

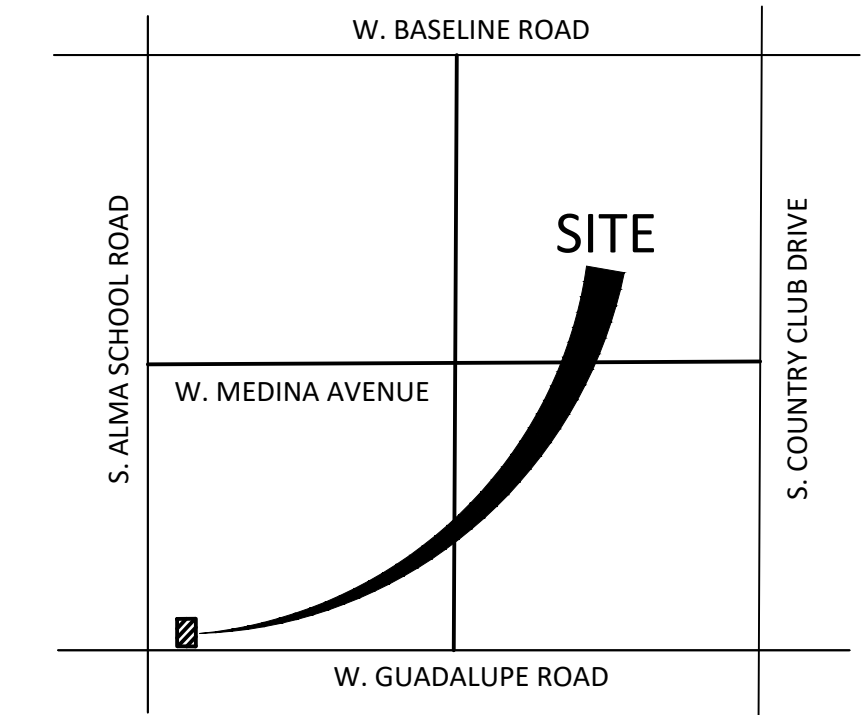
# SITE PLAN

FOR

## ANGIE'S PRIME GRILL 11002

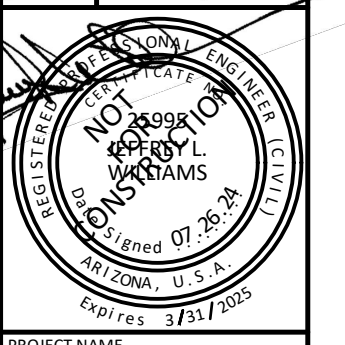
1118 W GUADALUPE ROAD  
MESA, ARIZONA 85210

APN: 302-87-815 LOT 9, MERIT PARK 1, PHASE 2



VICINITY MAP  
T1S, R5E, S4  
(N.T.S.)

R.B. WILLIAMS & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1921 S. ALMA SCHOOL RD., STE 101  
MESA, ARIZONA 85210  
PHONE: (480) 424-2352  
JEFFREY L. WILLIAMS, P.E.



ANGIE'S PRIME GRILL  
SHEET TITLE

SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	07.26.24	DATE
2	ALF	DESIGN
3	ALF	DRAWN
4	JLW	CHK'D
5		SUB.

