

NO.	REVISION	DATE
1	CITY	06/20/23

ENGINEERING SEAL



EXPIRES 03/31/25



MECHANICAL & ELECTRICAL ENGINEERING

441 S. 48TH ST. SUITE 101  
 TEMPE, AZ 85281  
 OFFICE: (480)361-3667  
 MOBILE: (480)217-5853

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

PROJECT:

WIFI PIZZA  
 335 E BROADWAY RD,  
 MESA, AZ 85210

SHEET #:

CS

SHEET TITLE:

COVER SHEET

# TENANT IMPROVEMENT

## WIFI PIZZA

335 E BROADWAY RD,  
 MESA, AZ 85210

### GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE DIMENSIONS.
- CONSTRUCTION COMPLIANCE REQUIRES USING WORKING DRAWINGS STAMPED AND APPROVED BY THE LOCAL GOVERNING AUTHORITY. VERIFY THE CURRENT REVISION DATE WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. ONLY THE LATEST PLAN REVISION DATE ON THE WORKING DRAWINGS SHALL BE USED IN CONSTRUCTION WITH THE WORK.
- ALL WORK AND CONSTRUCTION METHODS SHALL COMPLY WITH REQUIREMENTS OF LOCAL RULES AND REGULATIONS.
- ALL LOCAL ORDINANCES AND RELEVANT CODES MUST BE ADHERED TO WHETHER OR NOT SPECIFICALLY REFERENCED.
- ALL CONSTRUCTION METHODS AND WORK SCHEDULES MUST BE APPROVED BY THE OWNER AND SHALL BE ARRANGED TO FACILITATE MINIMAL INTERFERENCE WITH CUSTOMER CONVENIENCE AND THE OPERATION OF THE EXISTING FACILITY AND/OR ADJOINING PROPERTIES / TENANTS.  
NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH EXCEEDS THE QUANTITIES LISTED IN THE INTERNATIONAL BUILDING CODE.
- CONTRACTORS AND SUBCONTRACTORS SHALL BE REQUIRED TO TAKE PRECAUTIONS AND VERIFY THE FOLLOWING, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR WORK:
  - FAMILIARIZE THEMSELVES WITH LOCAL STANDARDS AND REQUIREMENTS, THE CONSTRUCTION DOCUMENTS AND CONSTRUCTION SITE.
  - SHALL VISIT SITE AND VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING BID AND/OR COMMENCING WORK.
  - COMPLETE ALL WORK IN ACCEPTABLE INDUSTRY STANDARD CRAFTSMAN LIKE MANNER AND IN FULL ACCORD WITH ADOPTED CODES AND ORDINANCES.
  - PROTECT PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
  - SHALL DETERMINE, COORDINATE, AND ACCOMMODATE ALL UTILITY SERVICE REQUIREMENTS (ELECTRICAL, GAS, TELEPHONE, WATER, SEWER, CABLE, ETC.) FOR THE FACILITY.
  - SHALL REPLACE AND/OR REPAIR ALL STRUCTURES, FINISHES, EQUIPMENT, PIPING, CONDUIT, WIRING, ETC. WHICH ARE DAMAGED OR ARE TO BE RELOCATED AND/OR ALTERED TO MAKE WAY FOR NEW CONSTRUCTION.
  - IN CASE OF ANY DISCREPANCIES AND/OR OMISSIONS FROM THESE DRAWINGS, THE CONTRACTOR OR SUBCONTRACTOR SHOULD CONTACT THE ARCHITECT IN WRITING FOR INTERPRETATION OR CLARIFICATION.
- HVAC AND ELECTRICAL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR GENERAL REFERENCE ONLY. COORDINATE EQUIPMENT AND LOCATION WITH MECHANICAL AND ELECTRICAL DRAWINGS.

### BUILDING CODE COMPLIANCE

2018 IBC (INTERNATIONAL BUILDING CODE)  
 2018 IMC (INTERNATIONAL MECHANICAL CODE)  
 2018 IPC (INTERNATIONAL PLUMBING CODE)  
 2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)  
 2018 IEC (INTERNATIONAL EXISTING BUILDING CODE)  
 2017 NEC (NATIONAL ELECTRICAL CODE)  
 2009 ICC ANSI A117.1  
 2018 IEBC (INTERNATIONAL EXISTING BUILDING CODE)  
 2010 ADAAG AS ADOPTED BY THE STATE OF ARIZONA  
 ALL BUILDING CODES WITH CITY OF MESA AMENDMENTS

**PROPOSED USE:** PICK-UP FAST FOOD (B)  
**OCCUPANCY:** B  
**CONSTRUCTION TYPE:** III-B  
**FIRE PROTECTION:** NON-SPRINKLERED  
**SUITE AREA:** 1,008 SQ.FT. EXISTING  
**REQUIRED EXITS:** 1  
**PROVIDED EXITS:** 2  
**OCC:** 7

