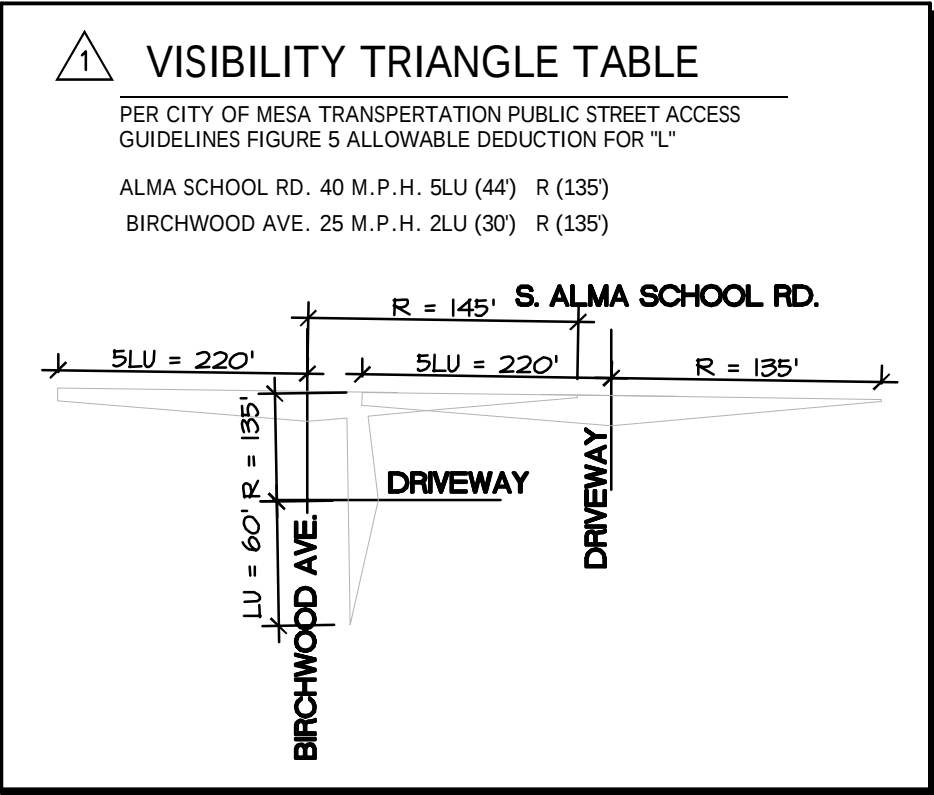
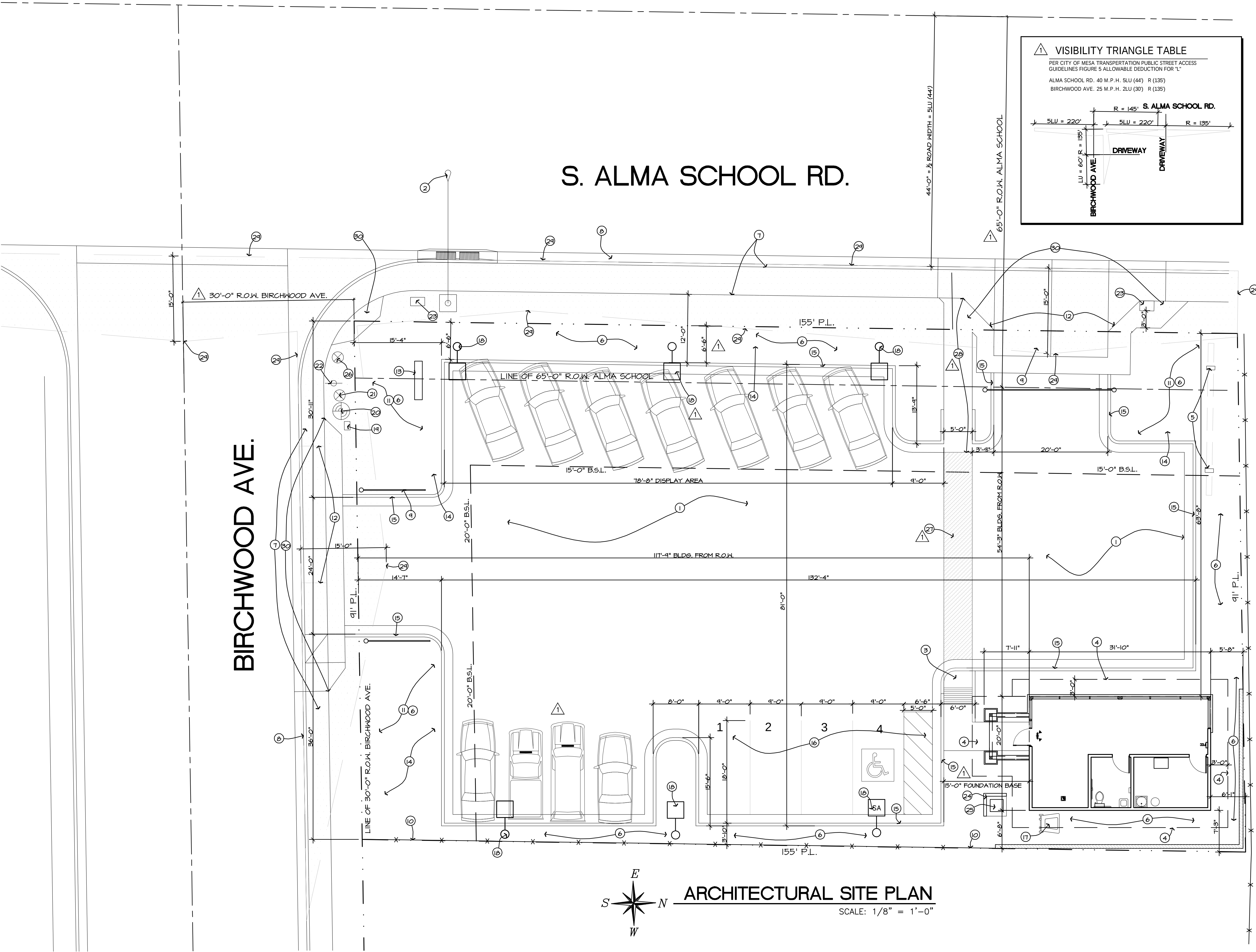