230825P01.DWG

**SP01**

SHEET NO.  
**1/2**

### KEY NOTES

NO.	DESCRIPTION
1	SITE PLAN NOTES
1A	RIGID CONCRETE PAVEMENT, SEE CIVIL PLANS
1B	FLEXIBLE HEAVY-DUTY ASPHALTIC CONCRETE PAVEMENT, SEE CIVIL PLANS
1C	FLEXIBLE LIGHT-DUTY ASPHALTIC CONCRETE PAVEMENT, SEE CIVIL PLANS
2	STRIPED DIVIDER
3A	4" ROLL CURB, SEE CIVIL PLANS
3B	MODIFIED 6" VERTICAL CURB - 24" WIDE, SEE CIVIL PLANS
3C	6" VERTICAL CURB, SEE CIVIL PLANS
4	TRASH ENCLOSURE PER COM STD DTL M-62
5	LOADING SPACE
6	VARIABLE HEIGHT (32" TO 40") SCREEN WALL PER DETAIL ON SP02
7	15' LIGHT POLE PER DETAIL ON SP02
8	ACCESSIBLE PARKING STALL AND SIGN PER COM STD DTL M-23.06
9	WHEEL STOP, SEE CIVIL PLANS
10	FIRE RISER ROOM
11	YELLOW, BROOM-FINISHED CONCRETE CROSSWALK RAISED 3" ABOVE ADJACENT GRADE, SEE SHEET SP02 AND CIVIL PLANS
12	ORDER STAND/MENU BOARD WITH CANOPY PER DETAIL ON SP02
13	PRE-ORDER MENU BOARD
14	TRANSFORMER
15	BIKE RACK PER DETAIL ON SP02
16	PICK-UP WINDOW
17	PAINT PROPERTY-FACING SIDE OF EXISTING CMU WALL TO MATCH SPLIT FACE BLOCK ON NEW BUILDING, SEE ARCHITECTURAL PLANS
18	CONCRETE SIDEWALK - WIDTH PER PLAN, SEE CIVIL PLANS
19	WATER SERVICE, SEE CIVIL PLANS
20	SEWER SERVICE, SEE CIVIL PLANS
21	EXISTING ONSITE PAVEMENT TO REMAIN
22	EXISTING STREET LIGHT TO REMAIN

### SITE PLAN ZONING MATRIX

EXISTING ZONING	LC	PERMITTED USE
JURISDICTION	CITY OF MESA	
GROSS SITE AREA	41,862 SF/0.96 ACRES	
NET SITE AREA	34,922 SF/0.80 ACRES	
APN	302-87-815	
BUILDING OCCUPANCY	B	
MAX. BUILDING HEIGHT	30' ALLOWED	22.5' PROPOSED
REQUIRED PARKING	1 SPACE PER 100 SF - INDOOR AREA 1 SPACE PER 200 SF - OUTDOOR SEATING 3 BICYCLE SPACES	17 SPACES REQUIRED - NO OUTDOOR SEATING 3 BICYCLE SPACES
PROVIDED PARKING	6 REG SPACES/2 ADA SPACES = 8 TOTAL 3 BICYCLE SPACES	11 SPACE REDUCTION REQUIRED WITH SPECIAL USE PERMIT
GROSS BUILDING AREA	1,840 SF	
INTERIOR DINING AREA	411 SF	
LOT COVERAGE	80% MAXIMUM ALLOWED	61% PROVIDED
BUILDING SETBACKS	15' FRONT 15' SIDE	
DRIVE-THRU QUEING PROVIDED	251 FEET	13 CARS (19' AVERAGE LENGTH) OR 10 CARS (25' AVERAGE LENGTH)

### ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.  
1921 SOUTH ALMA SCHOOL RD. STE 101  
MESA, AZ 85210  
PHONE: (480) 220-8243  
CONTACT: JEFF WILLIAMS  
EMAIL: JEFF@RBWILLIAMS.COM

### OWNER

GUADALUPE ALMA SCHOOL EQUITIES LLC  
4360 E BROWN RD UNIT 106  
MESA, AZ 85205

### DEVELOPER

ANGIE'S FOOD CONCEPTS LLC  
3104 E. CAMELBACK ROAD, #2199  
PHOENIX, AZ 85016  
CONTACT: VANESSA RODRIGUEZ  
PHONE: (480) 572-2443  
EMAIL: VANESSA@ANGIESFOOD CONCEPTS.COM

### LEGAL DESCRIPTION

LOT 9, MERIT PARK 1, PHASE 2, ACCORDING TO BOOK 246 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA

APN: 302-87-815

### PROJECT DESCRIPTION

SCOPE OF WORK IS FOR A NEW DETACHED ANGIE'S PRIME GRILL DRIVE-THRU RESTAURANT THAT IS A TOTAL OF 1,840 SQUARE FEET. ACCORDING TO CITY CODE, THE PRE VS. POST, SHALL BE PROVIDED FOR THE AREA OF DISTURBANCE FOR THE NEW NON-PERMEABLE FOOTPRINT. A NEW SURFACE RETENTION BASIN WILL BE DESIGNED FOR THE 2 HOUR, HUNDRED YEAR STORM EVENT FOR THE DISTURBED AREA.

