

SITE DATA

DEVELOPER
 STINE ENTERPRISES #107, LLC
 10851 N. BLACK CANYON HIGHWAY, STE. 850
 PHOENIX, ARIZONA 85029
 PHONE: (602) 843-0530
 CONTACT: STEVE STINE
 EMAIL: steve@stineenterprises.com

ARCHITECT
 DXU ARCHITECTS
 15150 N. HAYDEN ROAD, SUITE 225
 SCOTTSDALE, ARIZONA 85260
 PHONE: (602) 518-6857
 CONTACT: JEFF LOOKER
 EMAIL: jlooker@dxuarch.com

PROPERTY OWNER
 EGP GLENDALE OP II LLC
 312 PLUM STREET, SUITE 875
 CINCINNATI, OHIO 45202
 PHONE: (513) 713-0808
 CONTACT: ASHLEY MEYER
 EMAIL: ameyer@essentialgrowth.com

PROJECT ADDRESS:
 6665 W. BELL ROAD, GLENDALE, ARIZONA 85308

ASSESSOR'S PARCEL NUMBER:
 200-51-847J

ZONING
 C-2

SITE AREA:
 SITE AREA (NET): 18,077 sf (± 0.41 AC)

BUILDING AREA:
 TOTAL FLOOR AREA= 2,003 sf

OCCUPANCY:
 A-2 (ASSEMBLY) RESTAURANT

BUILDING FORM AND LOCATION:
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 56'-0"
 ACTUAL BUILDING HEIGHT = 24'-0"

BUILDING CONSTRUCTION:
 TYPE V-B, FULLY SPRINKLERED

PARKING:
 VEHICLE PARKING REQUIRED: (COG UDC 35.4.05)
 RESTAURANT W/ LIMITED SERVICE
 1 SPACE PER 75 SF GFA
 1 SPACE PER 400 SF OF OUTDOOR SEATING AREA
 2,003 SF/75 SF = 27 VEHICLE PARKING SPACES REQUIRED

VEHICLE PARKING PROVIDED:
 28 VEHICLE PARKING SPACES PROVIDED
 INCLUDES 1 STANDARD ACCESSIBLE + 1 VAN ACCESSIBLE PARKING SPACE

BICYCLE PARKING SPACES REQUIRED:
 1 BICYCLE PARKING SPACES REQUIRED

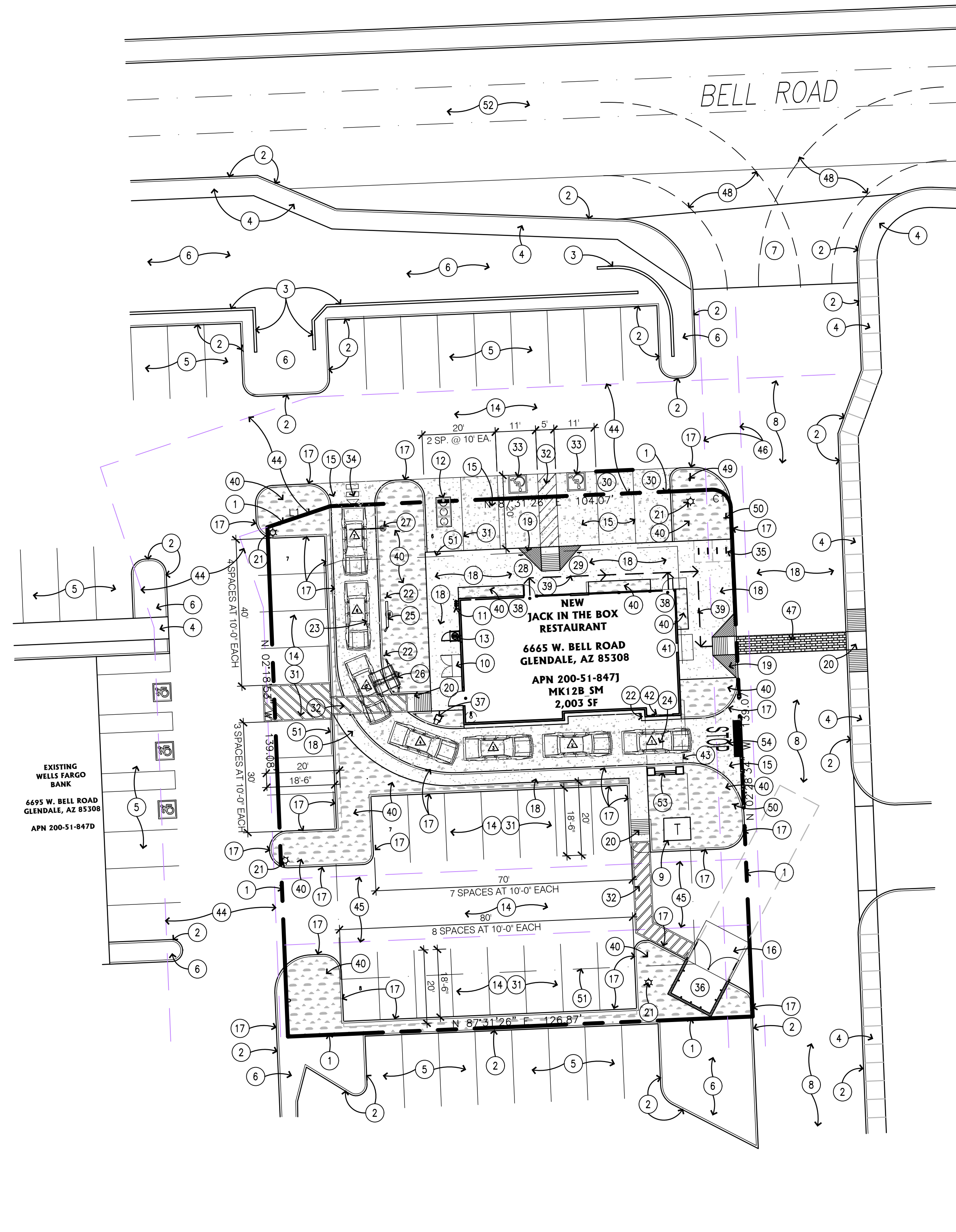
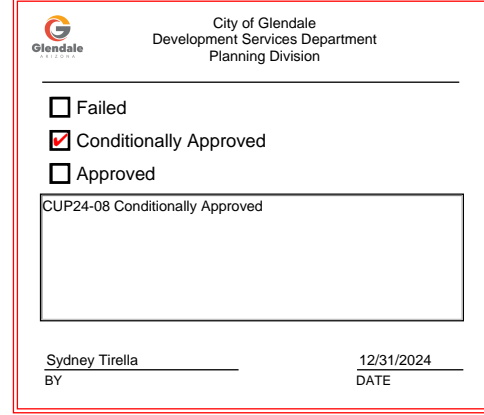
BICYCLE PARKING SPACES PROVIDED:
 4 BICYCLE SPACES @ 2X6 EA. PROVIDED

