

ADDRESS: W OF NWC ESTRELLA BLVD. AND ELLIOT RD.
GOODYEAR, AZ
MOUNTAIN RANCH MARKETPLACE AT ESTRELLA
(NO ADDRESS ASSIGNED YET)

S-T-R INFO: A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST

ZONING: PAD COMMERCIAL (EXISTING)

LEASE SITE AREA: 24,638 SF (0.57 ACRES)

BUILDING AREA: 2,495 SF BUILDING CONDITIONED SPACE

BLDG. CVRGE.: 9.8 %

CONTR. TYPE: V-B (WITH AFES)

SPRINKLERS: YES- SPRINKLERS REQUIRED PER CITY OF GOODYEAR

OCCUPANCY: A-2 (RESTAURANT)

OCCPNT. LOAD:

DINING ROOM	780 SF/ 15	= 52
WAITING QUEUE	45 SF/ 5	= 9
KITCHEN	775 SF/ 200	= 4
STORAGE	484 SF/ 300	= 2
OFFICE	64 SF/ 100	= 1
RESTROOMS	247 SF/ NA	= NA
TOTAL	2,495 SF	= 68 OCCUPANTS

BLDG HEIGHT: 23'-2" TOP OF STONE CORNER
21'-10" TOP OF HIGH PARAPET
19'-6" TOP OF MAIN PARAPET

PARKING CALC: GOODYEAR PARKING CALC
1 SPACE PER 50 SF DINING + 1 SPACE PER 150 SF KITCHEN
780 SF/ 500 + 1,715/ 150 = 28 SPACES REQUIRED

30 PARKING SPACES PROVIDED ON TACO BELL SITE
28 STANDARD SPACES PROVIDED
2 ACCESSIBLE SPACES PROVIDED

CENTR. PARKING: RETAIL CENTER 1 SPACE PER 300 SF
168,414 SF BUILDINGS ON SITE (FROM BUTLER DESIGN MSP)
2,495 SF TACO BELL
170,909 SF TOTAL BUILDINGS ON SITE
170,909/ 300 = 569 SPACES REQUIRED
1,022 EXISTING SPACES PROVIDED ON-SITE

BIKE PARKING: FOUR (4) BIKE SPACES MIN. REQUIRED
FOUR (4) BIKE SPACES PROVIDED

BUILDING CODES: ALL CODES IN FORCE PER CITY OF GOODYEAR INCLUDING ALL ADOPTED AMENDMENTS

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
1994 UNIFORM PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2003 ICC/ANSI A117.1

SITE DATA

ALL SIGNAGE WILL BE SUBMITTED UNDER A SEPARATE PERMIT PACKAGE.

ALL ROOF TOP EQUIPMENT WILL BE FULLY SCREENED BEHIND THE PARAPETS.

THE OVERALL PROJECT INCLUDES A NEW TACO BELL BUILDING ON A NEW SHOPPING CENTER PAD CARVED OUT OF AN EXISTING PARKING LOT. THE NEW TACO BELL RESTAURANT INCLUDES DRIVE-THRU, ADEQUATE PARKING AND LANDSCAPING PER THE CITY OF GOODYEAR REQUIREMENTS. THE NEW DEDICATED TRASH ENCLOSURE WILL BE PAINTED TO MATCH THE MAIN BUILDING COLOR. THE ARCHITECTURE OF THE BUILDING WILL COMPLIMENT THE EXISTING SURROUNDING SHOPPING CENTER BUILDING DESIGN IN COLOR, FORM, AND MATERIALS.

THE SITE DEVELOPER/OWNER SCOPE OF WORK WILL CONSISTS OF SHOPPING CENTER SITE MODIFICATIONS TO CREATE A CERTIFIED PAD FOR THE TACO BELL PROJECT INCLUDING PARKING AISLE MODIFICATIONS, PARKING DRIVE RELOCATION, LANDSCAPE REVISIONS, AND UTILITY RELOCATION.