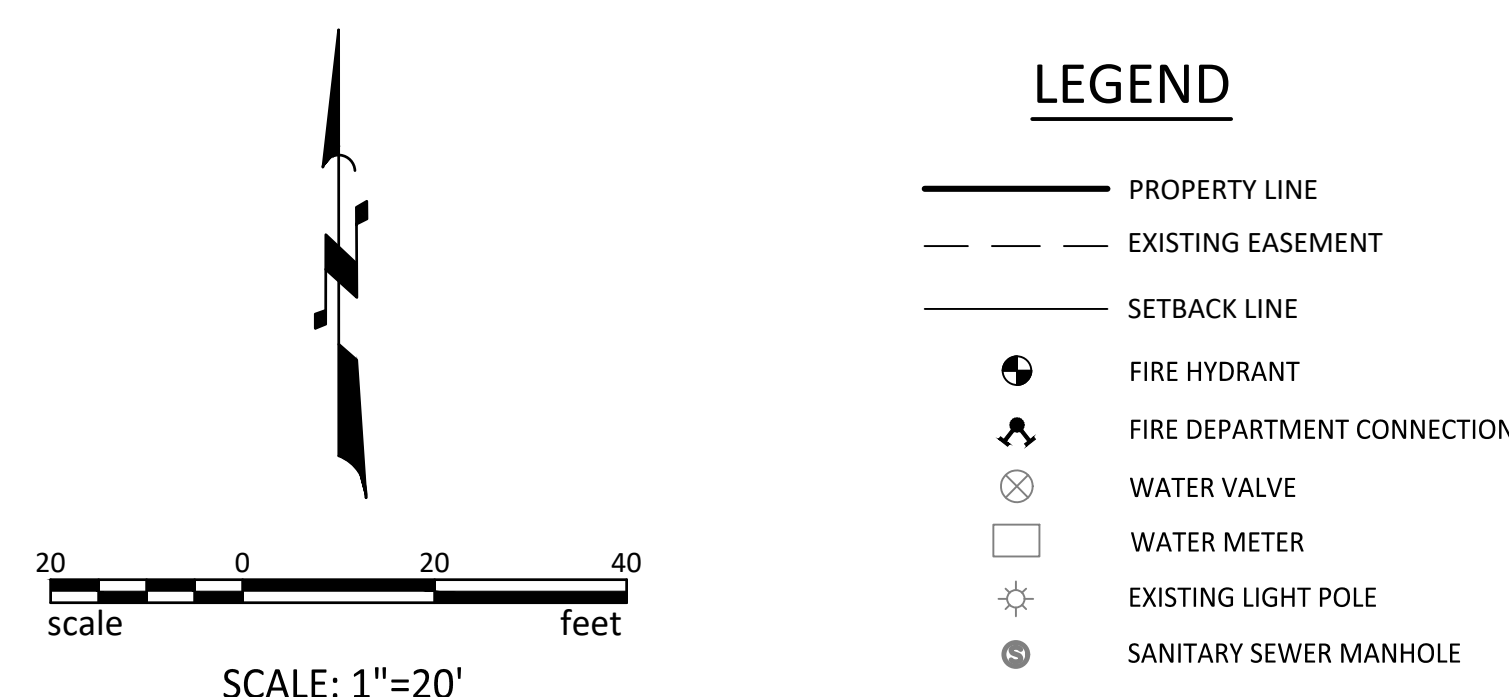