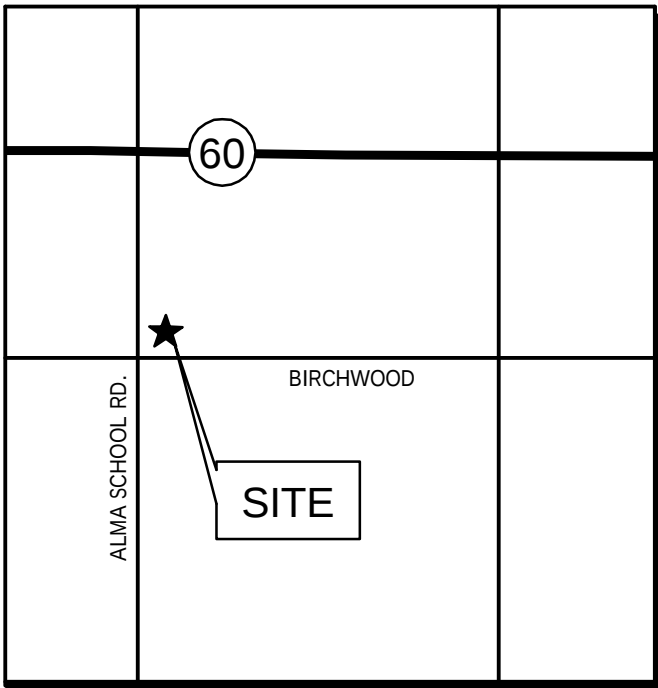


SITE DATA	
KADKHODA LLC CAR LOT	
ADDRESS:	249 S. ALMA SCHOOL RD. MESA, AZ. 85210
CONTACT / OWNER:	PEDRAM KADKHODA (480) 227-6217
EMAIL:	-
ASSESSORS PARCEL:	134-05-001C
(TO BE ADJOINED)	134-05-034
EXISTING ZONING:	G.I. (GENERAL INDUSTRIAL)
PROPOSED ZONING:	G.I. (GENERAL INDUSTRIAL)
PROPERTY AREA:	14,099 S.F. - .32 ACRES
OFFICE BUILDING:	636.6 S.F. S.F. - GROSS
(F.A.R.) - FLOOR AREA RATIO:	636.6 S.F. / 14,099 S.F. = .045