DRIVE-THRU QUEUING
 REQUIRED: 340'-0"
 PROVIDED: 140'-0"

QUEUING MEMORANDUM
 CORPORATE OPERATIONAL STUDIES SHOW THAT TO MEET THE COMPANY IMPOSED SERVICE DELIVERY TIMES PER VEHICLE, WITH A VEHICLE SIZE OF 10'-0" X 20'-0" UTILIZING A SINGLE DRIVE THRU LANE, SIX VEHICLES FROM THE MENU BOARD AND SEVEN VEHICLES FROM THE PREVIEW BOARD TO THE PICK-UP WINDOW, TOTALING 140'-0" OF QUEUING, IS THE OPTIMAL QUEUING LENGTH REQUIRED.

CITY OF GLENDALE SITE PLAN NOTES

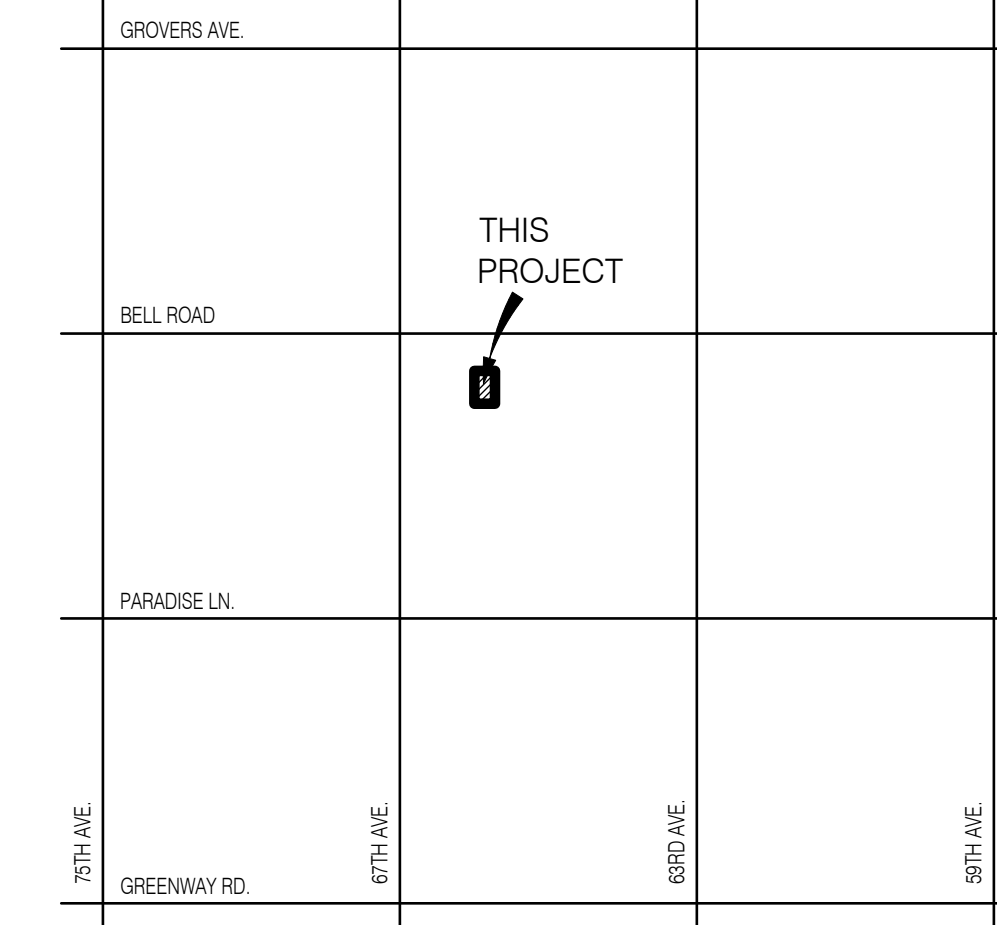
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15' HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.