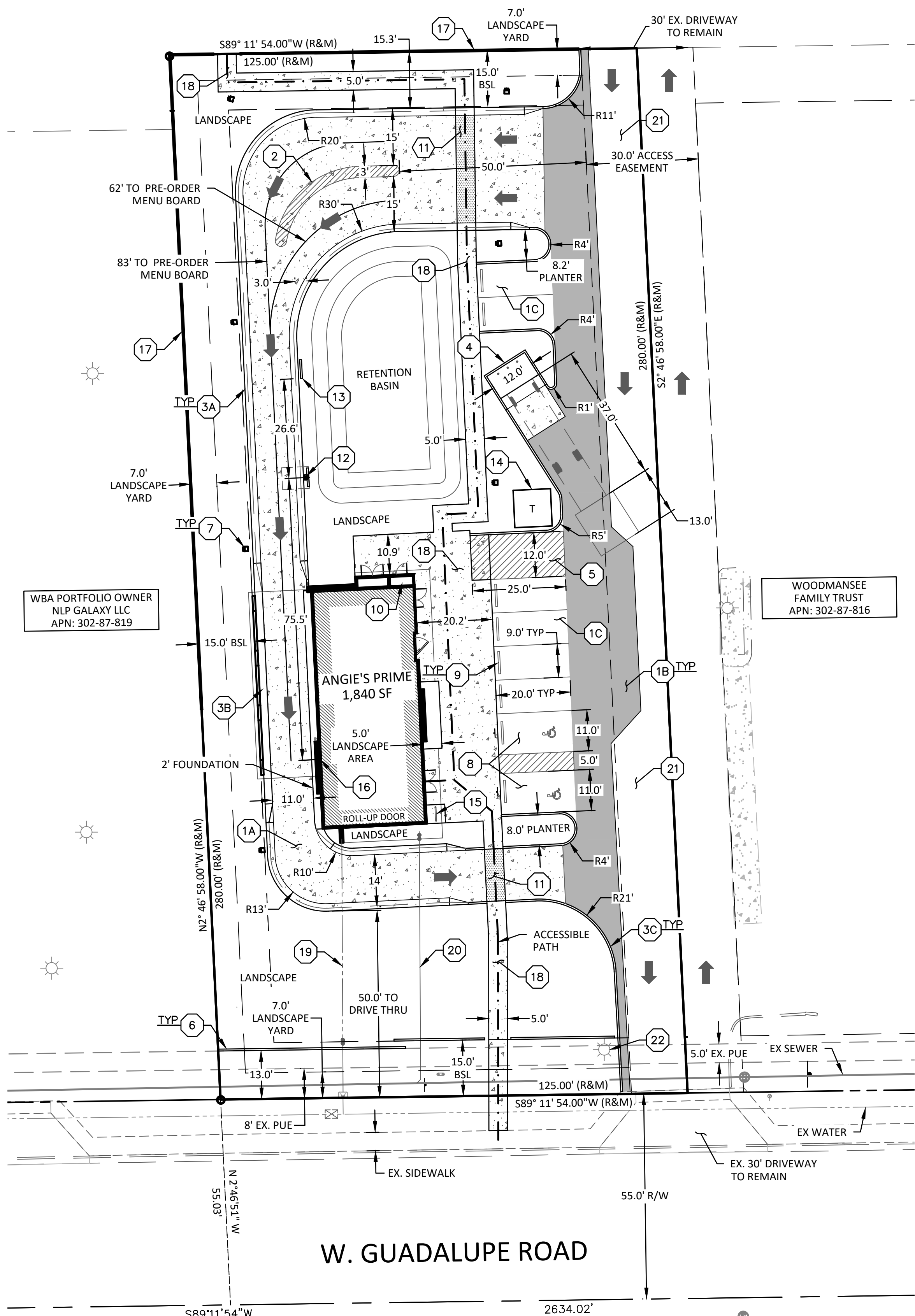
### PROPERTY DATA

