

PROJECT INFORMATION

ADDRESS: 13365 W. MCDOWELL RD.  
GOODYEAR, ARIZONA 85395

APN: 501-03-487B

SECTION, TOWNSHIP, RANGE: A PORTION OF THE NORTHEAST  
QUARTER OF SECTION 3, TOWNSHIP  
1 NORTH, RANGE 1 WEST OF GILA  
AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY,  
ARIZONA

OWNER: RAMANDEEP KALRA  
(480) 385-9400

ARCHITECT: BRIAN T. JOHNS  
ASSOCIATED ARCHITECTS, INC.  
6 E. PALO VERDE ST., STE. 1  
GILBERT, ARIZONA 85296

BUILDING CODES: 2012 I.B.C. 2012 I.E.C.C.  
2012 I.P.C. 2012 I.F.C.  
2012 I.F.G.C. 2011 N.E.C.  
2012 I.M.C. 2010 ADA

OCCUPANCY GROUP: A-2

CONSTRUCTION TYPE: V-B A.F.E.S

BUILDING AREA: 10,500 SQ. FT.

(ALLOWABLE) BUILDING AREA: 3,420 SQ. FT.

(ACTUAL) BUILDING AREA: 3,420 SQ. FT.

USE: EXIST. VACANT PAD; PROPOSED RESTAURANT  
W/ DRIVE-THROUGH WINDOW & OUTDOOR SEATING  
C-2

GROSS SITE AREA: 33,074 SQ. FT. = 0.75 ACRES

NET SITE AREA: 28,060 SQ. FT. = 0.644 ACRES

SITE COVERAGE: 20,713 SQ. FT.

LANDSCAPE AREA: 7,346 SQ. FT.

LANDSCAPE COVERAGE: 26.2%

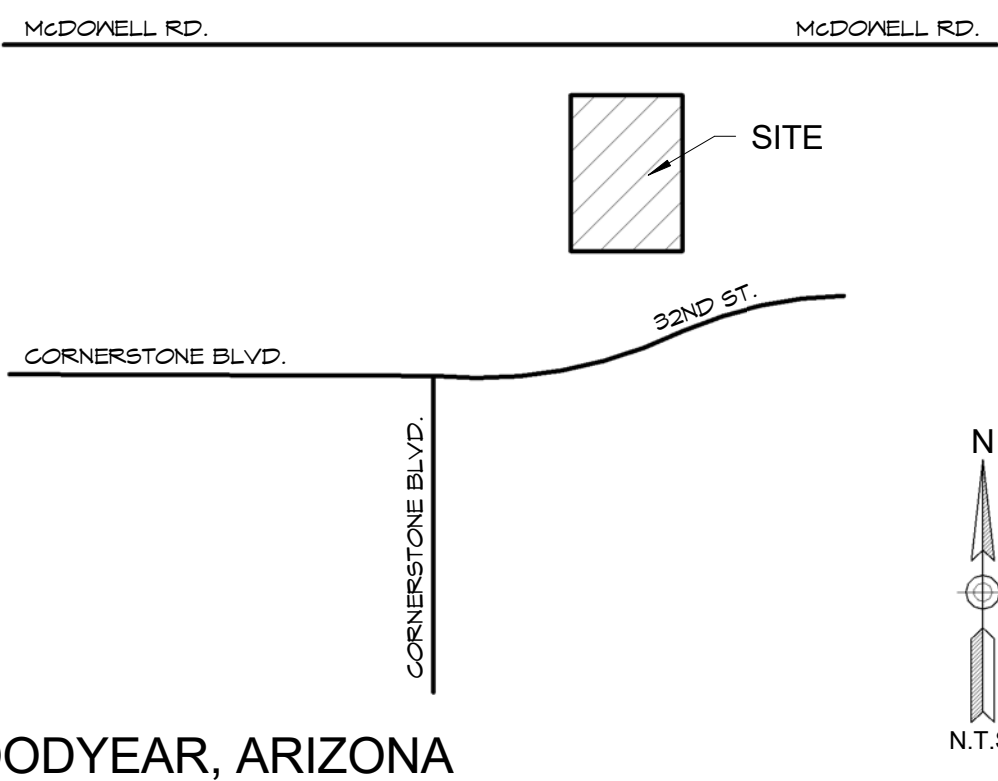
PARKING CALCULATIONS:

KITCHEN / EMPLOYEE SERVICE AREA 1,908 SQ. FT.  
INDOOR DINING/SEATING AREA 1,148 SQ. FT.  
OUTDOOR SEATING AREA 781 SQ. FT.

1 STALL PER 50 S.F. (INDOOR DINING AREA)  
1,148 SQ. FT. / 50 = 23 STALLS  
1 STALL PER 150 S.F. (OUTDOOR SEATING & KITCHEN AREA)  
2,689 SQ. FT. / 150 = 18 STALLS