Function Of Space	Area/SQFT	Floor Area in Sq. Ft. Per Occupant (Gross)	Occupants
Restroom	53	300	1
Storage	130	300	1
Basement/Storage	305	300	2
Commercial Kitchen (Cook)	200	200	1
Service Area	140	200	1
Pick-up Area	150	200	1
Mech. Room	30	300	1
<b>TOTAL</b>	<b>1008</b>		<b>7</b>

**Plumbing Fixture Calcs. (IPC 2018 4303.2 & 403.3)**  
 403.2 Where plumbing fixtures are required, separate facilities shall be provided for each sex. **Exception: 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.**  
 403.3 For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities.  
**Exception: 2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet (28m2).**

### SCOPE OF WORK AND PROJECT INTENT

NEW PICK-UP FAST FOOD RESTAURANT (B) ON EXISTING BUILDING (B). INTERIOR REMODELING INCLUDES A NEW COUNTER AREA, KITCHEN AREA AND GAS APPLIANCES, PICK-UP AREA AND RESTROOM. EXISTING BASEMENT TO BE USED AS STORAGE. NEW CEILING, FURNITURE, AND FINISHES. CHANGES ON FACADE OF BUILDING. MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS REQUIRE CHANGES (SEE CORRESPONDING PLANS). NO WORK ON ROOFTOP PLAN. CHANGES ON LANDSCAPE AND/OR PARKING.

### PROJECT DATA

**PROJECT ADDRESS:** 335 E BROADWAY RD,  
 MESA, AZ 85210  
**PROJECT OWNER:** ALEXANDER HAMDEN  
 T: (602) 703 3896  
 E: ahamden@yahoo.com  
**ARCHITECT:** GARDEL ENGINEERING  
 A: 441 S 48TH ST, SUITE 101,  
 TEMPE, AZ 85281.  
 T: (480) 361 3667  
 E: agallegos@gardelengineering.com  
**MECHANICAL/PLUMBING & ELECTRICAL ENGINEERS:** GARDEL ENGINEERING  
 A: 441 S 48TH ST, SUITE 101,  
 TEMPE, AZ 85281.  
 T: (480) 361 3667  
 E: david@gardelengineering.com