PROJECT NAME: ANGIE'S PRIME - STORE 1102  
PROJECT ADDRESS: 1118 W. GUADALUPE ROAD, MESA, AZ 85210  
APN: 302-87-815

PROJECT DESCRIPTION: PROPOSAL FOR A NEW 1792 S.F. DRIVE-THRU RESTAURANT BUILDING AND SITE WORK. BUILDING TYPE WILL BE V-B SPRINKLERED. TOTAL BUILDING AREA IS 1,840 SF. SEATING AREA IS 379 SF WITH THE BALANCE SPLIT BETWEEN KITCHEN AND STORAGE.

### FLOOD PLAIN INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
040048	04013C2730	M	11/04/2015	X



**FINAL**



**McGraw-Edison**

**DESCRIPTION**  
The GLEON™ LED luminaire delivers exceptional performance in a highly visible, low-profile design. Patented, high efficiency AccuLED™ Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, restrooms, building entry and security lighting applications. IP66 rated and ULHUL Listed for wet locations.

**SPECIFICATION FEATURES**

**Construction:** Extruded aluminum driver enclosure inherently resistant to corrosion. Light Squares for optional thermal protection. Heavy duty, die-cast aluminum and epoxy enclosure housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides stability with superior thermal conductivity. Optional ventilation fan and filter. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics:** Patented, high efficiency AccuLED™ Optics™ are precision designed to shape the distribution maximizing efficiency and application spacing. AccuLED™ Optics™ are precision designed to shape the distribution maximizing efficiency and application spacing. AccuLED™ Optics™ are precision designed to shape the distribution maximizing efficiency and application spacing.

**Mounting:** Mounting hardware is precision designed to shape the distribution maximizing efficiency and application spacing. Mounting hardware is precision designed to shape the distribution maximizing efficiency and application spacing.

**Dimensions:** Dimensions are provided for reference. Dimensions are provided for reference. Dimensions are provided for reference.

**Ordering Information:** Ordering information is provided for reference. Ordering information is provided for reference. Ordering information is provided for reference.

**Energy Data:** Energy data is provided for reference. Energy data is provided for reference. Energy data is provided for reference.

**Warranty:** Warranty information is provided for reference. Warranty information is provided for reference. Warranty information is provided for reference.

**GLEON GALLEON LED**

**ORDERING INFORMATION**

Product Name	Light Output	Light Source	Light Type	Voltage	Dimensions	Color	Mounting
GLEON-10	1000lm	LED	Recessed	120V	10" x 10" x 10"	White	Recessed
GLEON-15	1500lm	LED	Recessed	120V	15" x 15" x 15"	White	Recessed
GLEON-20	2000lm	LED	Recessed	120V	20" x 20" x 20"	White	Recessed

**AVAILABLE COLOR TEMPERATURES**

2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K

**ENERGY DATA**

Power Factor: > 0.95  
THD: < 20%  
Efficiency: > 100lm/W

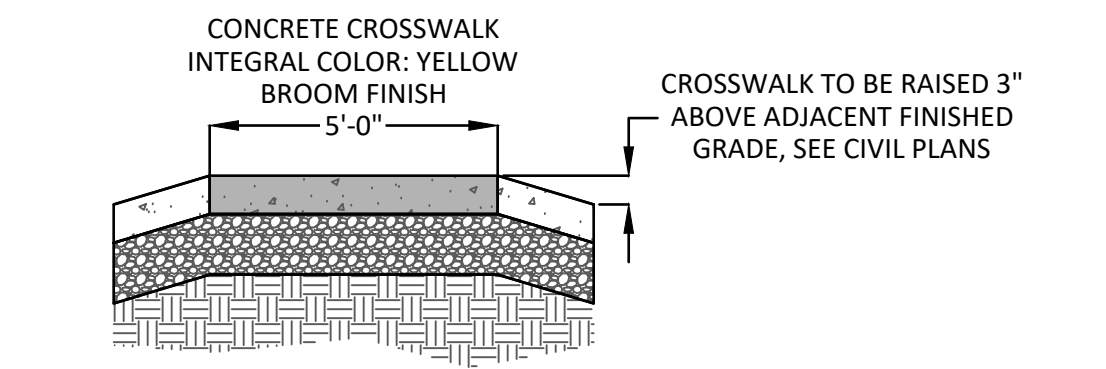


BIKE RACK  
MANUFACTURER: VICTOR STANLEY OR APPROVED EQUAL  
COLOR: BRONZE OR APPROVED EQUAL  
MOUNTING: SURFACE  
QTY: 2

NOTE - INSTALL PER MANUFACTURERS SPECIFICATIONS.

