

### PROJECT DATA

SCOPE OF WORK: NEW DRIVE-THRU RESTAURANT  
 SITE INFORMATION  
 SOUTHEAST CORNER OF EAST SOUTHERN & CRIMSON ROAD  
 PARCEL# 220-81-743B  
 ZONING: LC  
 LOT CONFIGURATION: REGULAR SHAPED PROPERTY  
 LEGAL DESCRIPTION:  
 AS RECORDED IN BOOK --- OF MAPS, PAGE --, M.C.R. EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
 SITE AREA: 38,775 SQ. FT. OR 0.89 ACRES  
 BUILDING FOOTPRINT: 786 SF  
 NET SITE AREA: 37,989 SQ. FT.  
 LOT COVERAGE OF NET SITE AREA: 786 SF / 37,989 SF = 2.0%

BUILDING SETBACKS REQUIRED	PROPOSED
FRONT (NORTH) - 25'	99'-1"
SIDE (EAST) - 0'	22'-4"
SIDE (WEST) - 0'	73'-1"
REAR (SOUTH) - 0'	130'-0"

BUILDING INFORMATION  
 SIZE: 786 SQ. FT. BUILDING  
 CONSTRUCTION TYPE: TYPE V-B  
 ALLOWABLE AREA CALCULATION PER IBC 506 = 36,000 S.F.

OCCUPANCY LOADS  
 OCCUPANCY - B, LESS THAN 50 (B) RESTAURANT  
 BUSINESS AREA: 454 S.F. NET / 100 = 4.54 OCCUPANTS  
 WALK UP: 78 S.F. NET / 7 = 11.14 OCCUPANTS  
 TOTAL OCCUPANTS = 16 OCCUPANTS

PLUMBING FIXTURE COUNT (PER SECTION 2902.2)  
 BUSINESS AREA: = 5 OCCUPANTS  
 WALK UP (QUICK TRANS. LESS THAN 300 S.F.)(\*) = 0 OCCUPANTS  
 5 OCCUPANTS

(\*) PER EXCEPTION #2, SECTION 2902.3  
 REQUIRED FIXTURES PER TABLE 2902.1 = 1 W/C & 1 LAV & 1 SERVICE SINK (WATER TO BE PROVIDED IN CONCERT W/ RESTAURANT USE)

BUILDING HEIGHT: 20'-4" FEET (INCLUDING PARAPETS)  
 GROSS BUILDING AREA: 786 SF  
 GROSS FLOOR AREA: 578 SF

PARKING REQUIREMENTS  
 BICYCLE PARKING: (1 PER 10 VEHICLE PARKING SPACES)  
 2 BICYCLE SPACES PROVIDED

VEHICLE PARKING: (1 SPACE PER 100 SF)  
 REQUIRED - 786 SF / 100 SF = 7.9  
 NO INSIDE OR OUTSIDE DINING AREAS PROVIDED  
 PROVIDED - 8 SPACES  
 1 OF THE TOTAL PROVIDED ARE ACCESSIBLE

