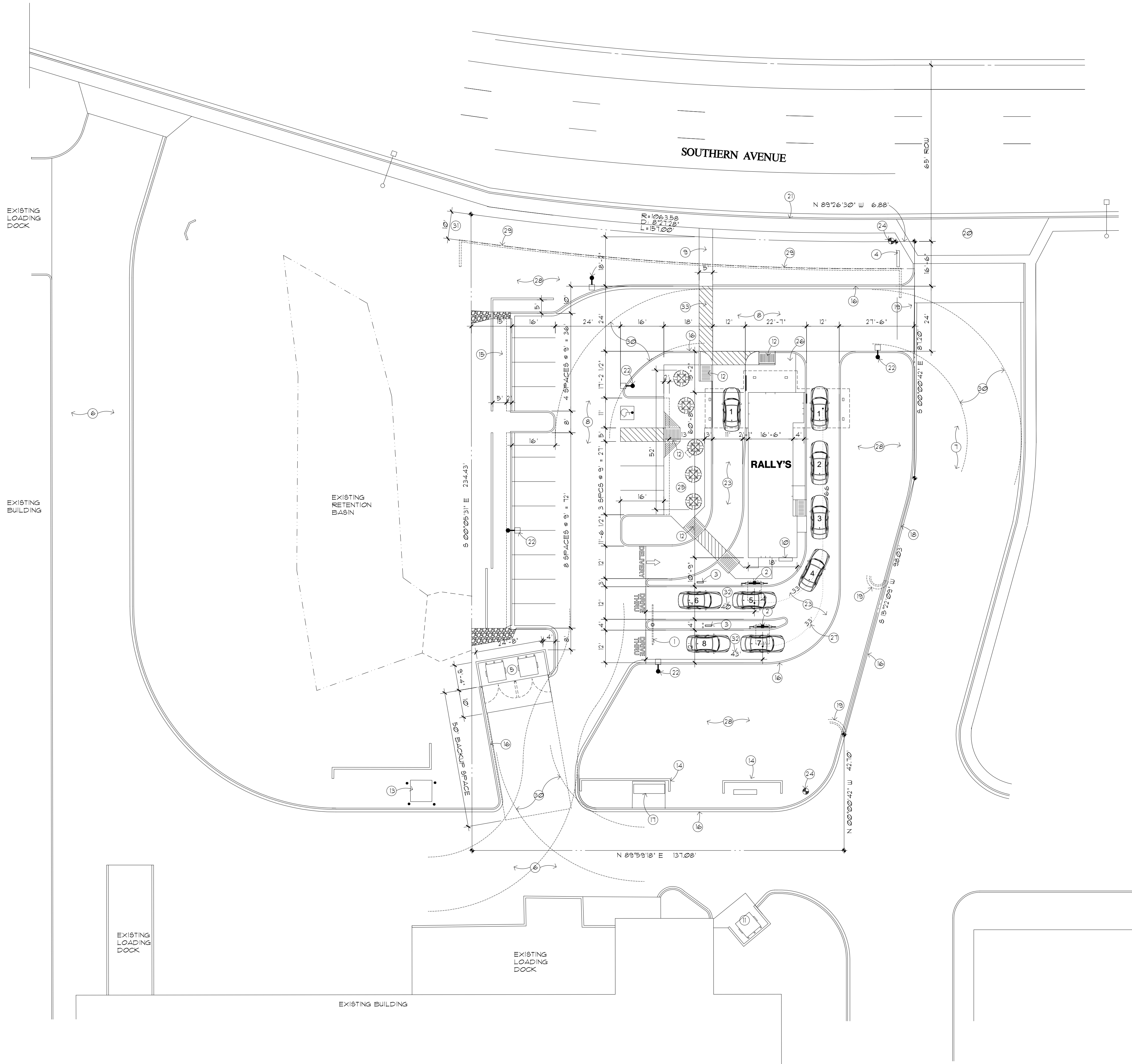
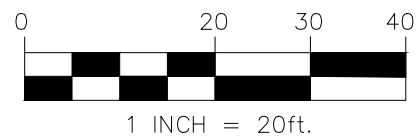


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SITE PLAN



SCALE: 1" = 20'-0"