### DEFERRED SUBMITTALS

- SIGNAGE
- FIRE PROTECTION
- FIRE SPRINKLER
- FIRE ALARM

### VICINITY MAP



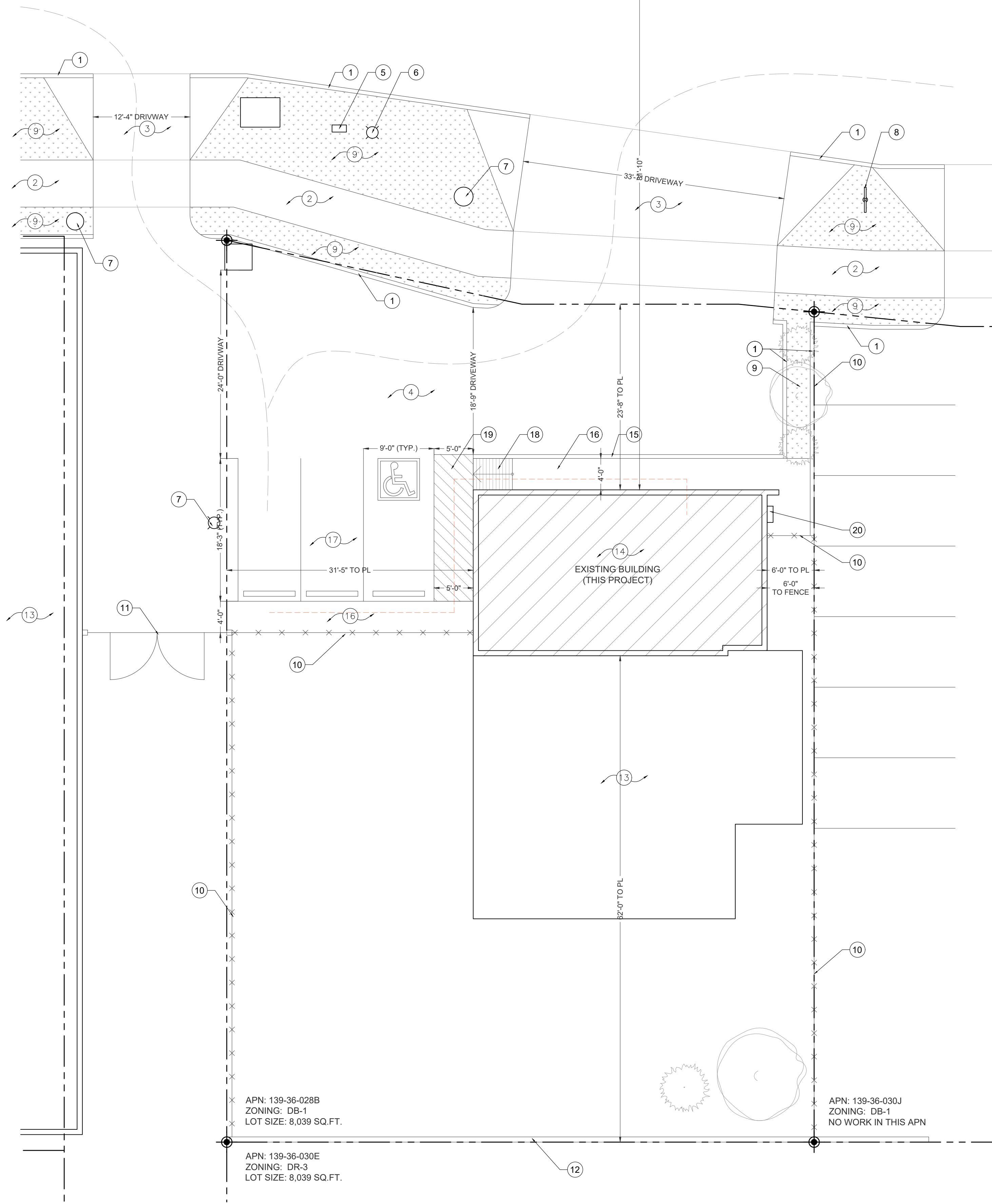
### ZONING CODE COMPLIANCE

**APN:** 139-39-028B  
**PROPERTY OWNER:** ZARQA INVESTMENTS LLC  
**JURISDICTION:** MESA  
**ZONING:** DB-1  
**PUC:** 1040  
**LOT SIZE:** 8,039 SQ.FT.

### SHEET INDEX

- CS COVER SHEET
- SP SITE PLAN
- A1 DEMOLITION PLAN
- A2 CODE PLAN
- A3 NEW FLOOR PLAN
- A4 REFLECTED CEILING PLAN
- A5 FINISHES AND DIMENSIONAL PLAN
- A6 EQUIPMENT CUT SHEETS
- A7 DETAILS 1 OF 2
- A8 DETAILS 2 OF 2
- M1 MECHANICAL SPECIFICATIONS
- M2 MECHANICAL DEMOLITION PLAN
- M3 MECHANICAL PLAN
- M4 MECHANICAL ROOFTOP PLAN
- M5 MECHANICAL DETAILS
- P1 PLUMBING SPECIFICATIONS
- P2 PLUMBING DEMOLITION PLAN
- P3 SEWER PLUMBING PLAN
- P4 WATER PLUMBING PLAN
- P5 GAS PLUMBING PLAN
- P6 PLUMBING DETAILS
- E1 ELECTRICAL SPECIFICATIONS
- E2 ELECTRICAL DEMOLITION PLAN
- E3 ELECTRICAL LIGHTING PLAN
- E4 ELECTRICAL POWER PLAN
- E5 ELECTRICAL ROOFTOP PLAN
- E6 PANEL SCHEDULE & DIAGRAMS
- E7 ELECTRICAL SITE PLAN & DETAILS

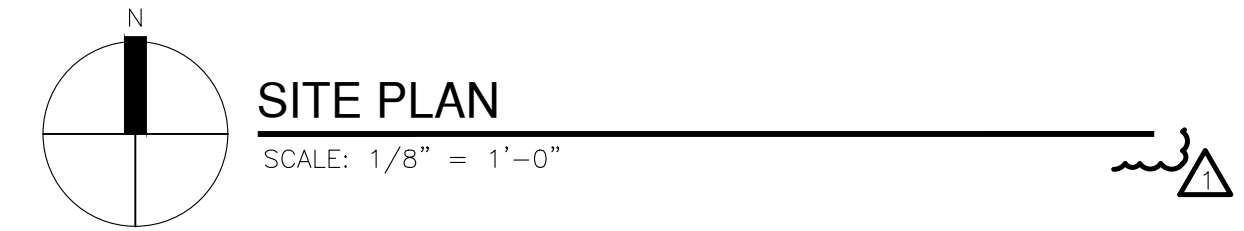
E BROADWAY RD  
(PUBLIC STREET)  
30'-0" RIGHT-OF-WAY



APN: 139-36-028B  
ZONING: DB-1  
LOT SIZE: 8,039 SQ.FT.

