

OWNERSHIP OF INSTRUMENTS OF SERVICE. ALL REPORTS, DRAWINGS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE PREPARED BY SKETCH ARCHITECTURE COMPANY ARE HEREBY TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF ANY INSTRUMENT OF SERVICE WITHOUT THE WRITTEN CONSENT OF SKETCH ARCHITECTURE COMPANY IS PROHIBITED. ANY REUSE OR MODIFICATION OF ANY INSTRUMENT OF SERVICE WITHOUT THE WRITTEN CONSENT OF SKETCH ARCHITECTURE COMPANY IS PROHIBITED. ANY REUSE OR MODIFICATION OF ANY INSTRUMENT OF SERVICE WITHOUT THE WRITTEN CONSENT OF SKETCH ARCHITECTURE COMPANY IS PROHIBITED.

32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X

140-32-001C
ZONING "RM-4"

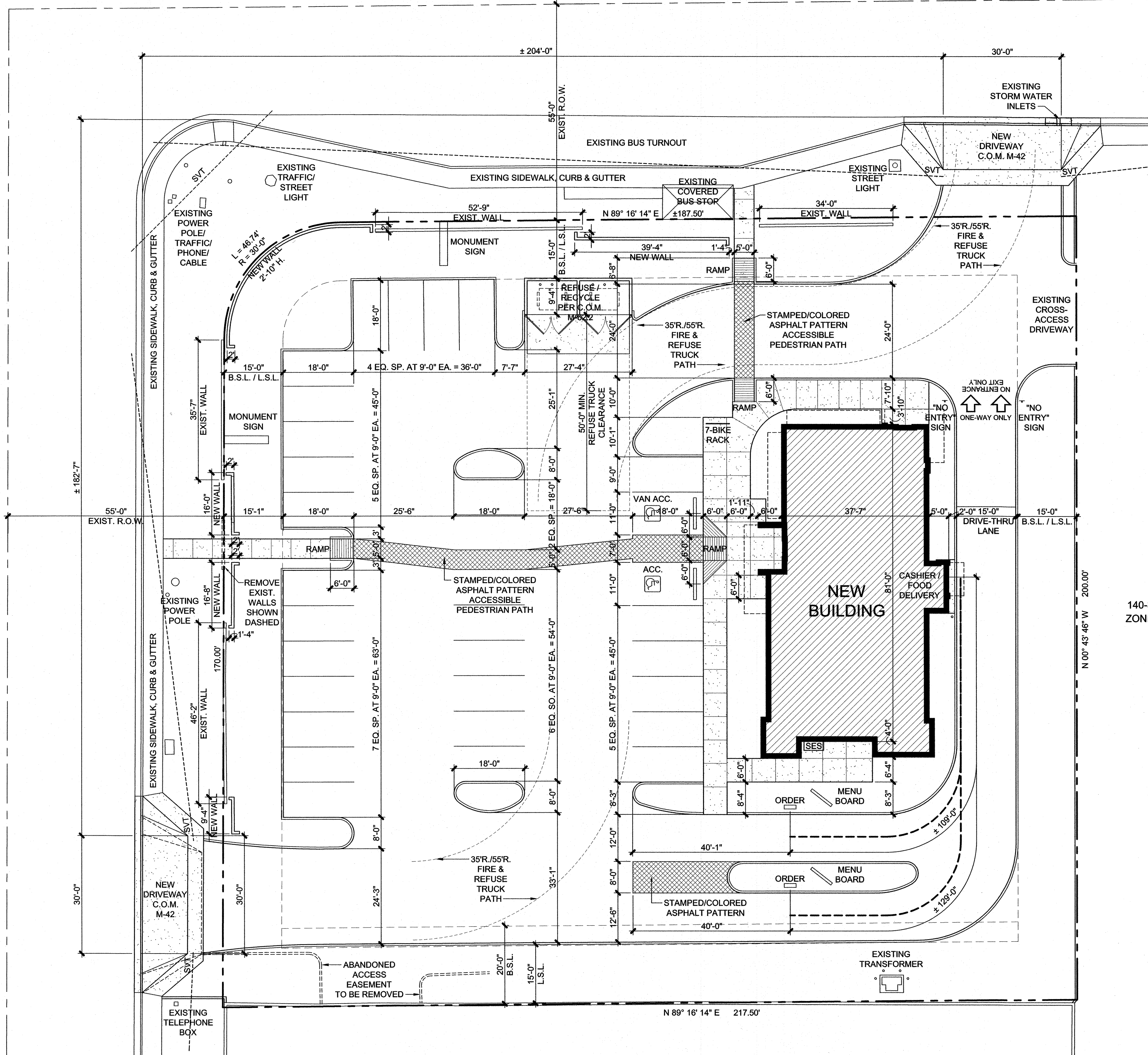
E. BROADWAY RD.