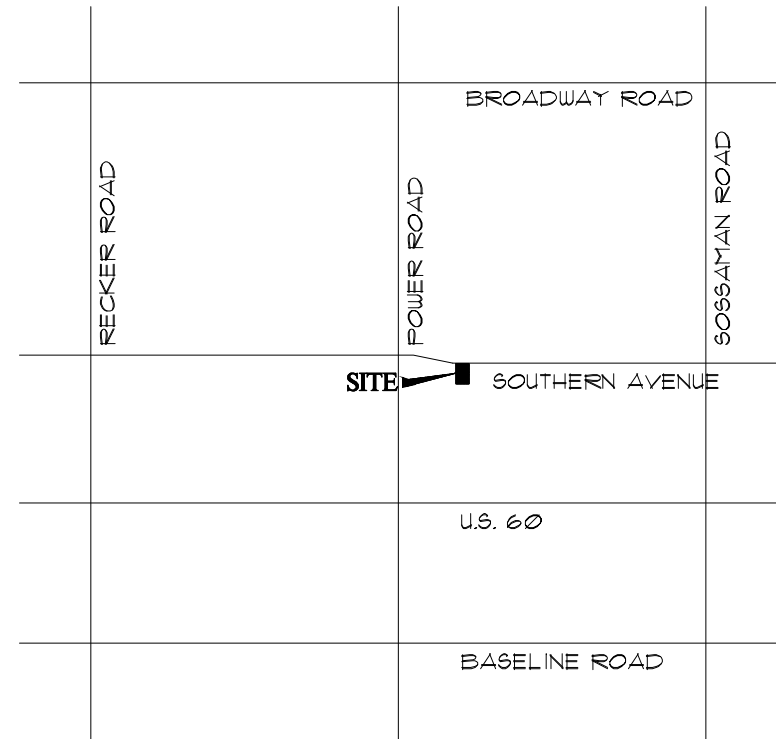
## PROJECT DATA

PROJECT ADDRESS:	6941 E. SOUTHERN AVE MESA, ARIZONA 85203
OWNER:	WINCO FOODS, LLC P.O. BOX 5156 BOISE, IDAHO 83705
APPLICANT:	GREG HITCHENS 3126 N. LOS ALAMOS MESA, ARIZONA 85213 (602) 615-0204 PHONE
SITE AREA:	34,711 SQ. FT. 0.798 ACRES
ZONING:	LC
BUILDING AREA:	1,073 SQ. FT.
OPEN AREA:	13,932 SQ. FT.
LOT COVERAGE:	1-(13,932/34,711) = 60%
BUILDING HEIGHT:	20'-0"
NUMBER OF STORIES:	1
REQUIRED PARKING:	RESTAURANT 1073 / 100 = 11 SPACES OUTDOOR DINING 603 / 200 = 4 SPACES 15 SPACES
PROVIDED PARKING:	15 SPACES
BIKE PARKING REQUIRED:	1 SPACE PER 10 VEHICLES = 2 SPACES
BIKE PARKING PROVIDED:	2 SPACES
PARCEL NUMBER:	218-58-983
PROJECT DESCRIPTION:	CONSTRUCT NEW RESTAURANT WITH DRIVE THROUGH AND SITE IMPROVEMENTS

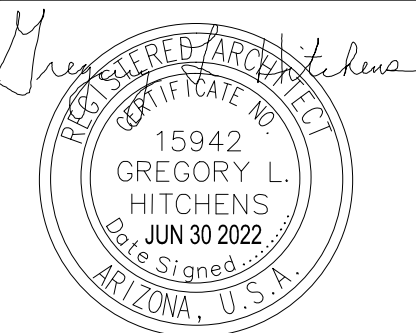
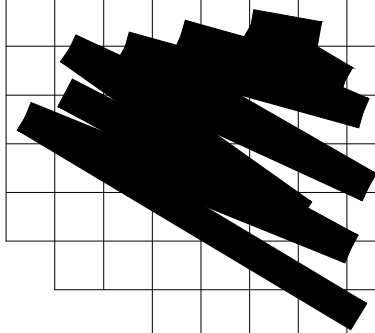
## KEY NOTES

- |   |  |
|---|--|
| 1 DOUBLE LANE CLEARANCE BAR   | 20 SOLID WASTE VEHICLE CLEAR PATH.<br>INSIDE RADIUS OF 35' AND OUTSIDE<br>RADIUS OF 55'            |
| 2 ALL-IN-ONE EXTERIOR MENU BOARD  | 21 EXISTING 10' PIPE   |
| 3 DRIVE THRU PRE-MENU BOARD   | 22 STACKING DISTANCE FROM ORDER<br>PLACING BREAKER TO DRIVE THRU<br>ENTRANCE                       |
| 4 MONUMENT SIGN   | 23 PAVEMENT MARKING STRIPING AS<br>SHOWN AT PEDESTRIAN WALKWAYS IN<br>ASPHALT PAVED AREAS TYPICAL. |
| 5 DOUBLE TRASH BIN TO COMPLY W/ COM<br>STD. DTL'S. M-62.01 THRU M-62.04.2       |  |
| 6 EXISTING PAVEMENT   |  |
| 7 EXISTING PAVED DRIVE AISLE  |  |
| 8 NEW PAVED PARKING AREA  |  |
| 9 NEW STAINED CONCRETE SIDEWALK   |  |
| 10 S.E.S.   |  |
| 11 EXISTING DUMPSTER  |  |
| 12 ACCESSIBLE RAMP  |  |
| 13 EXISTING ELECTRICAL TRANSFORMER  |  |
| 14 EXISTING SCREEN WALL TO REMAIN   |  |
| 15 NEW 3'-0" HIGH CMU SCREEN WALL   |  |
| 16 NEW CONCRETE CURB  |  |
| 17 EXISTING ELECT. EQUIPMENT TO REMAIN  |  |
| 18 EXISTING CURB TO REMAIN  |  |
| 19 EXISTING CURB TO BE REMOVED  |  |
| 20 EXISTING DRIVEWAY  |  |
| 21 EXISTING CURB, GUTTER AND SIDEWALK   |  |
| 22 PARKING LOT LIGHT  |  |
| 23 CONCRETE DRIVE THROUGH LANE  |  |
| 24 EXISTING FIRE HYDRANT  |  |
| 25 OUTDOOR DINING PATIO   |  |
| 26 BICYCLE PARKING  |  |
| 27 136' QUEUE DISTANCE DEPICTED BY<br>DOTTED LINES FOR BOTH DRIVE THRU<br>LANES |  |
| 28 LANDSCAPE AREA   |  |
| 29 EXISTING WALL TO BE REMOVED  |  |

## VICINITY MAP



HITCHENS ASSOCIATES  
ARCHITECTS



## REVISIONS

10-6-22 city revisions



6941 E. SOUTHERN AVE  
MESA, ARIZONA

PROJECT NO: 22209  
DRAWN BY: GLH  
DATE: 6-30-2022

SITE PLAN  
A0.0