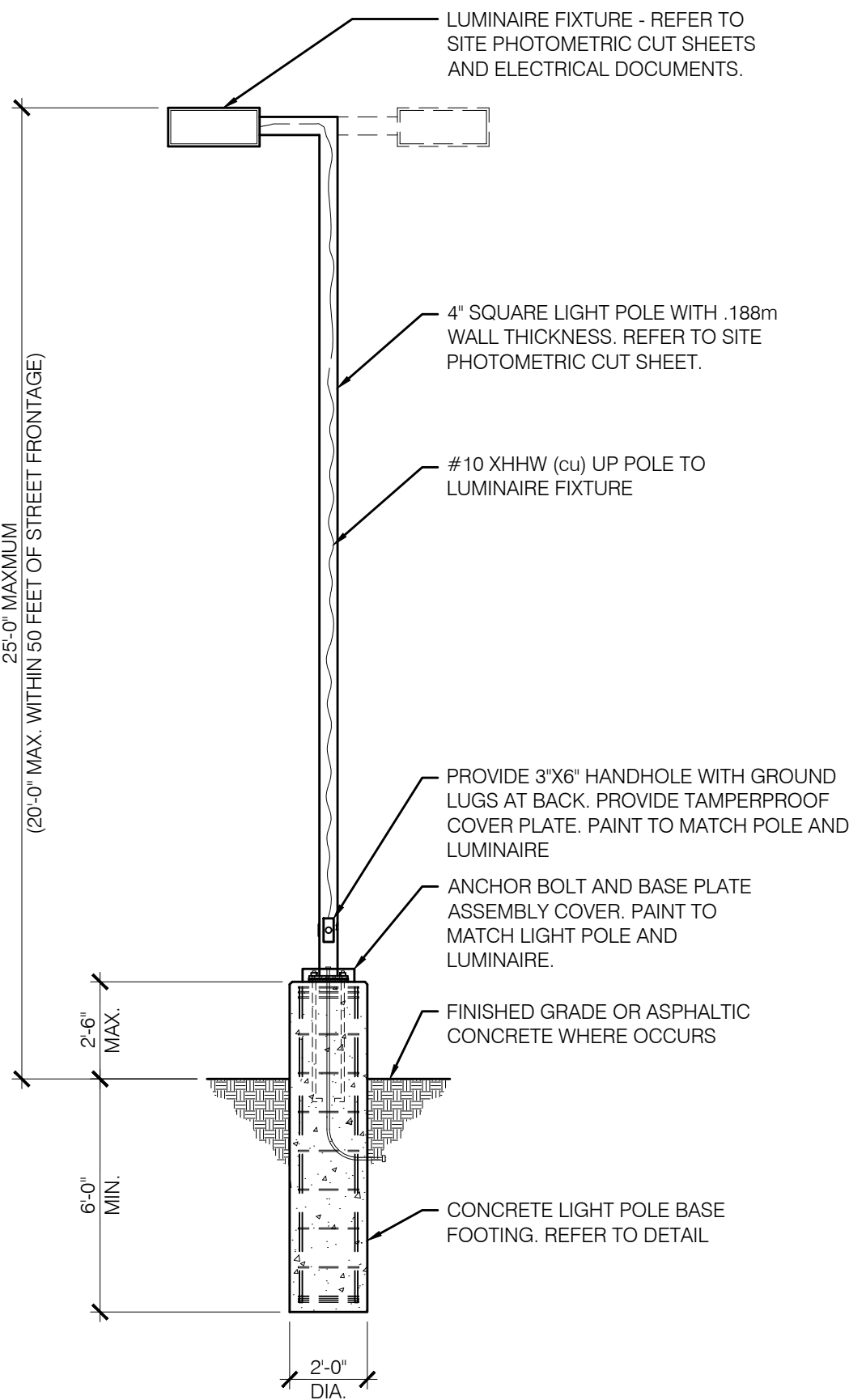
BICYCLE: 6 SPACES



"A" - SECTION

3 CMU SCREEN WALL & COLUMN

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



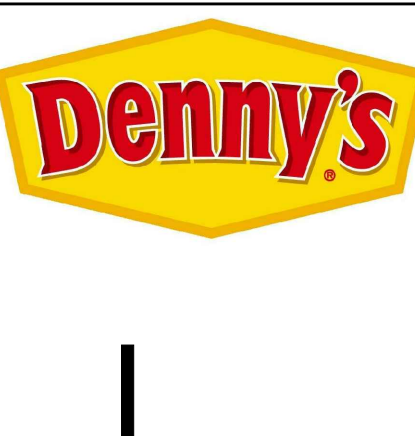
2 SITE LIGHT DETAIL

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



2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-968-6571

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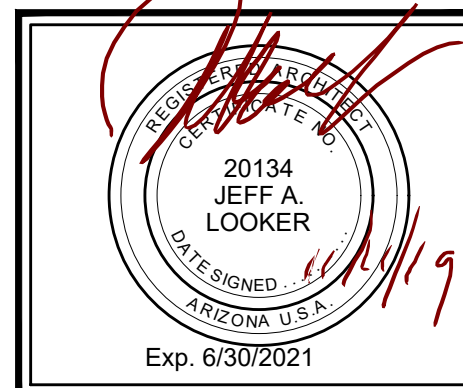
DENNY'S

5503 S. POWER RD.
SOUTH OF SEC OF
S. POWER RD. & E. RAY RD.
MESA, AZ 85212

ARCHITECTURAL SITE PLAN

REVISIONS

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ISSUE DATE

OCTOBER 10, 2019

PROJECT #: LC1104

AS1.1