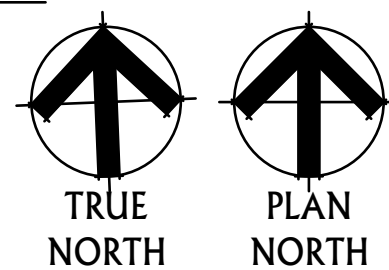
ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"
 TRUE NORTH

ARCHITECTURAL SITE PLAN KEYED NOTES

- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING SCREEN WALL TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING PARKING TO REMAIN. (NOT A PART)
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING DRIVEWAY TO REMAIN.
- EXISTING DRIVE AISLE TO REMAIN.
- EXISTING TRANSFORMER LOCATION.
- PROPOSED ELECTRIC SERVICE ENTRY SECTION (SES). CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO ELECTRICAL DOCUMENTS.
- PROPOSED GAS METER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO PLUMBING DOCUMENTS.
- INSTALL GREASE INTERCEPTOR. REFER TO CITY OF GLENDALE PRETREATMENT PROGRAM AND PLUMBING DOCUMENTS.
- INSTALL CO₂ TANK WITH ENCLOSURE (UNDER SEPARATE SUBMITTAL/PERMIT BY OTHERS). GC SHALL COORDINATE WITH CO₂ CONTRACTOR AND FIRE DEPARTMENT TO SECURE ALL REQUIRED DOCUMENTS FOR SUBMITTAL/APPROVAL/PERMIT. REFER TO CO₂ NOTES ON SHEET TS1.1.
- INSTALL ASPHALTIC CONCRETE PAVING. REFER TO GEOTECHNICAL REPORT AND CIVIL DOCUMENTS.
- INSTALL BLACK INTEGRAL COLORED CONCRETE PAVING. REFER TO GEOTECHNICAL REPORT AND CIVIL DOCUMENTS.
- INSTALL BLACK INTEGRAL COLORED CONCRETE APRON. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE. REFER TO DETAIL 6/SD2.0 AND CIVIL DOCUMENTS.
- CONSTRUCT CONCRETE CURB. REFER TO CIVIL DOCUMENTS.
- INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO CIVIL DOCUMENTS.
- CONSTRUCT FLARE SIDED (WINGED) CURB RAMP. REFER TO DETAILS 13/SD2.0, 15/SD2.0 & 18/SD2.0
- CONSTRUCT IN-LINE CURB RAMP. REFER TO DETAILS 14/SD2.0, 15/SD2.0 & 18/SD2.0
- EXISTING LIGHT POLE BASE AND LIGHT POLE TO REMAIN.
- INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS. REFER TO DETAIL 20/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE SHEET A1.0 FOR DIMENSIONING CONTROL & BARRIERS ADJACENT TO BUILDING.
- INSTALL DETECTOR LOOP FOR ORDER BOARD. REFER TO DETAIL 5/SD2.3.
- INSTALL DETECTOR LOOP AT PICK UP WINDOW. REFER TO DETAIL 3/SD2.3.
- INSTALL PREVIEW BOARD. REFER TO DETAILS 4/SD2.3, 6/SD2.3 & 16/SD2.4.
- INSTALL ORDER/SPEAKER BOARD AND WEATHER PROTECTION CANOPY. REFER TO DETAILS 5/SD2.3, 6/SD2.4, 7/SD2.4, 8/SD2.4 & 18/SD2.4.
- INSTALL SINGLE BAR HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN UNDER SEPARATE SUBMITTAL/PERMIT BY OTHERS. REFER TO DETAILS 7/SD2.3, 8/SD2.3 & 16/SD2.3.
- INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAILS 4/SD2.1 & 5/SD2.1.
- INSTALL ACCESSIBLE PARKING SIGN WITH "VAN" PLACARD. REFER TO DETAILS 4/SD2.1 & 5/SD2.1.
- DEDICATED ONLINE ORDERING/DELIVERY PARKING STALL SIGN. REFER TO DETAIL 10/SD2.1. PAINT PARKING STALL STRIPING AND CONCRETE WHEEL STOPS SHERWIN WILLIAMS SW 6832 "IMPULSIVE PURPLE."
- PAINT 4-INCH SOLID TRAFFIC WHITE PARKING STRIPES.
- PAINT 4-INCH WIDE SOLID DIAGONAL LINES AT 2'-0" O.C. TRAFFIC YELLOW. REFER TO DETAIL 11/SD2.1
- PAINT ACCESSIBLE PARKING SYMBOLS. REFER TO DETAIL 8/SD2.1.
- DRIVE-THRU ARROW. PAINT SHERWIN WILLIAMS SW 6832 "IMPULSIVE PURPLE." REFER TO DETAIL 12/SD2.1.
- INSTALL U-BAR BIKE RACK. REFER TO DETAIL 4/SD2.2.
- INSTALL 6'-0" HIGH CONCRETE MASONRY UNIT REFUSE ENCLOSURE. REFER TO DETAILS ON SD2.2 PROVIDE A MINIMUM 25' VERTICAL CLEARANCE OVER THE ACCESS AREA, AND 54' OF UNOBSTRUCTED BACKING DISTANCE.
- PROVIDE TRASH RECEPTACLE WITH CHUTE ON SIDEWALK.
- APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
- PROVIDE MINIMUM 5'-0" WIDE UNOBSTRUCTED ACCESSIBLE PATH OF TRAVEL.
- PROVIDE LANDSCAPING. REFER TO LANDSCAPE DOCUMENTS.
- WALK UP WINDOW LOCATION
- PICK UP WINDOW LOCATION
- LINE OF PORTE COCHERE AT DRIVE THRU
- EXISTING ACCESS EASEMENT NO.93-0021658 TO REMAIN.
- EXISTING 18' INGRESS EGRESS EASEMENT NO.94-0360412 TO REMAIN.
- EXISTING 10' ELECTRICAL LINE EASEMENT NO.93-0045729 TO REMAIN.
- STAMPED ASPHALT DECORATIVE PAVING. REFER TO 9/SD2.1.
- FIRE TRUCK TURNING RADII (32'-6" INSIDE, 52'-6" OUTSIDE)
- PROPOSED REMOTE FDC (FIRE DEPARTMENT CONNECTION) LOCATION.
- FIRE LANE SIGN. REFER TO DETAILS 14/SD2.1 & 15/SD2.1
- EXISTING 15'-0" SETBACK TO REMAIN.
- EXISTING STREET IMPROVEMENTS TO REMAIN.
- PROVIDE 1'-0"W X 5'-6"L CONCRETE SPLASH BLOCK LOCATED INLINE WITH CANOPY ROOF DRAIN OPENING ABOVE. REFER TO 20/SD2.0.
- PROVIDE 'STOP' PAVEMENT MARKING.



VICINITY MAP



in the box

9357 SPECTRUM CENTER BLVD
 SAN DIEGO, CA 92123

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DATES

RELEASE: JANUARY, 2024

P.M. UPDATES: _____

SUBMITTAL DATE: _____

1: _____

2: _____

3: _____

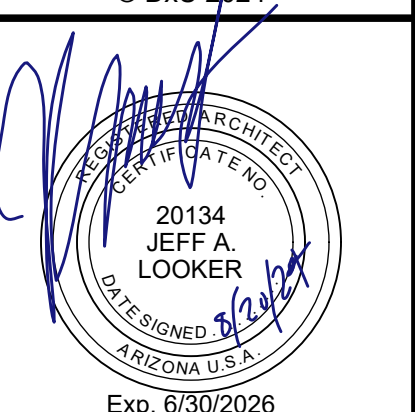
BID: _____

CONSTRUCTION: _____

REVISIONS

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SITE INFORMATION

BLDG TYPE: MK12B_SM

JIB #: 1638

ADDRESS:

6665 W. BELL ROAD

GLENDALE, AZ 85308

DRAWN BY: DxU

PROJECT #: 24-366

SCALE: AS NOTED

ARCHITECTURAL SITE PLAN
 MK12B_SM
SD1.0