APN: 139-36-030E  
ZONING: DR-3  
LOT SIZE: 8,039 SQ.FT.

APN: 139-36-030J  
ZONING: DB-1  
NO WORK IN THIS APN



SITE PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. SITE PLAN SHOWN FOR REFERENCE ONLY. NO EXTERIOR IMPROVEMENTS OR CHANGES.
- B. ALL GROUND AND ROOF MOUNTED EQUIPMENT IS SCREENED.

SITE PLAN INFORMATION

APN: 139-3-028B  
PROPERTY OWNER: ZARQA INVESTMENTS LLC  
JURISDICTION: MESA  
ZONING: DB-1  
LOT SIZE: 8,039 SQ.FT.  
BUILDING SUITE AREA: 1,008 SQ.FT.

KEYNOTES

- EXISTING TO REMAIN:
1. 6" CONCRETE CURBING
  2. SIDEWALK
  3. DRIVEWAY
  4. ASPHALT PAVING
  5. WATER METER
  6. LIGHT POLE
  7. ELECTRICAL POLE
  8. TRANSIT SIGN
  9. LANDSCAPE
  10. CHAIN LINK FENCE (HEIGHT: 6FT.)
  11. CHAIN LINK DOOR (HEIGHT: 6FT.)
  12. CMU FENCE (HEIGHT: 6FT.)
  13. BUILDING (NOW WORK IN THIS)
- EXISTING TO REMODEL:
14. BUILDING (THIS PROJECT)

- NEW:
15. 6" CONCRETE CURB
  16. SIDEWALK
  17. PARKING
  18. ACCESSIBLE RAMP
  19. ACCESSIBLE PARKING & AISLE
  20. ELECTRICAL SES

LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- EXISTING LANDSCAPE TO REMAIN
- LIGHT POLE
- ELECTRICAL POLE
- WATER METER
- TRANSFORMER
- CHAIN LINK FENCE (HEIGHT: 6FT.)
- ACCESSIBLE PATH

PROJECT NO.: MIS2105  
DESIGNED BY: DG  
DRAWN BY: GB  
CHECKED BY: DG

NO.	REVISION	DATE
1	CITY	06/20/23

ENGINEERING SEAL



EXPIRES 03/31/25



MECHANICAL & ELECTRICAL ENGINEERING

441 S. 48TH ST. SUITE 101  
TEMPE, AZ 85281  
OFFICE: (480)361-3667  
MOBILE: (480)217-5853

WWW.GARDELENGINEERING.COM  
THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

PROJECT:  
WIFI PIZZA  
335 E BROADWAY RD,  
MESA, AZ 85210

VICINITY MAP



PROJECT:

SHEET #:

SP

SHEET TITLE:  
SITE PLAN

**GENERAL NOTES**

- A. ALL EXISTING DOORS / WINDOWS TO REMAIN U.N.O.
- B. EXISTING EXTERIOR CMU WALL WITH STUCCO FINISH TO REMAIN U.N.O.
- C. EXISTING INTERIOR DRYWALL TO REMAIN U.N.O.
- D. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS PRIOR TO CONSTRUCTION.

PROJECT NO.: MIS2105  
 DESIGNED BY: DG  
 DRAWN BY: GB  
 CHECKED BY: DG

NO.	REVISION	DATE
1	CITY	06/20/23

**KEYNOTES**

- 1. NO CHANGES IN THIS AREA
- NEW:
- 2. PIZZA OVEN
- 3. 4 BURNER RANGE
- 4. FRYER
- 5. CHAR
- 6. GRIDDLE
- 7. PASTA COOKER
- 8. MIXER
- 9. WORK TABLE
- 10. FRIDGE
- 11. FREEZER
- 12. THREE COMPARTMENT SINK
- 13. PREP SINK
- 14. HAND SINK
- 15. MOP SINK
- 16. WATER HEATER
- 17. ADA COUNTER AND P.O.S.
- 18. PIZZA DISPLAY
- 19. FOOD WARMER
- 20. PLUMBING FIXTURE
- 21. BEVERAGE FRIDGE
- 22. S.E.S.