TACO BELL SCOPE OF WORK WILL CONSIST OF PROVIDING NEW TACO BELL BUILDING ON PREPARED PAD SUPPLIED BY SITE DEVELOPER/OWNER INCLUDING NEW TACO BELL BUILDING, ADJACENT PARKING, ADJACENT LANDSCAPE, AND TRASH ENCLOSURE.

THE SITE PLAN AND USE PERMIT APPROVAL SITE PLANS INDICATE ALL WORK TO BE COMPLETED FOR BOTH PROJECT SCOPES FOR CONVENIENCE.

PROJECT DESCRIPTION

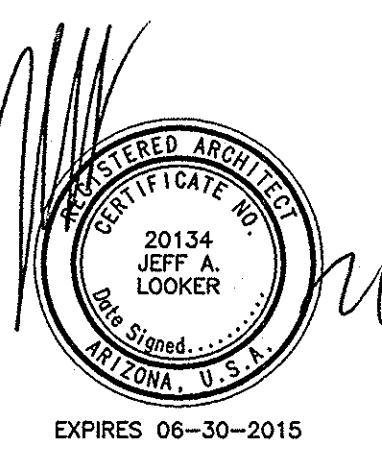
1. NEW LANDSCAPE PER CITY REQUIREMENTS.
2. RECONFIGURED PARKING AREA
3. NEW GREASE INTERCEPTOR
4. NEW CONC. SIDEWALK
5. NEW CLEARANCE BAR
6. NEW TRASH ENCLOSURE, PAINT TO MATCH BUILDING
7. NEW DECORATIVE CROSSWALK TO MATCH EXISTING
8. EXISTING ELECTRICAL BOX TO REMAIN
9. EXISTING TRANSFORMER TO REMAIN- PROTECT AS REQUIRED
10. NEW MENU BOARD AND SPEAKER POST
11. NEW ACCESSIBLE PARKING
12. NEW ACCESSIBLE AISLE
13. EXISTING WATER METER AND BACK FLOW PREVENTERS TO REMAIN
14. EXISTING FIRE BACK FLOW PREVENTER TO REMAIN
15. PROVIDE NEW CONCRETE PAVING AT NEW DRIVE-THRU LANE- CONCRETE PAVING TO MATCH EXISTING CONCRETE
16. NEW 3' HIGH SCREEN WALL TO MATCH EXISTING
17. EXISTING TELEPHONE BOX TO REMAIN
18. PROVIDE NEW DRIVEWAY- PROTECT EXISTING UTILITIES AS REQUIRED- MATCH EXISTING DRIVEWAY
19. EXISTING ELECTRICAL SERVICE ENTRY SECTION (SES) TO REMAIN
20. NEW CONCRETE PAVING AT PARKING IN FRONT OF TACO BELL
21. NEW BIKE PARKING AREA- PROVIDE FOUR (4) 2' X 6' SPACES PER CITY OF GOODYEAR REQUIREMENTS
22. ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE
23. PROPOSED NEW ELECTRICAL SERVICE ENTRY SECTION (SES)
24. PROPOSED ELECTRICAL TRANSFORMER LOCATION- VERIFY WITH POWER CO.
25. PAINTED STRIPES AT DRIVE-THRU CROSSWALK
26. EXISTING PARKING AREA TO REMAIN
27. EXISTING SITE LIGHT TO REMAIN
28. NEW SITE LIGHT TO MATCH EXISTING SHOPPING CENTER SITE LIGHTS
29. EXISTING SHOPPING CENTER SIGN TO REMAIN
30. NEW OR RELOCATED FIRE HYDRANT
31. PROVIDE 4" DOUBLE YELLOW SOLID STRIPE PER TRAFFIC IMPACT ANALYSIS BY CIVTECH

SITE KEYNOTES



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CONTRACT DATE: 10-22-14
BUILDING TYPE: MODIFIED LRG 50
PLAN VERSION: OCT 2014 (REV L)
SITE NUMBER: 310778
STORE NUMBER: 430011

TACO BELL
ESTRELLA/ELLIOT
GOODYEAR, AZ

LIVE MAS
MODIFIED LARGE 50
PROPOSED
TACO BELL
SITE PLAN

SP1.1
PLOT DATE: 11-17-14

LC 975