BUILDING DATA	
GROSS SQUARE FOOTAGE:	636.6 S.F.
MINIMUM REQUIRED SETBACKS:	FRONT (ALMA SCHOOL RD.) 15'
	SIDE (BIRCHWOOD) 20'
	REAR (EAST) 0'
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B

- PARKING ANALYSIS:**
- PER CITY OF MESA ZONING:
- OUTDOOR SALES AND SERVICE AREAS (CAR LOT)
- (1) SPACE FOR EVERY 375 S.F. OF SALES/ SERVICE BLDG. BUT NOT LESS THAN (4) SPACES
- REQUIRED: (4) SPACES
- PROVIDED: (4) SPACES
- GENERAL NOTES:**
- A) SEE CIVIL PLAN FOR UTILITY LOCATIONS AND SIZES.
- B) SEE CIVIL PLAN FOR FINISH ELEVATIONS FOR PAVED AREAS.
- C) ALL ITEMS NOT NOTED ON THIS PLAN ARE EXISTING TO REMAIN.
- D) SEE PHOTOMETRIC PLAN FOR EXTERIOR LIGHT DISTRIBUTION

- KEYNOTES**
1. NEW ASPHALT PAVEMENT
 2. EXISTING STREET LIGHT
 3. NEW CONCRETE WALK RAMP 1:12
 4. LINE OF ROOF OVERHANG
 5. EXISTING BILLBOARD SIGN TO REMAIN
 6. DECOMPOSED GRANITE.
 7. EXISTING PUBLIC SIDEWALK
 8. STREET CURB
 9. NEW 3' HIGH STEEL GATES
 10. NEW 5' HIGH CHAIN LINK FENCE
 11. PROPOSED RETENTION AREA
 12. EXISTING DRIVEWAY CUT
 13. NEW SIGN UNDER SEPARATE PERMIT
 14. PLANTING AREA - SEE LANDSCAPE PLAN
 15. 6" C.I.P. CONC. CURB W/ GUTTER
 16. STRIPING FOR NEW PARKING
 17. TRASH CAN STORAGE
 18. NEW OVERHEAD LIGHT - SEE ELECTRICAL SITE PLAN
 19. WATER METER
 20. FIRE HYDRANT
 21. WATER SERVICE
 22. STREET SIGN
 23. CITY UTILITY BOX - STREET LIGHTS
 24. 42" HIGH MASONRY SCREEN WALL TO MATCH STUCCO COLOR OF BUILDING.
 25. COMPRESSOR UNIT ON CONC. PAD - SEE MECHANICAL
 26. GAS STUB
 27. DELINEATE WALK WAY AT PAVEMENT
 28. NEW CONC. WALK TO PUBLIC SIDEWALK
 29. SITE VISIBILITY TRIANGLE - SEE TABLE
 30. NEW ADA COMPLIANT BY-PASS SIDEWALK



NOTE: LOCATION PLAN FOR REFERENCE ONLY

VICINITY MAP

N.T.S.

north

PLN2016-00626 (557, + 558)