**ENGINEERING SEAL**



EXPIRES 03/31/25

**SYMBOL LEGEND**

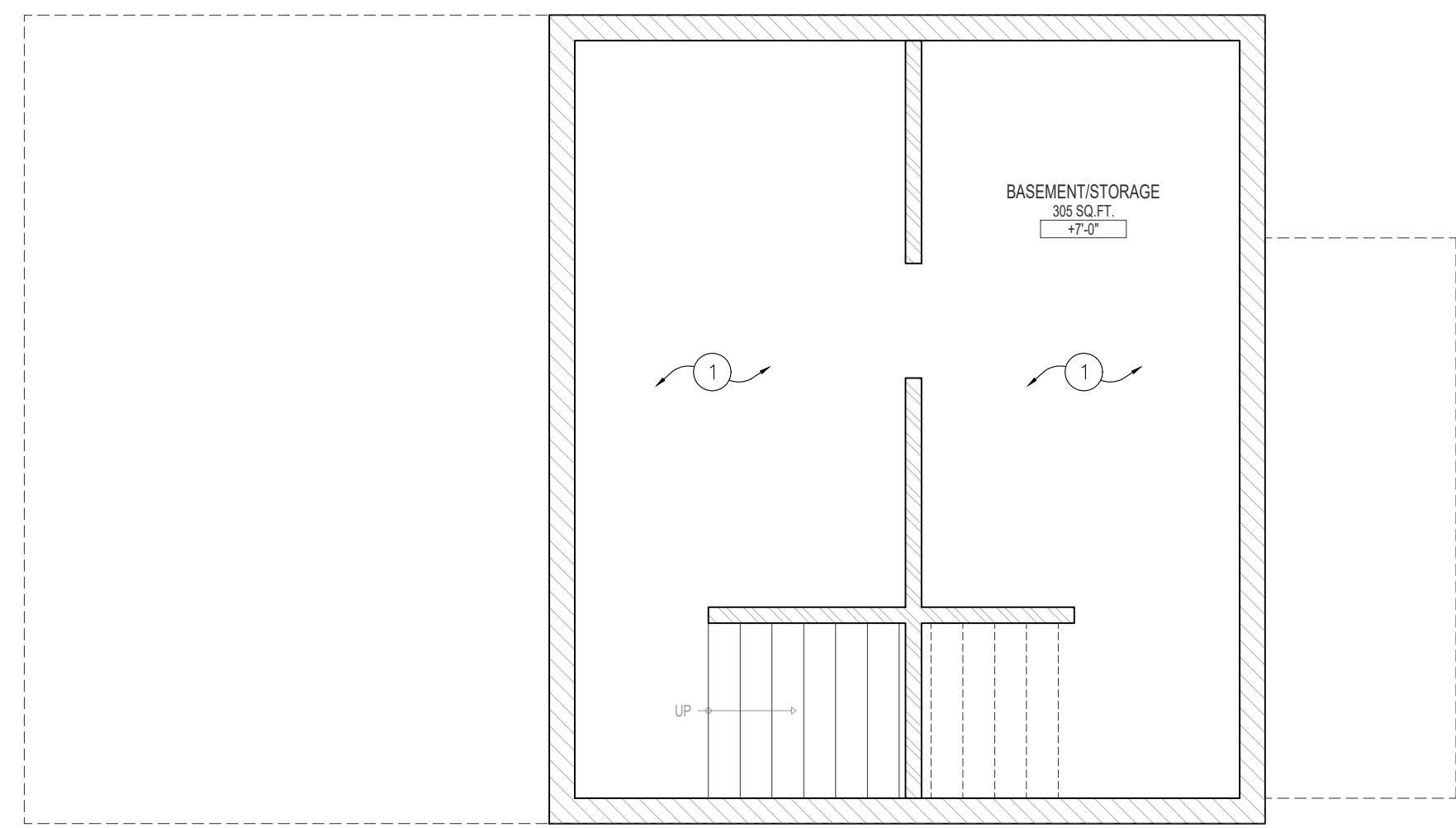
- INDICATES CEILING/HEADER HEIGHT.  
\*ALL CEILING HEIGHTS ARE MEASURED FROM T.O. CONCRETE SLAB.
- FIRE EXTINGUISHER CABINET - SEE SHEET A2.
- DOOR SCHEDULE - SEE SHEET A6



