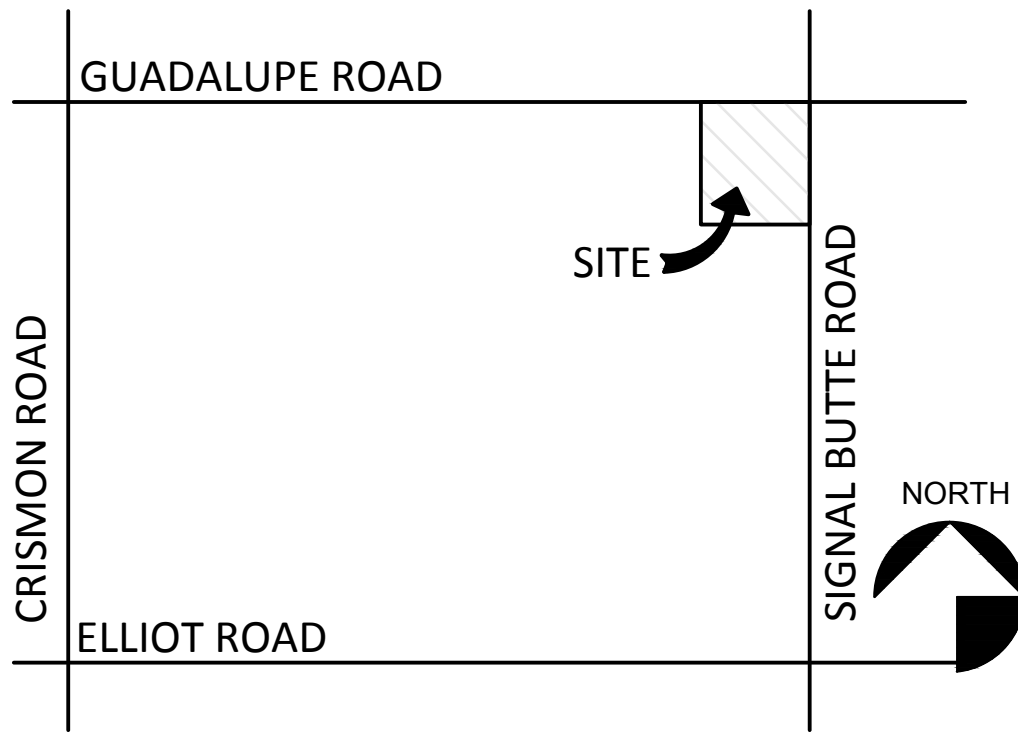


1 ENLARGED SITE PLAN v6

### VICINITY MAP:



### LEGAL DESCRIPTION

LOT 3:  
THAT PORTION OF PARCEL 1, LOT SPLIT OF 2836 S. SIGNAL BUTTE ROAD, RECORDED IN BOOK 1334 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A CITY OF MESA BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH A CITY OF MESA BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 51 MINUTES 02 SECONDS WE\*ST 2,655.91 FEET;  
THENCE NORTH 89 DEGREES 51 MINUTES 02 SECONDS WE\*ST 351.87 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE NORTHERLY EXTENSION OF THE WE\*ST LINE OF SAID PARCEL 1;  
THENCE SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST 403.10 FEET ALONG SAID NORTHERLY EXTENSION AND SAID WE\*ST LINE TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 291.09 FEET TO THE EAST LINE OF SAID PARCEL 1;  
THENCE SOUTH 00 DEGREES 47 MINUTES 42 SECONDS EAST 120.09 FEET ALONG SAID EAST LINE;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WE\*ST 292.35 FEET TO THE WE\*ST LINE OF SAID PARCEL 1;  
THENCE NORTH 00 DEGREES 11 MINUTES 32 SECONDS WE\*ST 120.08 FEET ALONG SAID WE\*ST LINE TO THE POINT OF BEGINNING.

SELF-CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SAKE H. REINDERSMA, AIA  
• PLANS WERE PREPARED BY OR UNDER DIRECT SUPERVISION OF, OR REVIEWED BY THE SELF-CERTIFIED PROFESSIONAL.  
• PLANS ARE COMPLETE.  
• THE PLANS ARE, AS OF THE DATE OF SUBMISSION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PHOENIX BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