DESERT RIDGE DESIGN ARCHITECTS

RESIDENTIAL & COMMERCIAL ARCHITECTURE

Andrew J. Boubel Architect

4008 E. Cressate Dr.

Cave Creek, Arizona

Phone: (480) 215-4961

andrew@desertridge.com

Kadkhoda LLC

249 S. ALMA SCHOOL RD.

MESA, ARIZONA 85210

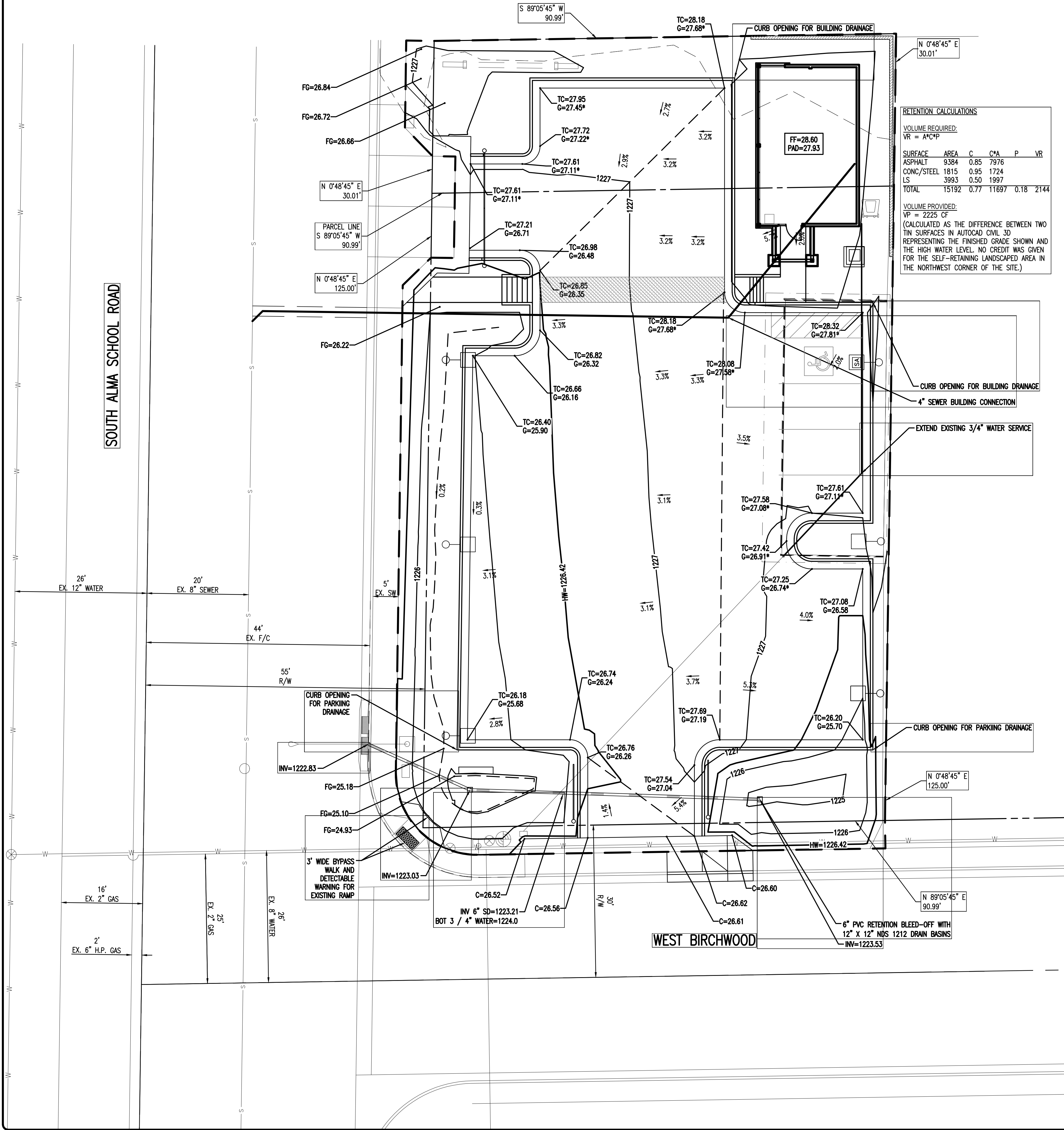
ARCHITECTURAL

SITE PLAN

REV.
PRE-APP
REVIEW

A1.0

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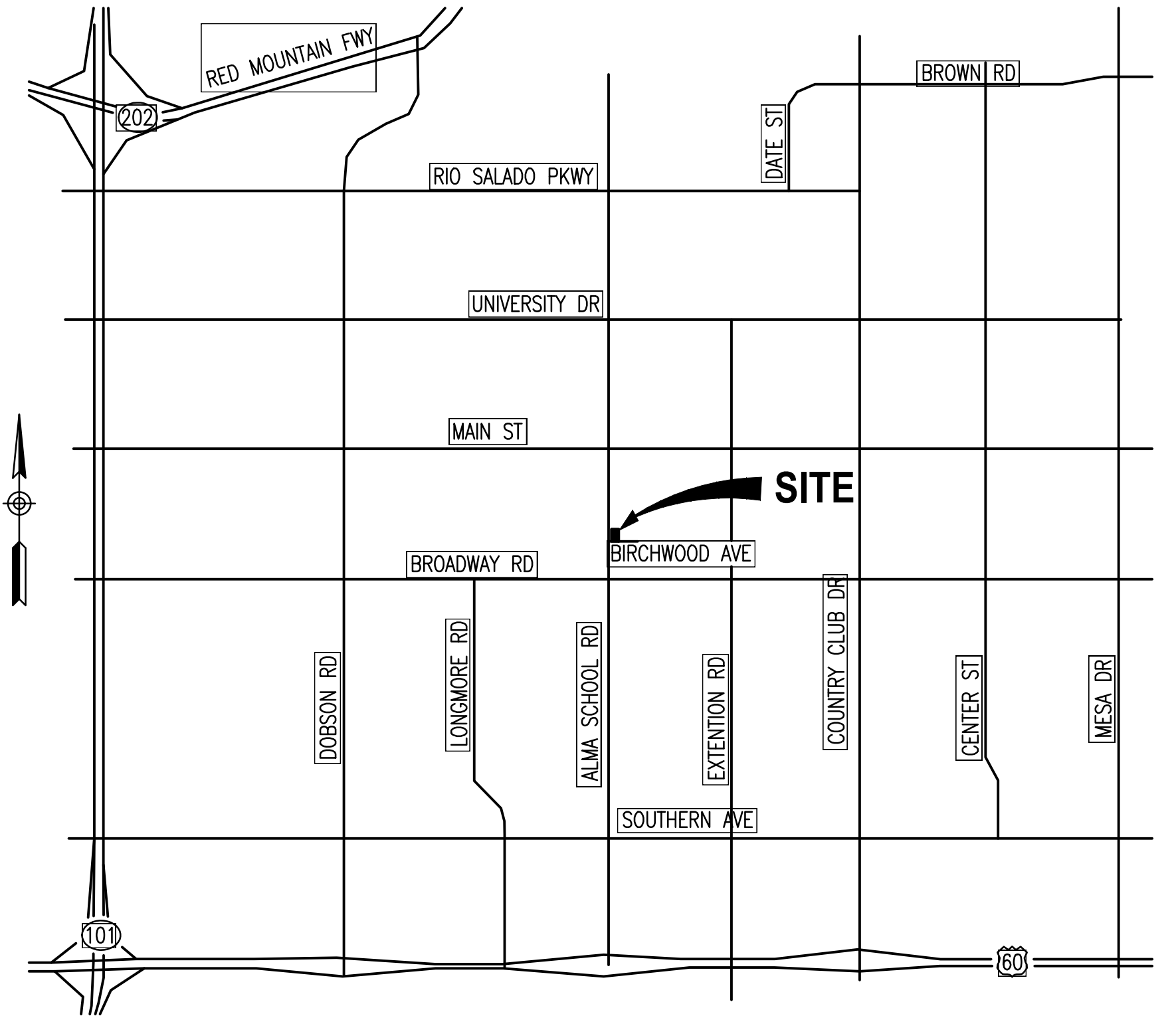


RETENTION CALCULATIONS

VOLUME REQUIRED:
VR = A*C*P

SURFACE	AREA	C	C*A	P	VR
ASPHALT	9384	0.85	7976		
CONC/STEEL	1815	0.95	1724		
LS	3993	0.50	1997		
TOTAL	15192	0.77	11697	0.18	2144

VOLUME PROVIDED:
VP = 2225 CF
(CALCULATED AS THE DIFFERENCE BETWEEN TWO TIN SURFACES IN AUTOCAD CIVIL 3D REPRESENTING THE FINISHED GRADE SHOWN AND THE HIGH WATER LEVEL. NO CREDIT WAS GIVEN FOR THE SELF-RETAINING LANDSCAPED AREA IN THE NORTHWEST CORNER OF THE SITE.)



