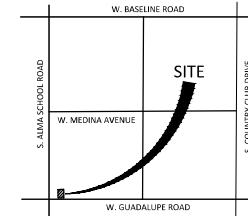


SITE PLAN

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
T15, R5E, S4
(N.T.S.)

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1911 S. ALMA SCHOOL RD., STE 101
MESA, ARIZONA 85202
PHONE: (480) 742-2332
FERRYL WILLIAMS, P.E.



PROJECT NAME: **ANGIE'S PRIME GRILL**
1118 W GUADALUPE ROAD
MESA, AZ 85210

SHEET INDEX

SHEET #	TITLE	PAGE #
SP01	SITE PLAN	1
SP02	SITE PLAN DETAILS	2

REVISIONS:

DATE	BY	DESCRIPTION
07.26.24	ALF	DESIGN
	ALF	DRAWING FILE
	JLW	CHK'D
	JLW	SUB.

Z:\2025\P01.DWG
SP01
SHEET NO.
1/2

KEY NOTES

KEY	DESCRIPTION
(C)	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-29.06
(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 CANDY 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

ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
1921 SOUTH ALMA SCHOOL RD. STE 101
MESA, AZ 85210
PHONE: (480) 229-8243
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) 572-0443
EMAIL: VANESSA@ANGIESFOODCONCEPTS.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-8 SPRINKLERED. TOTAL BUILDING AREA IS 1,840 SF. SKATING AREA IS 378 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

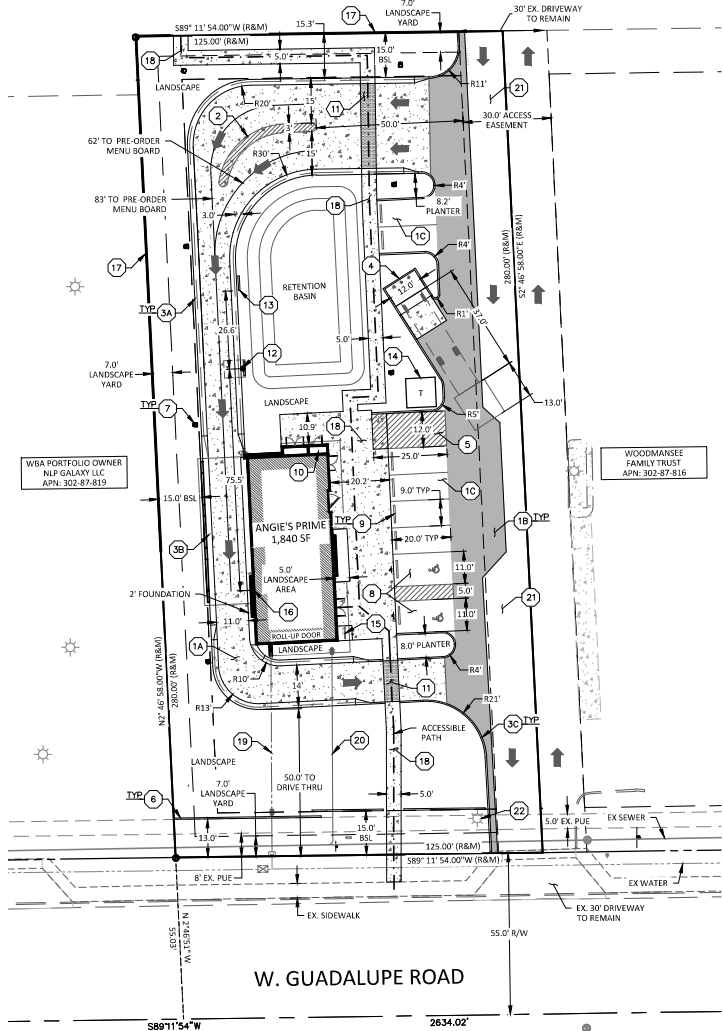
SITE PLAN ZONING MATRIX

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	E	
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 QUEUING PROVIDED	251 FEET	13 CAR (10' AVERAGE LENGTH) OR 10 CAR (25' AVERAGE LENGTH)

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- SETBACK LINE
- FIRE HYDRANT
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ EXISTING LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE

SCALE: 1"=20'
0 20 40
feet

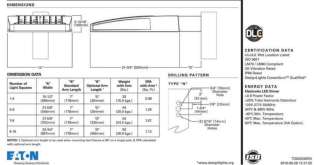


PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

McGraw-Edison

DESCRIPTION
The GLEON™ LED luminaire delivers exceptional performance in a slim, modern form factor. It is designed for use in parking areas, walkways, and other applications where low-glare, uniform lighting is required. The luminaire is available in multiple mounting heights, including 15', 20', and 25'. It is also available in multiple finishes, including black, white, and bronze. The luminaire is designed to be compatible with a variety of mounting poles, including 1.5" and 2" diameter poles. The luminaire is also available in multiple beam spreads, including 30°, 45°, and 60°. The luminaire is designed to be compatible with a variety of control systems, including DALI and 0-10V dimming.

Property	Value
Finish	Black
Mounting Height	15'
Beam Spread	30°
Power	100W
Life Span	50,000 hrs
Efficiency	100 lm/W
Color Temp	3000K
Beam Spread	30°
Power	100W
Life Span	50,000 hrs
Efficiency	100 lm/W
Color Temp	3000K



1 TYPICAL PARKING AREA LIGHT FIXTURE - 15' POLE

McGraw-Edison

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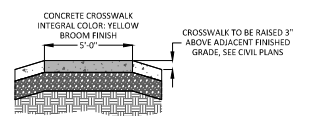
1 TYPICAL PARKING AREA LIGHT FIXTURE - 15' POLE



BIKE RACK
MANUFACTURER: VICTOR STANLEY OR APPROVED EQUAL
MODEL: BRCS-105
COLOR: BRONZE OR APPROVED EQUAL
MOUNTING: SURFACE
QTY: 2

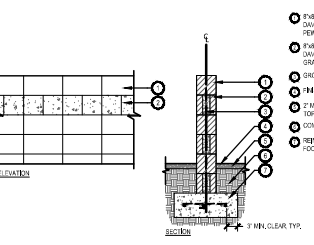
NOTE - INSTALL PER MANUFACTURERS SPECIFICATIONS.

4 BIKE RACK SCALE: NTS



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:
21" or 18" Doors
Wings
LED Tube Light Fixture w/Flusser
Order Confirmation Screen
Canopy

CONFIGURATION

Unit without Canopy:

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

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1321 S. ALAMA BLVD., SUITE 100
MESA, ARIZONA, 85202
PHONE: (602) 24-2323



ANGIE'S PRIME GRILL
118 W. GUADALUPE ROAD
MESA, AZ 85202

PROJECT NAME

SHEET FILE

SITE PLAN DETAILS

REVISIONS:

DATE	07.26.24
DESIGN	JLW
DRAWN	HRW
CHK'D	JLW
SUB.	
230832902.DWG	
SP02	
SHEET NO.	
2/2	