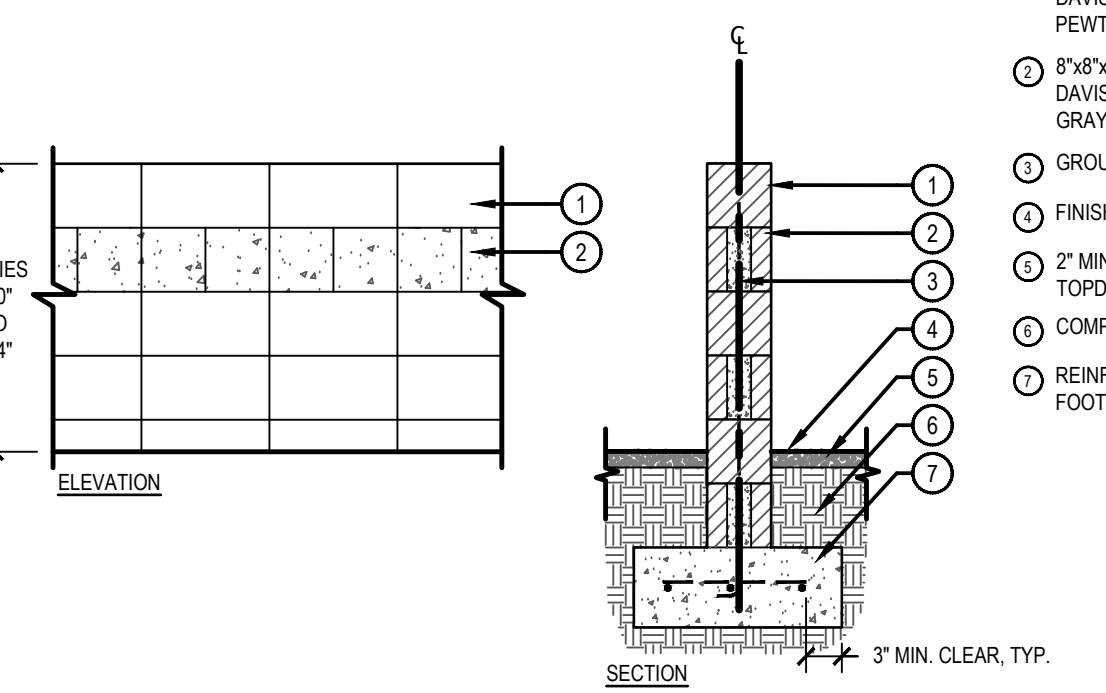
4 BIKE RACK SCALE: NTS

1 TYPICAL PARKING AREA LIGHT FIXTURE - 15' POLE



NOTES:  
1. CROSSWALK MATERIALS, THICKNESS, AND SUBGRADE TO MATCH RIGID CONCRETE PAVEMENT SECTION AS SHOWN IN CIVIL PLANS.

2 CONCRETE CROSSWALK SCALE: NTS



3 PARKING LOT SCREEN WALL SCALE: 3/4" = 1'-0"

**THE HOWARD COMPANY**

**ALL-IN-ONE DRIVE-THRU SOLUTION**

**SPECIFICATIONS**

Optional:  
27" or 18" Doors  
Wings  
LED Tube Light Fixture w/Diffuser  
Order Confirmation Screen  
Canopy

**CONFIGURATIONS**

Left Wing 18"  
Right Wing 18"  
AIX 236 w/OCS 18"/18"  
AIX 234 27"/27"  
AIX 236 18"/18"  
Unit without Canopy: 76.4" x 97.7" x 74.6"

**SELECTED COLOR**

1375 North Barker Road Brookfield, WI 53045 | toll free: 800.782.6222 | direct: 262.782.6000 | fax: 877.782.6515  
info@howardcompany.com | howardcompany.com

5 ORDER STAND/MENU BOARD WITH CANOPY - BLACK SCALE: NTS

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CONSULTING ENGINEERS

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JEFFREY L. WILLIAMS, P.E.

**ANGIE'S PRIME GRILL**  
1118 W. GUADALUPE ROAD  
MESA, AZ 85210

**SITE PLAN DETAILS**

REVISIONS:

DATE	07.26.24
DESIGN	JLW
DRAWN	HRW
CHK'D	JLW
SUB.	

23082SP02.DWG

**SP02**

SHEET NO.  
**2/2**

**FINAL**