VICINITY MAP
SCALE: 1"=1/2 MILE

BENCHMARK:

TOP OF CURB AT THE NORTH RETURN AT THE NORTHEAST CORNER OF BIRCHWOOD AND ALMA SCHOOL ROAD
ELEVATION=1226.39 PER COM AS-BUILT PLAN A 40688

AREA:

14,098 SF = 0.32 ACRES

LEGAL DESCRIPTION:

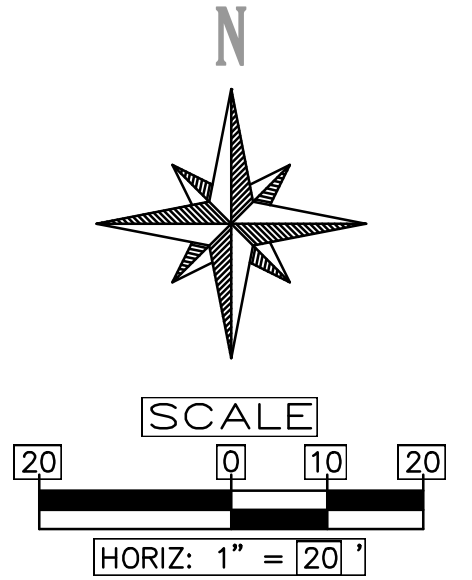
PARCEL NO. 1:
TRACT B, DAVIS FARMS INDUSTRIAL PARK AMENDED, A SUBDIVISION RECORDED IN BOOK 105 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 15 FEET THEREOF.

PARCEL NO. 2:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 426 FEET;
THENCE NORTH 88 DEGREES 20 MINUTES 30 SECONDS EAST, 33 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 20 MINUTES 30 SECONDS EAST, 113 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 125 FEET;
THENCE SOUTH 88 DEGREES 20 MINUTES 30 SECONDS WEST, 113 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING.
EXCEPT THE WEST 22 FEET THEREOF.

FEMA FLOOD INSURANCE RATE MAP:

ZONE: X (DOT-HATCHED)
MAP PANEL# 04013C2265M
REVISION DATE: NOVEMBER 04, 2015



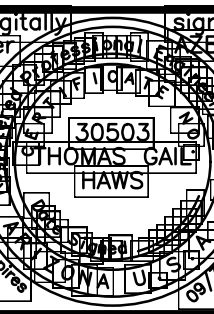
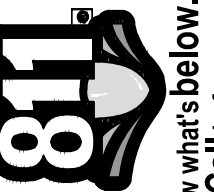
REVISIONS:

THOMAS GAIL HAWS, P.E.

1094 NORTH MARTINGALE ROAD
GILBERT, ARIZONA 85234
(480) 201-5476
TOM.HAWS@GMAIL.COM

PRELIMINARY GRADING AND DRAINAGE PLAN

249 SOUTH ALMA SCHOOL ROAD
MESA, AZ 85202

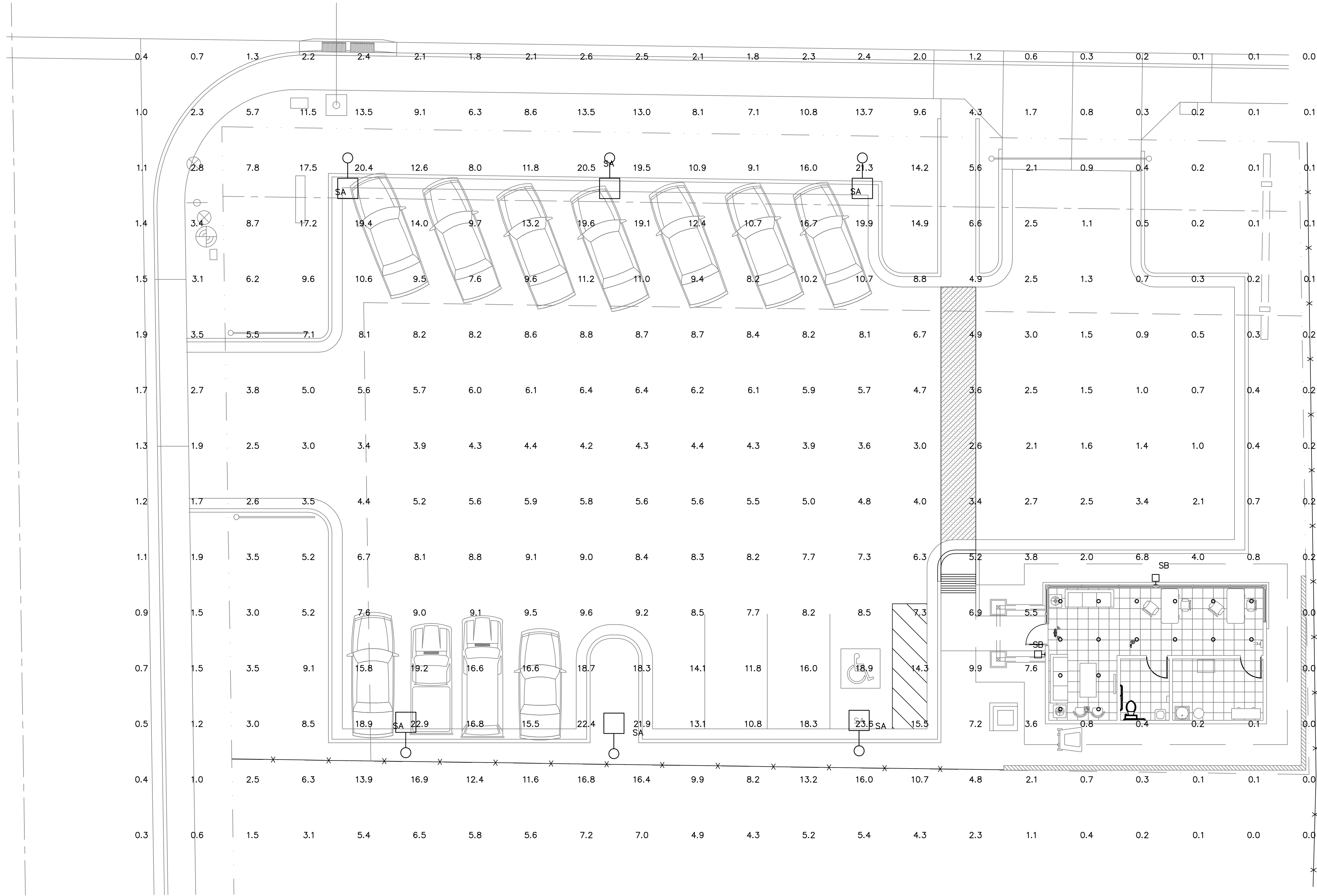


JOB NO.
1610

DRAWN BY: TGH

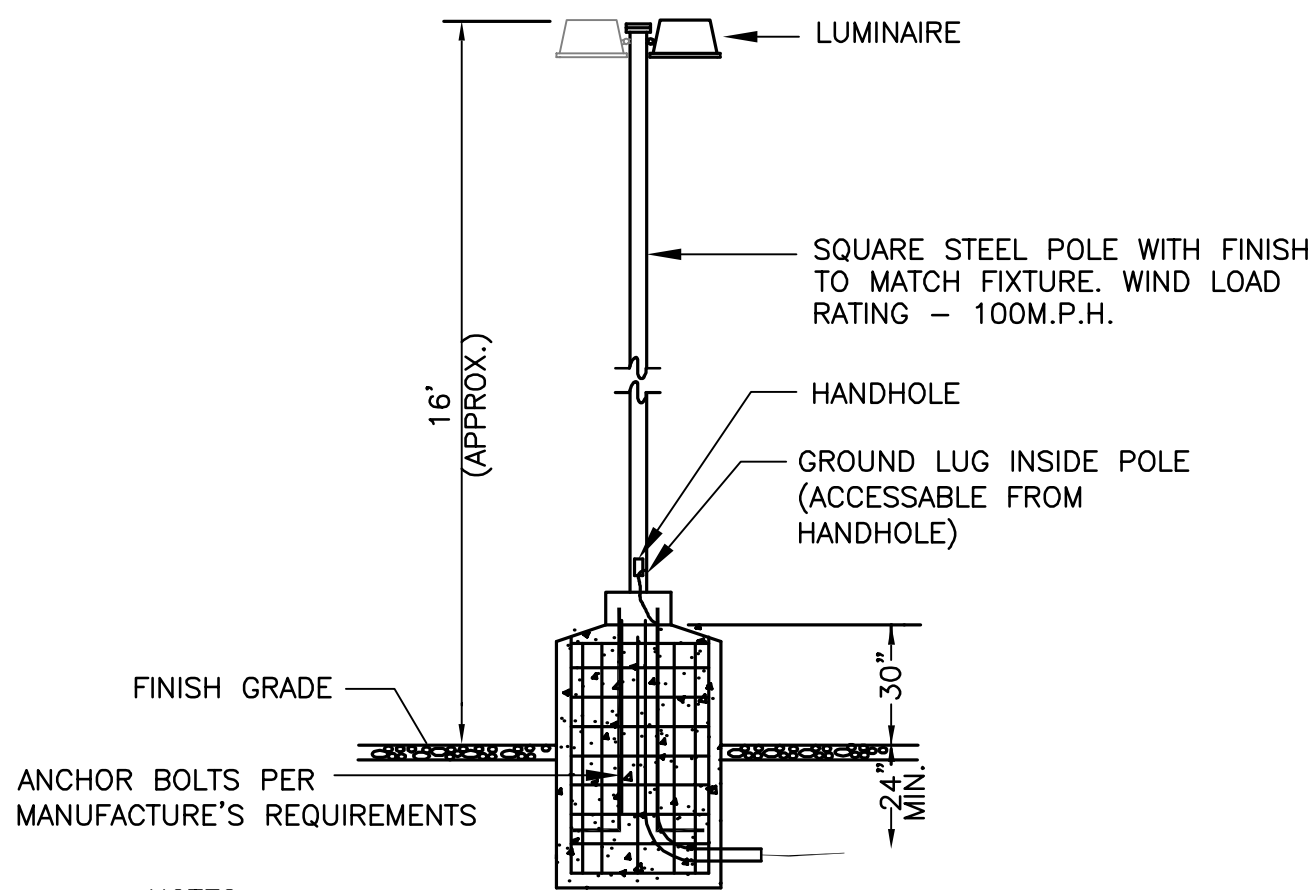
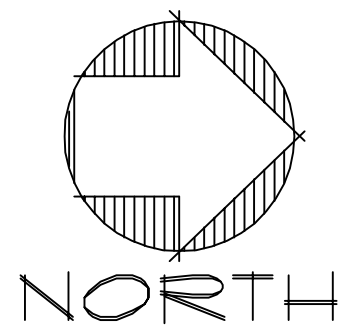
SHEET NO.
GD011

1 OF 1



SITE PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"



- NOTES:
1. LIGHT POLE SHALL WITHSTAND 100MPH WIND FORCE WITH A 1.3 GUST FACTOR.
 2. THIS POLE BASE DETAIL IS FOR ELECTRICAL SYSTEMS ONLY. THE STRUCTURAL DESIGN SHALL BE PROVIDED BY A STRUCTURAL ENGINEER.

LIGHT POLE DETAIL

N.T.S.

General Photometric Schedule

AVERAGE FOOTCANDLES	6.17
MAXIMUM FOOTCANDLES	23.6
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	23.64 / 0.00
AVERAGE TO MINIMUM FC RATIO	6.17 / 0.00

GENERAL NOTES

- (1) THE PHOTOMETRIC SIMULATION IS AT GROUND LEVEL WITH NEW LAMPS (NO DEPRECIATION).

SITE LUMINAIRE SCHEDULE

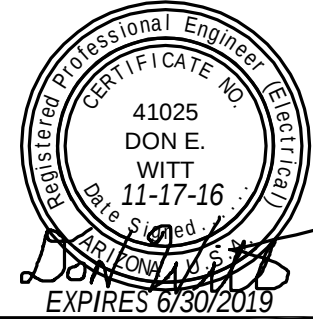
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY	INPUT VA
SA		(1) 400W PULSE START MH	Area Luminaire, 400W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	POLE	Lithonia Lighting, KAD 400M R4 (PULSE START)	240V 2P 2W	BRONZE	6	456
SB		(1) 42W TRT	MINIATURE TRAPEZOID ARCHITECTURAL SCONCE, 42-WATT TRIPLE TUBE, MEDIUM DISTRIBUTION, HYDROFORM REFLECTOR CLEAR, FLAT GLASS LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	WALL	Lithonia Lighting, WSTM 42TRT MD	120V 1P 2W	BRONZE	2	44

KADKHODA, LLC
249 S. ALMA SCHOOL RD.
MESA, ARIZONA 85210

SITE PHOTOMETRIC PLAN

REV.	BY
11/17/16	DEW

DON WITTE
ENGINEERING ASSOCIATES
2323 E. MINYON
MESA, AZ 85213
(480) 656-0810
FAX: (480) 656-0812
PROJECT: 1607



PH1.0