



PROJECT DATA

DESCRIPTION:	SCOPE OF WORK INCLUDES INTEGRATION OF SOME EXISTING SITE WORK FOR THE CONSTRUCTION OF A NEW 3,911 S.F. RESTAURANT WITH DRIVE-THRU.
PROJECT:	MCDONALD'S LOCATION CODE: 002-0756 NW CORNER ELLIOT ROAD AND ESTRELLA PARKWAY GOODYEAR, ARIZONA
APPLICANT:	MCDONALD'S CORPORATION 17550 N. PERIMETER DRIVE, SUITE 400 SCOTTSDALE, ARIZONA CONTACT: REGGIE ANDERSON (602) 284-1475
APN:	400-03-982
ZONING:	PAD
OCCUPANCY:	A-2
CONSTRUCTION TYPE:	VB FULLY SPRINKLERED
SITE AREA:	32,125 SQ. FT. (0.74 ACRES)
BUILDING AREA:	GROSS: 3,911 S.F. NET: 3,543 S.F.
PUBLIC DINING AREA:	1,141 S.F.
BUILDING HEIGHT:	ACTUAL: 25' ALLOWED: 30'
LOT COVERAGE:	3,911 SQ. FT. / 32,125 SQ. FT. = 12.2%
PARKING REQUIRED:	EXISTING DINING AREA = 1,141 / 50 = 23 SPACES
PARKING PROVIDED:	34 SPACES (INCL. 2 ACCESSIBLE)
BIKE SPACES REQUIRED:	LESS THAN 40 PARKING SPACES REQUIRED = 4 BIKE SPACES
BIKE SPACES PROVIDED:	BIKE RACK ACCOMMODATING 4 BIKES.
BUILDING CODES:	2006 INTERNATIONAL BUILDING CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2005 NATIONAL ELECTRICAL CODE NFPA TO 2004 ICG/ANSI A117 1994 UNIVERSAL PLUMBING CLODE WITH AZ STATE AMENDMENTS

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1. PROPERTY LINE
 2. BIKE RACK
 3. UNDERGROUND GREASE INTERCEPTOR
 4. 2'-0" PARKING OVERHANG
 5. 6'-0" HIGH TRASH ENCLOSURE
 6. MENU BOARD & P.O.S. EQUIPMENT
 7. 0/1" CLEARANCE GATEWAY
 8. DRIVE THRU CANOPY OVERHANG
 9. CONCRETE SIDEWALK - SEE SHEET SNI FOR SIDEWALK PLAN
 10. SERVICE ENTRANCE SECTION
 11. FIRE RISER ROOM - 5'X5' CLEAR. INSTALL SIGNAGE PER CITY OF GOODYEAR
 12. WHITE CONCRETE DRIVE THRU LANE
 13. 4" W. DIAGONAL STRIPING @ 4'-0" o.c. (PAINT WHITE)
 14. PAINTED DIRECTIONAL STRIPING PER MCD'S STANDARD STENCIL
 15. ACCESSIBLE RAMP
 16. CURB AND/OR GUTTER
 17. EXISTING CURB/GUTTER TO REMAIN
 18. ACCESSIBLE PARKING SIGNS PER CITY OF GOODYEAR
 19. GRILL ORDER WAITING FULL OUT - 4" W. DIA. STRIPE @ 4'-0" o.c. (PAINT WHITE)
 20. ACCESSIBLE PATH OF TRAVEL
 21. APS TRANSFORMER - VERIFY FINAL LOCATION W/ UTILITY COMPANY
 22. 35'X55' WASTE TRUCK TURNING RADIUS
 23. NEW SIDEWALK PER CITY OF GOODYEAR STANDARDS
 24. LANDING - 4" W. DIAGONAL STRIPING @ 4'-0" o.c. (PAINT WHITE)
 25. COLORED ASPHALT - COLOR AND STAMPED PATTERN TO MATCH EXISTING
 26. GAS METER LOCATION - VERIFY ROUTE TO STREET MAIN WITH UTILITY COMPANY
 27. TRAFFIC STOP SIGN, PURCHASED AND INSTALLED BY GENERAL CONTRACTOR
 28. FIRE LANE ACCESS-CURBS MUST BE PAINTED & SIGNAGE INSTALLED PER CITY OF GOODYEAR STANDARD
 29. ADA COMPLIANT TRUNCATED DOME 4X8 BRICK PAVERS; COLOR RED
 30. EXISTING CATCH BASIN TO UNDERGROUND RETENTION
 31. LANDSCAPE AREA PER APPROVED PALETTE.