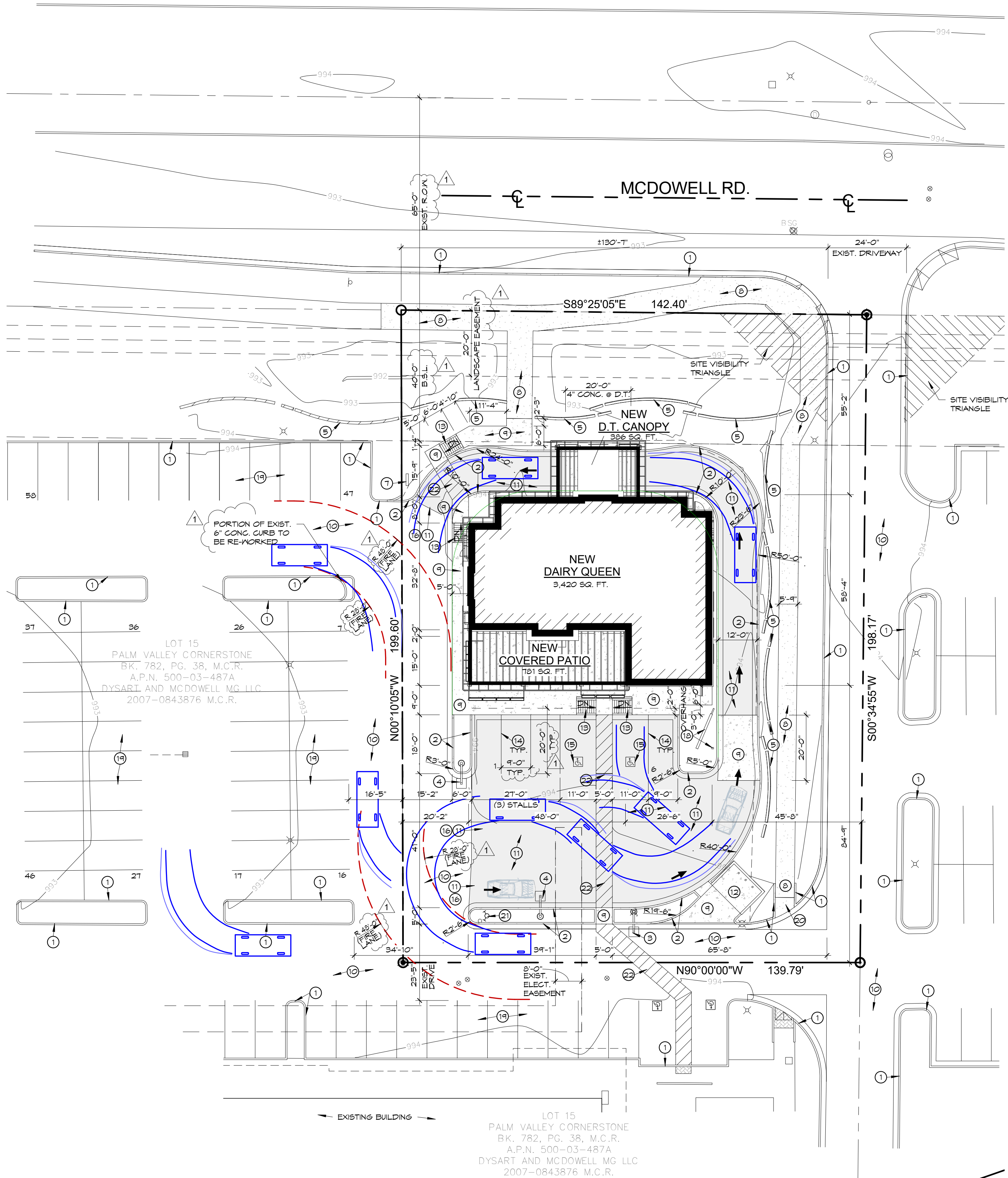
41 STALLS - REQUIRED  
6 STALLS PROVIDED ON SITE  
2 H/C STALLS - PROVIDED ON SITE  
THE REMAINDER OF REQUIRED PARKING STALLS  
PROVIDED THROUGH EXISTING SHARED PARKING  
AGREEMENT WITH ADJACENT LOTS.

VICINITY MAP



SITE PLAN KEY NOTES:

- EXISTING 6" VERTICAL CONC. CURB / CONC. CURB & GUTTER - TO REMAIN
- NEW CONC. CURB & GUTTER
- EXISTING LIGHT POLE TO REMAIN
- RELOCATED LIGHT POLE
- EXIST. 3' HIGH SCREEN WALL - TO REMAIN
- NEW D.T. DIRECTIONAL SIGNAGE
- NEW EXIT ONLY/THANK YOU SIGNAGE
- EXISTING CONC. SIDEWALK TO REMAIN
- NEW 4" CONC. OVER 4" ABC & COMP. FILL
- EXISTING ASPHALT TO REMAIN
- NEW 2" ASPHALT OVER 4" ABC & COMP. FILL
- NEW DUMPSTER ENCLOSURE
- NEW HANDICAPPED CURB RAMP
- NEW 4" WIDE WHITE PAINTED STRIPES
- NEW PAINTED SYMBOLS PER ADA STDS.
- PROVIDE SMOOTH, FLUSH JOINT BETWEEN EXIST. & NEW ASPHALT
- NEW VEHICLE CLEARANCE SIGN & POLE
- NEW MENU BOARD & SPEAKER
- EXISTING PARKING STALLS TO REMAIN
- EXISTING H/C RAMP TO REMAIN
- RELOCATED FIRE HYDRANT
- ACCESSIBLE ROUTE



SITE PLAN

LEGEND

- INDICATES AREAS OF NEW ASPHALT
- INDICATES AREAS OF NEW CONCRETE
- INDICATES AREAS OF EXISTING CONCRETE

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REVISION	DESCRIPTION	DATE
1	1ST USE PERMIT REVIEW	12/15/15

DRAWN BY: GT	
CHECKED BY: BTJ	
JOB NO: 153P	
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SITE PLAN