### SITE DATA:

BUILDING ADDRESS:	SWC GUADALUPE RD. & SIGNAL BUTTE RD., MESA, AZ 85212
LOT - PARCEL NUMBER:	304-04-988
CURRENT ZONING:	LC
LOT AREA:	0.98 ACRES (42,836 S.F.) GROSS 0.80 ACRES (35,030 S.F.) NET CURRENT LC ZONING - 30' MAX. 22'-4" T.O. PARAPET + T.O. CURB = 22'-10"
MAX. BUILDING HEIGHT:	22'-4" T.O. PARAPET + T.O. CURB = 22'-10"
OCCUPANCY GROUP:	B (RESTAURANT)
CONSTRUCTION TYPE:	V-B (A.F.E.S.)
SETBACK ZONING:	AG
FRONT:	30'
SIDE:	60'
REAR:	60'
BUILDING AREA:	TOTAL (SEE CALCS): ANGELA'S SEAFOOD RESTAURANT: (2,495 GROSS S.F.) 1,526 TOTAL BLDG. S.F.
BUILDING AREA (NET):	RESTAURANT (NO INDOOR SEATING) 1,526 S.F. PRODUCTION / SERVING AREA 485 S.F. WALK-IN COOLERS 375 S.F. RESTROOM 63 S.F. STORAGE 378 S.F. ELECTRICAL ROOM 80 S.F. MISCELLANEOUS WALLS & CHASES 145 S.F. CANOPIES 969 S.F.
PARKING REQUIRED:	TOTAL (SEE CALCS): ANGELA'S SEAFOOD RESTAURANT: SPACES REQ. = 16 RESTAURANT NO INDOOR SEATING (1/100 S.F.) NO INDOOR DINING AREA AVAILABLE ON THIS FACILITY) (1,526 S.F./100 S.F. = 15.26 OR 16)
PARKING PROVIDED:	16 SPACES (INCLUDES 1 ACCESSIBLE SPACES) ANGELA'S SEAFOOD RESTAURANT: RESTAURANT NO INDOOR SEATING BICYCLE SPACES REQ. = 2 (1/10,000 S.F. OR 2 MIN.) 2
BICYCLE PARKING PROVIDED:	2 SPACES

MAIN REFERENCE CODES:	2016 INTERNATIONAL BUILDING CODE
SUPPLEMENTAL CODES:	2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2017 NATIONAL ELECTRICAL CODE 2009 AMERICANS WITH DISABILITIES ACT ICC A117.1 2019 NFPA 13 2019 NFPA 72

LOT COVERAGE:	
MAXIMUM PROPOSED:	15%
PROPOSED:	1,526 S.F. / 35,030 S.F. = 0.044 (4.4%)
TOTAL LOT SIZE:	35,030 S.F.
LANDSCAPE COVERAGE:	11,029 S.F. / 35,030 S.F. = 0.315 X 100 = 31.5%

PARKING LOT AREA:	18,743 S.F.
PARKING LOT LANDSCAPE REQUIRED:	20% OF PARKING LOT = 3,749 S.F.
PARKING LOT LANDSCAPE PROVIDED:	11,029 S.F.
LANDSCAPE IN R.O.W. (OFF SITE):	N/A
HARDSCAPE AREA:	2,472 S.F.

### SCOPE OF WORK

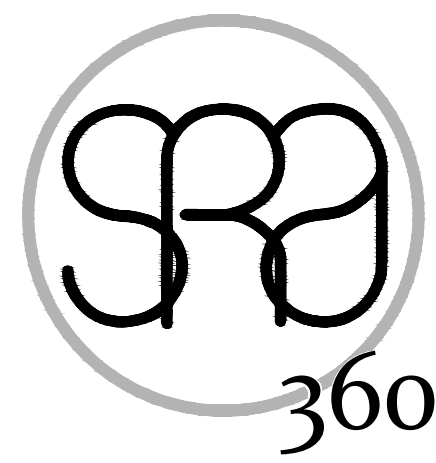
PROPOSED PROJECT IS ± 1,526 SQ. FT. GROUND-UP BUILDING PROJECT COMPRISED ON A RETAIL PAD.

THE PROPOSED PROJECT INCLUDES A NEW RESTAURANT AND DRIVE-THRU FACILITY. BUSINESS OF THIS FACILITY IS CARRY-OUT SERVICE. THERE WILL BE NO INTERIOR & EXTERIOR EATING/DRINKING FACILITY AVAILABLE IN THIS RESTAURANT. THE BUILDING SHALL BE A ONE STORY RESTAURANT OF APPROXIMATE 1,294 S.F. INTERIOR SPACE AND OUTDOOR CANOPY AREA SHALL HAVE APPROXIMATELY 2,465 S.F. IT WILL HAVE COVERED PATIO AT DRIVE-THRU PICK-UP LOCATION. THIS FACILITY SHALL HAVE AUTOMATIC SPRINKLER SYSTEM. ADDITIONALLY, THIS FACILITY SHALL COMPLY WITH ALL CITY'S ZONING AS WELL AS LIFE SAFETY REGULATIONS.

THE SITE IS LOCATED AT SWC OF GUADALUPE ROAD AND SIGNAL BUTTE ROAD, MESA, ARIZONA 85212. THE USE OF THE BUILDING IS FOR A RESTAURANT. THE PROJECT WILL REUSE THE EXISTING ENTRANCE DRIVEWAY. PRIOR TO OBTAINING A BUILDING PERMIT AND ANY DEMOLITION WORK, THE G.C. IS TO HAVE AN ASSESSMENT OF THE WORK AREA.

CASE NUMBER: ZON18-00929  
STIPULATIONS: 180 DAYS TO APPLY AND PAY FOR BUILDING PERMITS.

CROSS ACCESS AGREEMENT NUMBER: 2017-0680350, 2020-0184134, 2019-0953451, 2020-0078756



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project

date:	10/18/21
issued for:	PERMIT SUBMITTAL
revision no.:	date:
1	
2	
3	
4	
job no.:	21-055

sheet title:

ENLARGED SITE PLAN - V6

sheet no.:

AS.2