LEGAL DESCRIPTION

Lot 2, Mountain Ranch Marketplace at Estrella, According to Book 1024 of Maps, page 21, records of Maricopa County, Arizona located in a portion of the northwest quarter of Section 11, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows; BEGINNING at the Northwest corner of said Lot 2;

THENCE North 74 degrees 36 minutes 34 seconds East 37.00 feet;

THENCE South 15 degrees 16 minutes 38 seconds East 24.86 feet;

THENCE North 74 degrees 36 minutes 34 seconds East 106.03 feet;

THENCE South 15 degrees 23 minutes 26 seconds East 216 feet;

THENCE South 74 degrees 36 minutes 34 seconds West 18.00 feet;

THENCE South 15 degrees 23 minutes 26 seconds East 18.84 feet to the beginning of a non-tangent curve with a cord bearing of South 88 degrees 34 minutes 17 seconds East, having a radius of 700.00 feet;

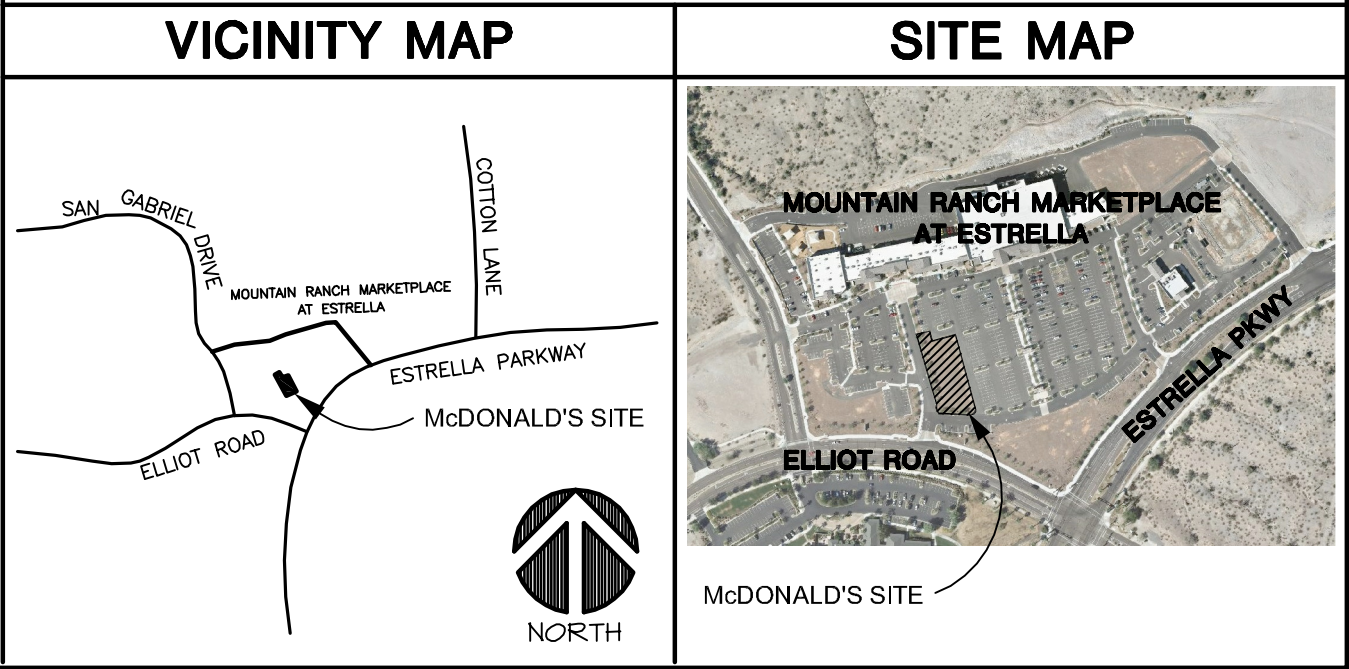
THENCE Westerly along the arc of said curve through a central angle of 10 degrees 29 minutes 46 seconds, an arc distance of 128.23 feet to the beginning of a non-tangent curve to the right with a cord bearing of South 43 degrees 53 minutes 05 seconds East, having a radius of 10.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 78 degrees 52 minutes 37 seconds, an arc distance of 13.77 feet to the beginning of a non-tangent curve to the left with a cord bearing of North 04 degrees 55 minutes 07 seconds West, having a radius of 200.00 feet;

THENCE Northerly along the arc of said curve through a central angle of 10 degrees 56 minutes 34 seconds, and arc distance of 38.20 feet;

THENCE North 15 degrees 23 minutes 26 seconds West 173.51 feet to the POINT OF BEGINNING.

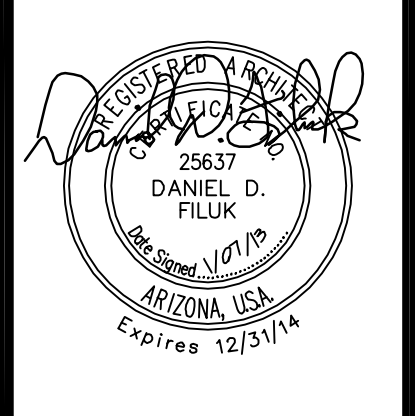
REFERENCE NUMBERS



REVISIONS		BY		BUILDING	
NO	DATE	ITEMS		CHECKED	DATE

KDF
ARCHITECTURAL
GROUP, L L C

300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
P: 602.234.1858
F: 602.234.1133
KDF PROJECT NO. 10033



NW CORNER ELLIOT RD. & ESTRELLA PKWY. GOODYEAR, ARIZONA

L/C: 002-0756

McDonald's

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4587 +5' +5'

SP1

SITE PLAN

1/7/13 H:\020215\SITE\SP1

1
SP1
SITE PLAN
1" = 20'-0"