

UNIVERSITY DRIVE

LOOP
202

SRP STRUCTURE
SETUP AREA

7" DIAMETER ELECTRIC
TRANSMISSION TOWER

ZONING : RM-4

INTEGRATED COVERED
DRIVE-THRU CANOPY

PAD 3
2,647 S.F.

LOT 1

LS/RET

SOLID WASTE
TRUCK PATH

ELEC. TRANS. ESMT.

1 SITE PLAN
SCALE: 1" = 20'-0"



0' 30' 60' 90'
SCALE: 1" = 30'-0"



WENDY'S MESA

SWC Ellsworth Rd & University Dr
Mesa, Arizona 85207

03.11.2022
PROJECT: 21047



UPWARD
ARCHITECTS

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PROJECT DATA

PROJECT LOCATION:	S.W.C. ELLSWORTH RD & UNIVERSITY DR
PROJECT ADDRESS:	250 N ELLSWORTH RD. MESA, AZ 85207
PROJECT NAME:	WENDY'S MESA
PROJECT DESCRIPTION:	NEW 2,647 S.F. WENDY'S RESTAURANT BUILDING INCLUDING NEW PARKING, DRIVE THRU, AND TRASH ENCLOSURE. NEW DRIVE ISLANDS.
PARCEL:	218-40-378A (PENDING)
LEGAL DESCRIPTION:	-
LOT AREA:	92,078 S.F. (±2.11 AC)
LOT COVERAGE:	2,551 S.F./92,067 S.F. = 2.77%
EXISTING ZONING:	RM-4
BUILDING CONSTRUCTION:	V-B
MAX. BUILDING HEIGHT ALLOW:	30 FEET
PROPOSED BUILDING HEIGHT:	±18'-4 1/2" FEET / 1 STORY
PROPOSED BUILDING AREA:	2,551 S.F.
PARKING REQUIRED:	1/100 @ 2,551/100 = 26 P.S.
RESTAURANT FREESTANDING:	= 27 P.S.
TOTAL:	
PARKING PROVIDED:	38 PARKING SPACES (INCLUDING 2 ACCESSIBLE P.S.)
	STANDARD PARKING SIZE 9'X18' ACCESSIBLE SPACE 11'X18'

KEYNOTES

1. PROPOSED BUILDING
2. PROPOSED SIDEWALK
3. PROPERTY LINE
4. LANDSCAPE AREA
5. ACCESSIBLE PARKING - STALL DIMENSION 11'-0" x 18'-0"
6. ACCESSIBLE RAMP
7. NEW ASPHALT PAVING OVER A.B.C. OVER COMPACTED FILL
8. STRIPE PAINT - 4" YELLOW
9. 6" VERTICAL CURB AROUND ALL DRIVEWAY / PARKING AREAS
10. PARKING - STALL DIMENSION 9'-0" x 18'-0"
11. TRASH ENCLOSURE PER CITY OF MESA STANDARD DETAILS
12. ORDER STATION CANOPY
13. PRE-SELL BOARD
14. ACCESSIBLE ROUTE WITH 5' MIN CLEAR SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50
15. PROPOSED SCREEN WALLS
16. BIKE RACK
17. INTEGRATED COVERED DRIVE-THRU CANOPY
18. MONUMENT SIGN.

GENERAL NOTES

- A. ALL EXISTING BROKEN OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.
- B. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- C. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- D. REFER TO SHEET AS2.1-AS3.2 FOR SITE DETAILS.
- E. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACES UNDERGROUND UNLESS NOTED OTHERWISE.
- F. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTORS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS OR AS REQUIRED BY LOCAL MUNICIPALITY.
- G. REPLACE ANY EXISTING, BROKEN OR OUT-OF-GRADE CURB AND SIDEWALK ON THIS PROJECT AS WELL AS ANY CURB OR SIDEWALK OR PAVING DAMAGED DURING CONSTRUCTION.
- H. COORDINATE ALL SITE LIGHTING WITH PHOTOMETRIC PLAN AND ELECTRICAL PLANS. ALL LIGHTING SHALL CONFORM TO ARIZONA DARK SKY ORDINANCE.
- I. ALL BUILDING AND MONUMENT SIGNAGE UNDER SEPARATE PERMIT - ARCHITECTURAL BASES ARE SHOWN IN THIS PROJECT SET FOR CONTRACTIBILITY.
- J. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID/PRICING THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
- K. ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX. CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.
- L. UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMP, AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.
- M. CURB AND DUSTPROOF ALL DRIVES AND PARKING PER SECTION 702 OF THE ZONING ORDINANCE.

VECNITY MAP:

