

A SITE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES:

- G.C. TO FIELD VERIFY THAT ALL EXTERIOR LANDINGS ARE LEVEL AND ALL ADA ACCESSIBLE MEANS OF EGRESS FOR BUILDING AND SITE IS ACCEPTABLE PER ADA STANDARDS AND QTY OF MISA.
- BUILDING CONTRACTOR IS RESPONSIBLE FOR SITE ELECTRICAL PER ELECTRICAL SITE PLAN. BUILDING CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING ANY UTILITIES ON SITE PRIOR TO EXCAVATION OF BUILDINGS AND SITE ELECTRICAL.
- G.C. TO ENSURE THAT ALL BUSINESSES IN PLAZA ARE NOT DIRECTLY AFFECTED BY THE DEMOLITION OF EXISTING PAD BUILDING. NO UTILITIES SHALL BE AFFECTED TO EXISTING BUSINESS OWNERS.

KEYNOTES:

- EXISTING WALL PACK LIGHT FIXTURES TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING MONUMENT SIGN TO REMAIN, G.C. TO VERIFY WORKING ORDER
- EXISTING LOCATION OF ADDRESS NUMBERS, G.C. TO VERIFY THAT EXISTING ADDRESS NUMBERS ARE AT THE HIGHEST POINT OF THE FIRST STORY. NUMBERS SHALL BE A MIN. OF 12" HIGH WITH 2" BRUSH STROKE ON CONTRASTING BACKGROUND, FPD 505.1, IFC 505.1
- NEW LOADING DOCK - REFER TO SHEET A/AL.1
- EXISTING TO INSTALL ASPHALT PAVING
- EXISTING TO LANDSCAPE AREA AS REQUIRED - REFER TO LANDSCAPE DRAWINGS
- EXISTING CURB
- EXISTING PARKING STRIPING
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING KNOX BOX LOCATION
- EXISTING FIRE RISER ROOM
- EXISTING CURB TO REMAIN - VERIFY START POINT IN FIELD
- EXISTING KNOX BOX TO BE RELOCATED, BOTTOM OF BOX TO BE NO LOWER THAN 60" A.F.G. AND NO HIGHER THAN 72" A.F.G.
- EXISTING FIRE LAKE MARKING ON EXISTING CURB TO REMAIN, G.C. TO VERIFY IF EXISTING MEETS C.O.M.A./ DETAIL 503.3
- EXISTING FIRE HYDRANT LOCATION
- LINE OF DOCK SETBACK
- LOCATION OF TRASH COMPACTOR

SITE DATA

EXISTING/PROPOSED ZONING:	LC
GROSS SITE AREA:	8.03 ACRES (349,997 S.F.)
NET SITE AREA:	7.12 ACRES (310,269 S.F.)
EXISTING/PROPOSED HEIGHT:	36'-0"
	RETAIL / RESTAURANTS

PROPOSED USE:

BUILDING AREA:	
MAJOR A:	52,815 S.F.
SUITES 1-4:	6,709 S.F.
SUITES 11-13:	5,000 S.F.
SUITES 14-17:	4,790 S.F.
SUITES 18-21:	4,790 S.F.
SUITES 22-24:	4,545 S.F.
EXISTING RESTAURANT:	2,496 S.F.

TOTAL BUILDING AREA:	81,145 S.F.
SITE COVERAGE:	26.1 %

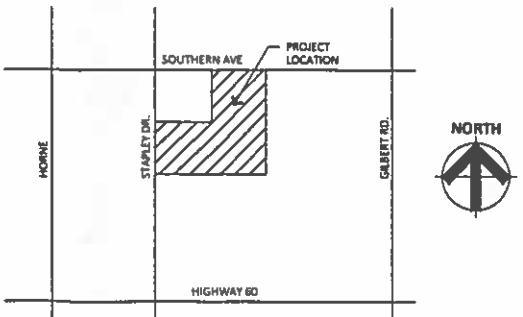
TOTAL PARKING REQUIRED:	268 SPACES
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MAJOR A (52,815 S.F.)
 GENERAL RETAIL (52,815 S.F.) @ 1/375 = 141 SPACES
 GENERAL OFFICES (2,053 S.F.) @ 1/375 = 5 SPACES
SUITES 1-4 (6,110 S.F.)
 GENERAL RETAIL @ 1/375 = 16 SPACES
SUITES 11-13 (5,000 S.F.)
 RESTAURANT (1,000 S.F.) W/ DRIVE THRU @ 1/100 = 10 SPACES
 GENERAL RETAIL (1,800 S.F.) @ 1/375 = 11 SPACES
 RESTAURANT (2,300 S.F.) @ 1/100 = 22 SPACES
SUITES 14-17 (4,790 S.F.)
 GENERAL RETAIL @ 1/375 = 13 SPACES
SUITES 18-21 (4,790 S.F.)
 GENERAL RETAIL @ 1/375 = 13 SPACES
SUITES 22-24 (4,545 S.F.)
 GENERAL RETAIL @ 1/375 = 12 SPACES
EXISTING RESTAURANT (2,496 S.F.)
 RESTAURANT (2,406 S.F.) W/ DRIVE THRU @ 1/100 = 25 SPACES

TOTAL PARKING PROVIDED:	278 SPACES
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ACCESSIBLE SPACES REQUIRED:	7 SPACES
ACCESSIBLE SPACES PROVIDED:	11 SPACES

VICINITY MAP



DE RITO PARTNER DEVELOPMENT, INC.
LA GRAN PLAZA
 1255 E. SOUTHERN AVE.
 MESA, ARIZONA