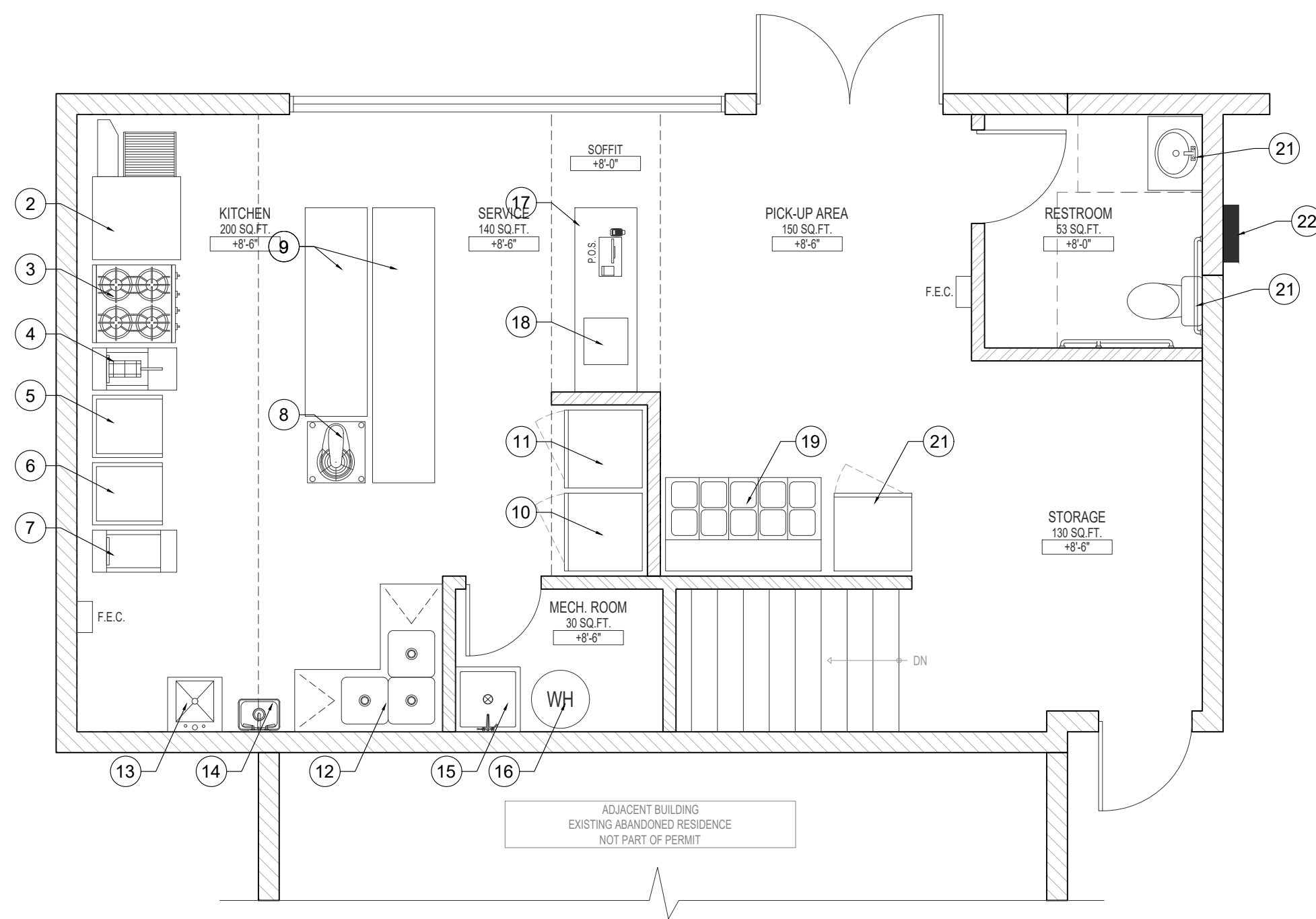
MECHANICAL & ELECTRICAL ENGINEERING

441 S. 48TH ST. SUITE 101  
 TEMPE, AZ 85281  
 OFFICE: (480)361-3667  
 MOBILE: (480)217-5853

WWW.GARDELENGINEERING.COM  
 THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.



**NEW FLOOR PLAN - BASEMENT**  
 SCALE: 1/4" = 1'-0"



**NEW FLOOR PLAN - MAIN FLOOR**  
 SCALE: 1/4" = 1'-0"

PROJECT:  
 WIFI PIZZA  
 335 E BROADWAY RD,  
 MESA, AZ 85210

PROJECT:

SHEET #:

**A3**

SHEET TITLE:

NEW FLOOR PLAN

**GENERAL NOTES**

- A. ALL EXISTING DOORS / WINDOWS TO REMAIN U.N.O.
- B. EXISTING EXTERIOR CMU WALL WITH STUCCO FINISH TO REMAIN U.N.O.
- C. EXISTING INTERIOR DRYWALL TO REMAIN U.N.O.
- D. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS PRIOR TO CONSTRUCTION.

