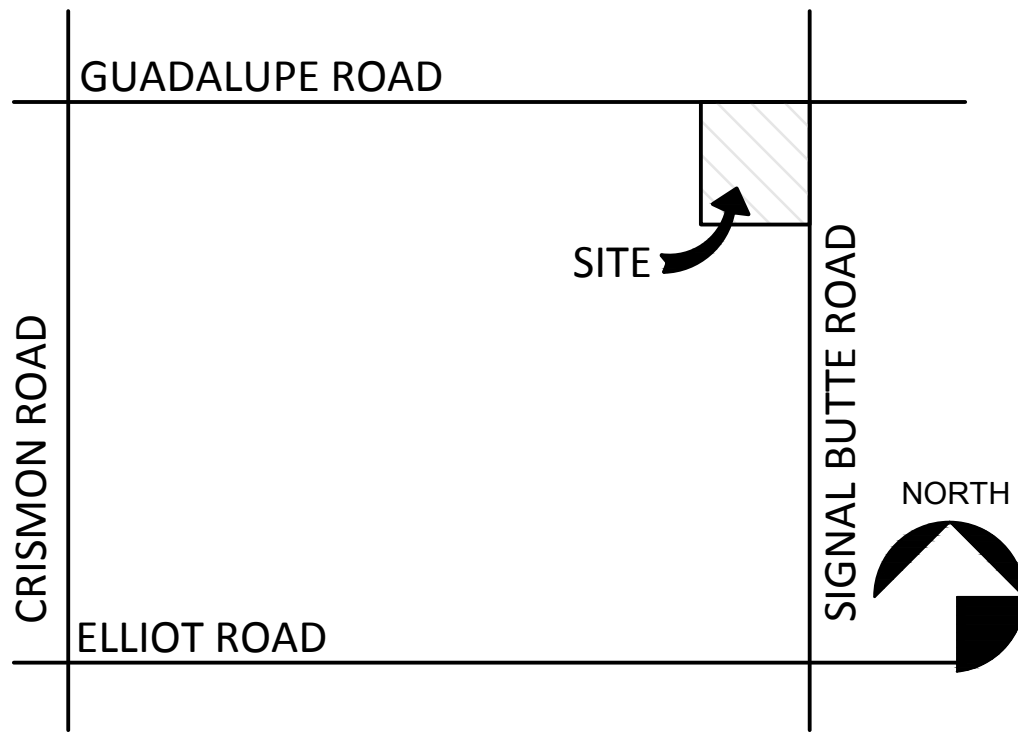


1 ENLARGED SITE PLAN

### VICINITY MAP:



SIGNAL BUTTE ROAD

ASPHALT SAND 808.11' S 00°47'42" E

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
MAX. BUILDING HEIGHT:	CURRENT I.C. ZONING - 30' 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):
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):
ANGIE'S LOBSTER 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)
ANGIE'S LOBSTER 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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date:

12/13/21

issued for:

CITIZEN  
PARTICIPATION  
NOTIFICATION

revision no.:

date:

1	
2	
3	
4	

job no.:

21-055

sheet title:

ENLARGED SITE PLAN

sheet no.:

AS.2