S. GREENFIELD RD.

140-37-417C
ZONING "LC"

140-36-377E
ZONING "LC"

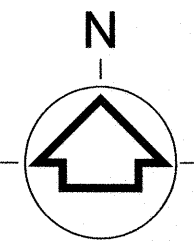
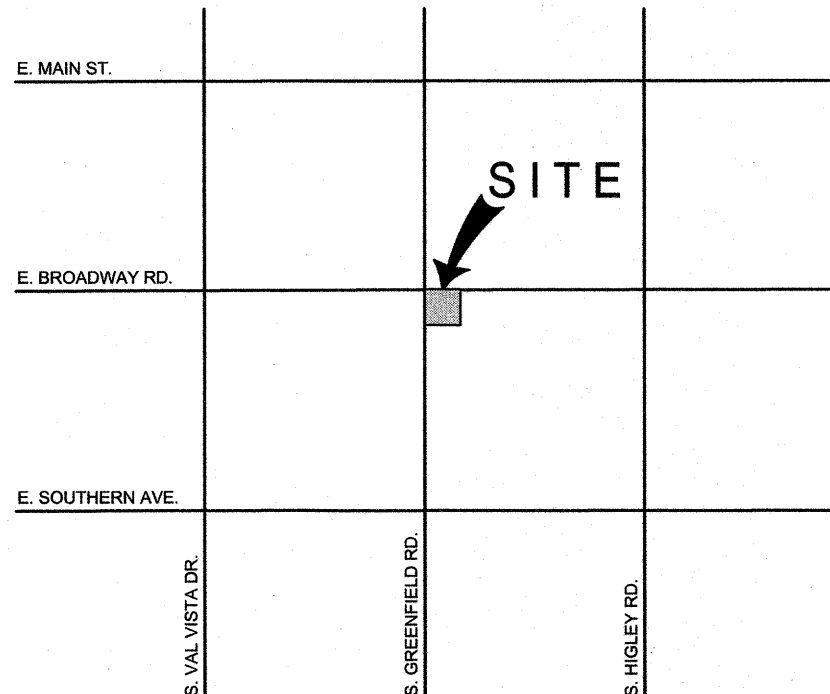
140-36-618
ZONING "RM-2"



PROJECT INFORMATION

PROJECT :	BURGER KING RESTAURANT 4403 EAST BROADWAY ROAD MESA, ARIZONA 85206
PROJECT OWNER :	RON BROATCH KRAF INC. 5070 N 40TH ST SUITE 100 PHOENIX, AZ 85018
CONTACT :	RANDOLPH L. CARTER, NCARB, AIA SKETCH ARCHITECTURE COMPANY 2454 EAST SOUTHERN AVENUE, SUITE 110 MESA, ARIZONA 85204 (480) 668-8015 FAX (480) 668-8032
A.P.N.	140-36-377F
GROSS SITE AREA :	± 43,307 SF / ± .994 AC
NET SITE AREA :	± 43,307 SF / ± .994 AC
CURRENT LAND USE :	FUNERAL HOME
EXISTING ZONING :	LC - LIMITED COMMERCIAL
PROPOSED ZONING :	LC - LIMITED COMMERCIAL
PROPOSED LAND USE :	BURGER KING RESTAURANT (ROC-2502T)
LANDSCAPE AREA :	16,934 SF (ONSITE / OFFSITE TOTAL)
LANDSCAPE SETBACKS :	N. = 15'-0", E. = 15'-0", S. = 15'-0", W. = 15'-0"
BUILDING SETBACKS :	N. = 15'-0", E. = 15'-0", S. = 20'-0", W. = 15'-0"
SITE COVERAGE :	7.5%
BUILDING AREA :	3,200 SF
CONSTRUCTION TYPE :	V-B, FIRE-SPRINKLERED
FIRE SPRINKLERS :	YES
OCCUPANCY GROUP :	A-2 RESTAURANT
ALLOWABLE HEIGHT :	30'-0"
ACTUAL HEIGHT :	24'-0"
PARKING REQUIRED :	30 STANDARD UNCOVERED SPACES 1 ACCESSIBLE UNCOVERED SPACE 1 VAN-ACCESSIBLE UNCOVERED SPACE 32 SPACES TOTAL REQUIRED
PARKING PROVIDED :	30 STANDARD UNCOVERED SPACES 1 ACCESSIBLE UNCOVERED SPACE 1 VAN-ACCESSIBLE UNCOVERED SPACE 32 SPACES TOTAL PROVIDED

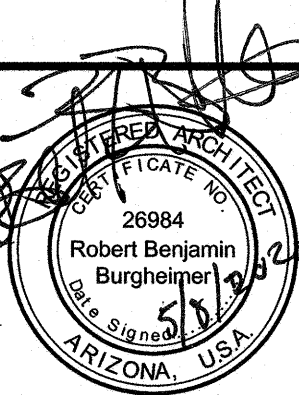
VICINITY MAP



0 4 8 16 32
SCALE: 1" = 16'-0"

Sketch
Architecture Company
2454 East Southern Avenue, Mesa, Arizona 85205 PH 480.668.8015 FAX 480.668.8032

BURGER KING RESTAURANT
4403 EAST BROADWAY ROAD, MESA AZ 85206



SAC Project Number
2020-02

ARCHITECTURAL
SITE PLAN

SD101

X32 ARCHITECTURAL SITE PLAN

1" = 16'-0"

32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1