PROJECT NO.: MIS2105  
 DESIGNED BY: DG  
 DRAWN BY: GB  
 CHECKED BY: DG

NO.	REVISION	DATE
1	CITY	06/20/23

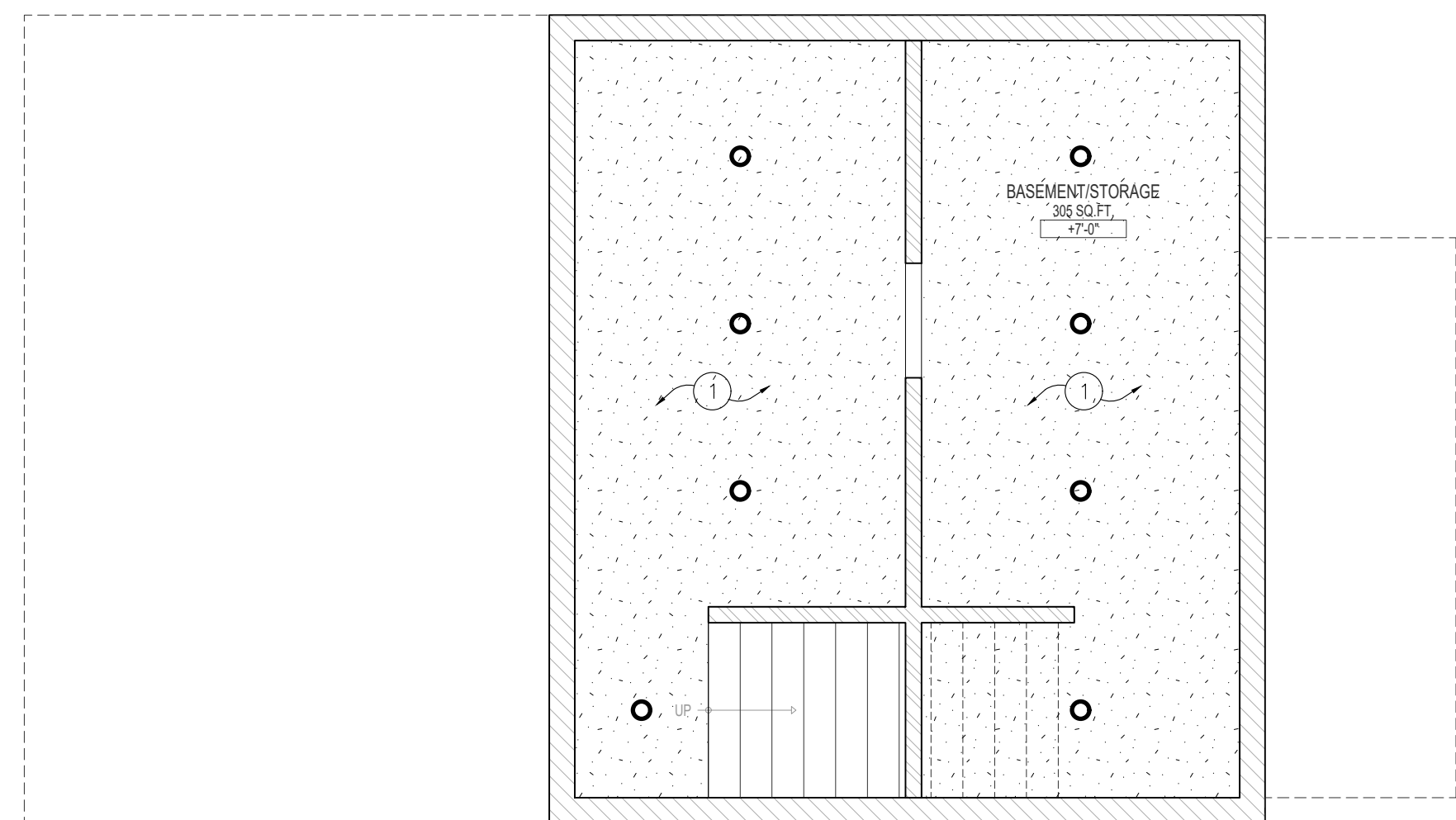
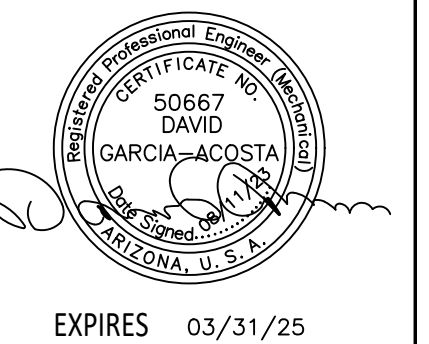
**KEYNOTES**

- 1. NO CHANGES IN THIS AREA
- NEW:
- 2. GYPSUM BOARD HARD CEILING
- 3. 2X4 TILE CEILING
- 4. KITCHEN EQUIPMENT HOOD
- 5. 2X4 LINEAR TROFFER
- 6. RECESSED CAN LIGHT

