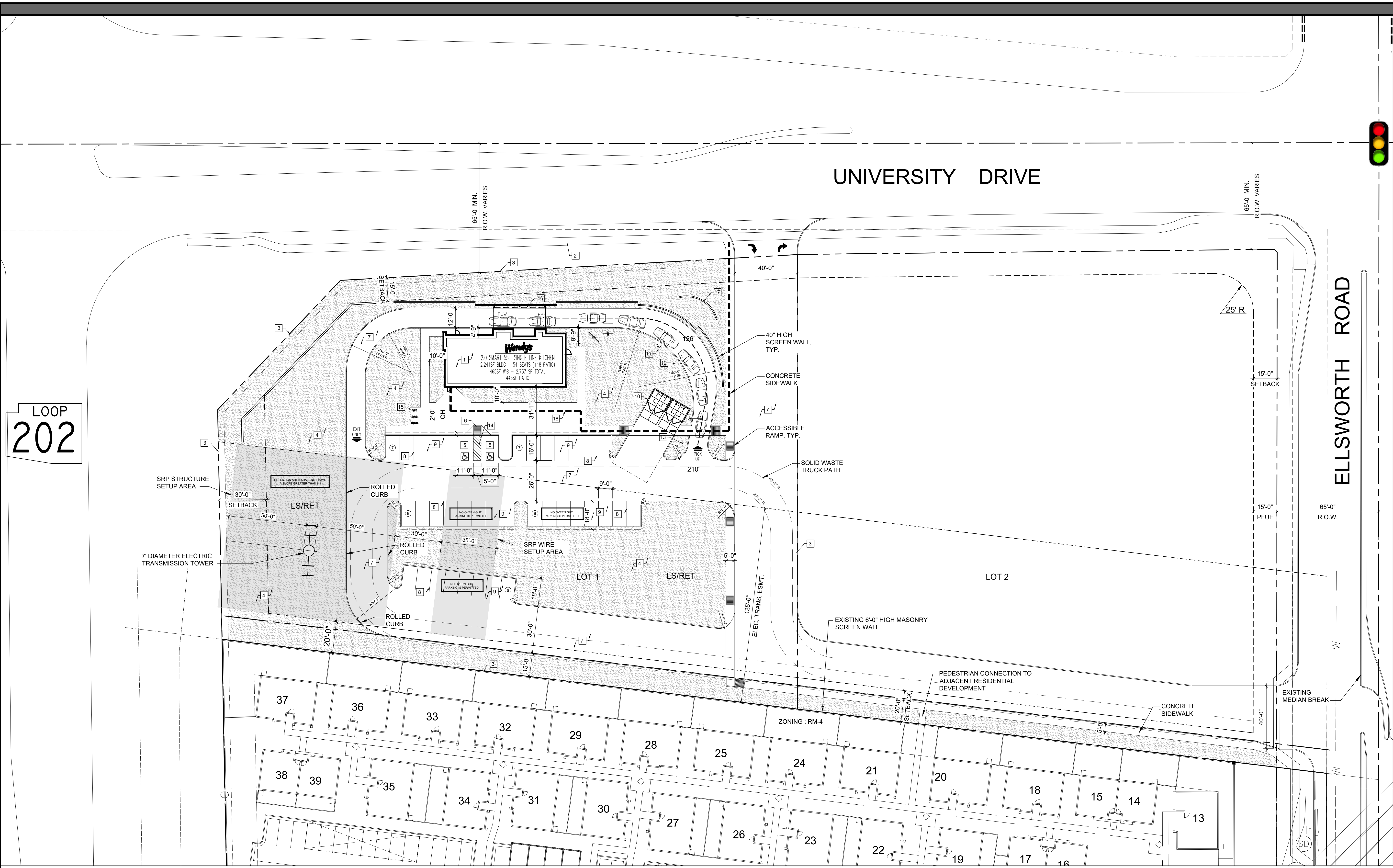




SITE PLAN CODED NOTES:

- PROPOSED BUILDING
- EXISTING SIDEWALK TO REMAIN
- PROPERTY LINE
- LANDSCAPE
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP
- NEW ASPHALT PAVING OVER A.B.C. OVER COMPACTED FILL
- STRIPES PAINT - 4" YELLOW
- PARKING
- TRASH ENCLOSURE PER CITY OF MESA STANDARD DETAILS
- ORDER STATION CANOPY
- PRE-SELL BOARD
- HEIGHT RESTRICTION BAR
- ACCESSIBLE ROUTE WITH 5' MIN CLEAR SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50
- BIKE RACK
- OVERHEAD CANOPY
- MONUMENT SIGN
- ACCESSIBLE ROUTE

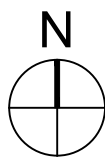
SITE DATA

APN	: 218-40-378A
ADDRESS	: 250 N ELLSWORTH RD MESA, ARIZONA. 85207
SITE AREA	: 187,247 S.F. = 4.30 ACRES : LOT 1 = 92,067 SF = 2.11 AC : LOT 2 = 95,176 SF = 2.18 AC
EXISTING ZONING	: RM-4
BUILDING AREA	: BUILDING 2,153 S.F. : I.C.S. 398 S.F. : TOTAL 2,551 S.F.
LOT COVERAGE	: 2,551 S.F. / 92,067 S.F. = 2.77 %
BUILDING HEIGHT	: 24'-0" (1 STORY) : 40'-0" ALLOWABLE
BUILDING OCCUPANCY	: A-2
BUILDING CONSTRUCTION	: V-B
TOTAL PARKING REQUIRED	: RESTAURANT FREESTANDING: 1 PER / 100 S.F. : RESTAURANT 2,551 SF / 100 = 26 SPACES : TOTAL = 26 SPACES
PARKING PROVIDED	: STANDARD = 36 SPACES : ACCESSIBLE = 2 SPACES : TOTAL = 38 SPACES
BICYCLE PARKING REQUIRED	: 1 SPACE PER 25 PARKING STALLS
BICYCLE PARKING PROVIDED	: 3 LOOP = 6 SPACES

GENERAL NOTES

- REFER TO CIVIL AND LANDSCAPE FOR ADDITIONAL INFORMATION.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- REFER TO SHEET AS2.1 AND AS3.1 FOR SITE DETAILS.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND UNLESS NOTED OTHERWISE.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, TRANSFORMERS, BACKFLOW PREVENTOR AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS OR AS REQUIRED BY LOCAL MUNICIPALITY.
- 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.
- COORDINATE ALL SITE LIGHTING WITH PHOTOMETRIC PLAN AND ELECTRICAL PLANS. ALL LIGHTING SHALL CONFORM TO ARIZONA DARK SKY ORDINANCE.
- ALL BUILDING AND MONUMENT SIGNAGE UNDER SEPARATE PERMIT - ARCHITECTURAL BASES ARE SHOWN IN THIS PROJECT SET FOR CONTRACTIBILITY.
- 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.
- ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX. CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.

CONCEPTUAL SITE PLAN
SCALE: 1" = 30'-0"

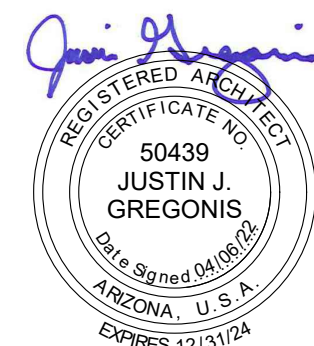


WENDY'S SITE NUMBER: 13,480

WENDY'S MESA

250 N Ellsworth Rd
Mesa, Arizona 85207

04.06.2022
PROJECT: 21047



UPWARD

ARCHITECTS

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