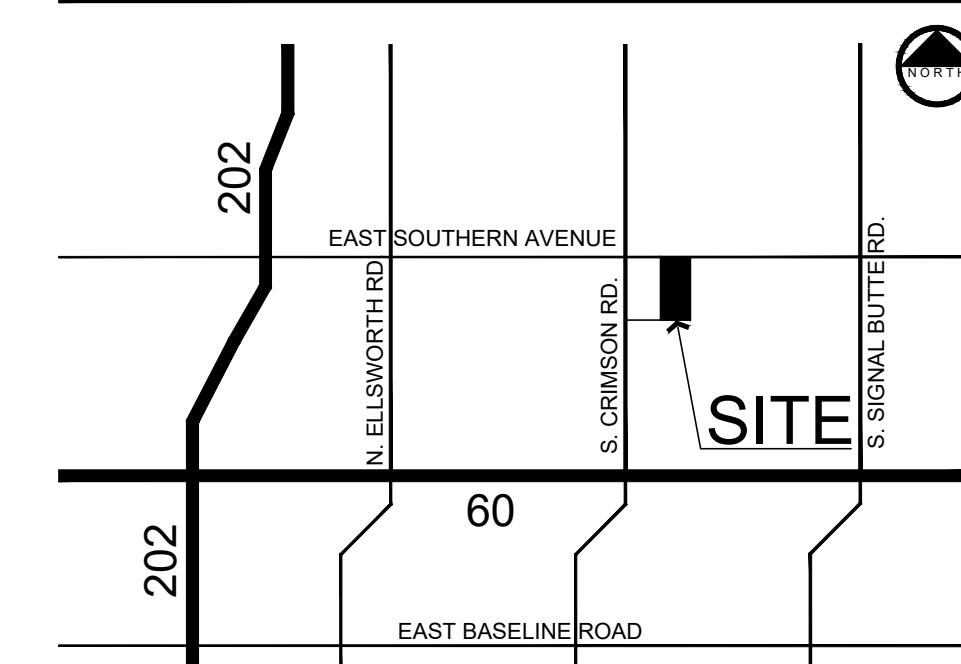
LANDSCAPE CALCULATIONS  
 LANDSCAPE AREA PROVIDED -- SF, -- ACRES  
 LANDSCAPE PERCENTAGE --%

BUILDING CODE  
 2018 IBC  
 2018 IMC  
 2018 IPC  
 2018 IECC  
 2018 IFC  
 2017 NEC  
 2018 IFGC  
 2010 ADA STANDARDS

### KEYNOTES

- EXISTING PAVING TO REMAIN
- EXISTING CURB TO REMAIN
- ORDER MENU BOARD (UNDER SEPARATE PERMIT)
- DRIVE-THRU LANE
- EXPRESS ON LINE PICK UP DRIVE-THRU LANE
- MONUMENT SIGN (UNDER SEPARATE PERMIT)
- LANDSCAPE AREA
- 38" HIGH CMU SCREEN WALL TO MATCH DEVELOPMENT (SEE DETAIL 10/A102)
- TRASH ENCLOSURE PER MESA STANDARDS (SEE DETAIL 1/A102)
- WALK-UP ORDERING AND PICKUP
- DIRECTIONAL SIGNAGE (UNDER SEPARATE PERMIT)
- ADA RAMP
- BICYCLE PARKING (SEE DETAIL 6/A102)
- SES LOCATION
- BOLLARD (SEE DETAIL 11/A102)
- LANE ARROW (SEE DETAIL 12/A102)
- EXISTING PAVING TO REMAIN
- NEW 6" CURB
- NEW ASPHALT PAVING
- LIGHT POLE (SEE ELECTRICAL)
- REMOVE EXISTING CURB
- EXISTING CONCRETE APRON TO REMAIN
- 12"X12" STAMPED CONCRETE PEDESTRIAN CROSS WALK.
- MINIMUM EMERGENCY TURNING RADIUS ACCESS
- PAVED ACCESS TO FUTURE DEVELOPMENT
- SITE VISIBILITY TRIANGLE
- LIGHT FIXTURE (SEE ELECTRICAL)
- TURNING RADIUS OF 41'18"

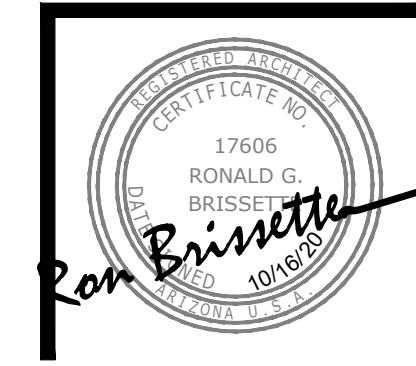
### VICINITY MAP



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**SOUTH CRIMSON ROAD AND EAST SOUTHERN AVENUE MESA, AZ 85208**



DATE: 10/16/20  
 DRAWN: JLK  
 REVISIONS

ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

**A-101**