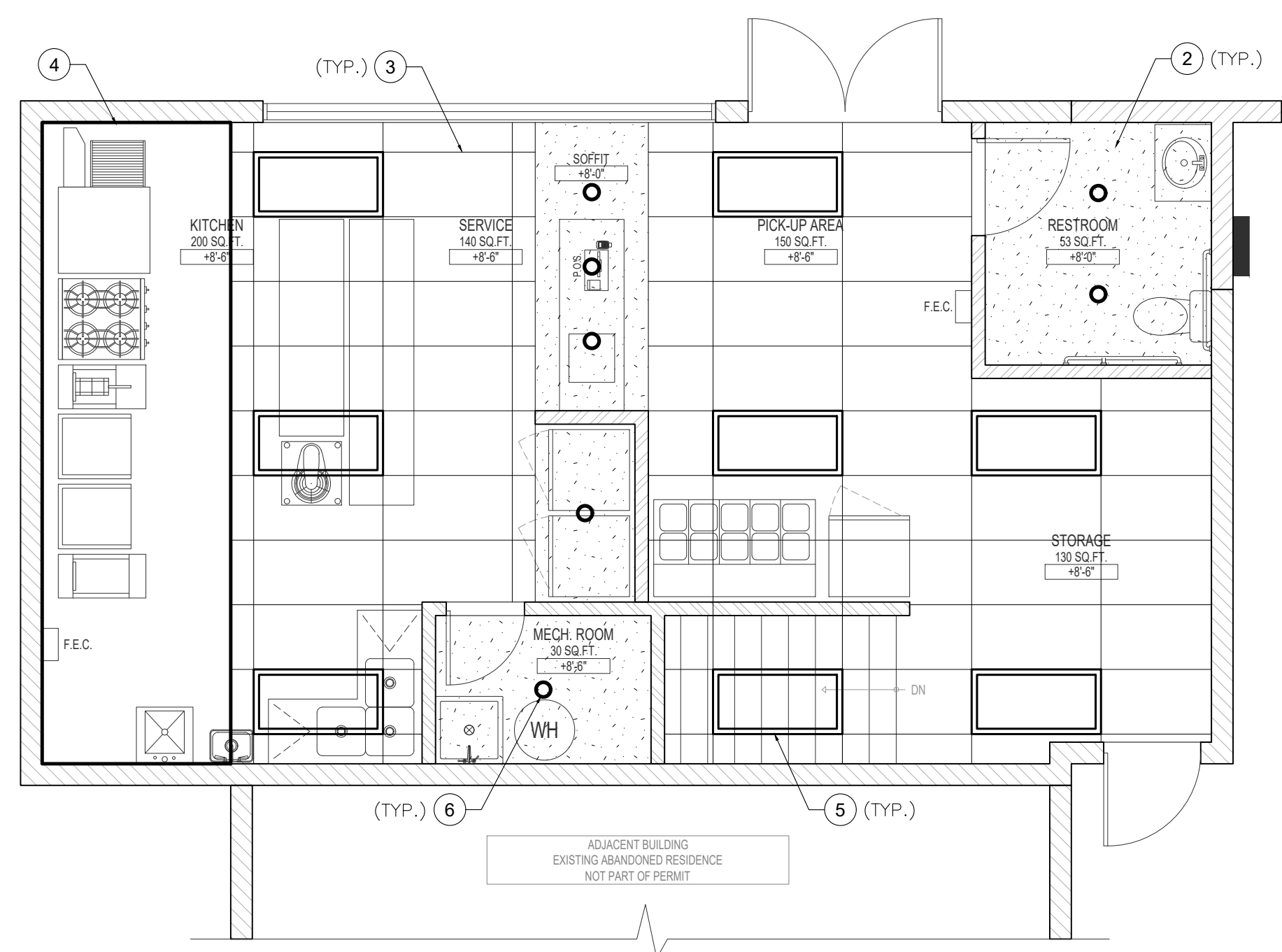
**SYMBOL LEGEND**

- INDICATES CEILING/HEADER HEIGHT.  
\*ALL CEILING HEIGHTS ARE MEASURED FROM T.O. CONCRETE SLAB.
- F.E.C. FIRE EXTINGUISHER CABINET – SEE SHEET A2.
- 2X4 LINEAR TROFFER – SEE ELECTRICAL PLANS.
- RECESSED CAN LIGHT – SEE ELECTRICAL PLANS.

ENGINEERING SEAL



**RCP - BASEMENT**  
 SCALE: 1/4" = 1'-0"



**RCP - MAIN FLOOR**  
 SCALE: 1/4" = 1'-0"

**GARDEL**  
 engineering

MECHANICAL & ELECTRICAL  
 ENGINEERING

441 S. 48TH ST. SUITE 101  
 TEMPE, AZ 85281  
 OFFICE: (480)361-3667  
 MOBILE: (480)217-5853  
 WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

PROJECT:  
**WIFI PIZZA**  
 335 E BROADWAY RD,  
 MESA, AZ 85210

SHEET #:  
**A4**  
 SHEET TITLE:  
 REFLECTED CEILING PLAN