

## PROJECT CODE DATA

**PROJECT:**  
ENTERPRISE OUTLET MESA II

**ADDRESS:**  
ENTERPRISE RENT-A-CAR  
6447 E. SOUTHERN AVE.  
MESA, AZ 85206

**GOVERNING MUNICIPALITY:**  
CITY OF MESA

**APPLICABLE CODES:**  
2006 INTERNATIONAL BUILDING CODES  
2006 INTERNATIONAL MECHANICAL CODE  
2006 INTERNATIONAL PLUMBING CODE  
2005 NATIONAL ELECTRIC CODE  
2006 INTERNATIONAL FIRE CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE  
A.D.A.A.G., IBC CHAPTER 11, ANSI  
CABO A117.1992

**PROJECT DESCRIPTION:**  
SCOPE OF WORK INCLUDES:  
- COMPLETE DEMOLITION AND REMOVAL OF EXISTING BUILDING.  
- PARTIAL SITE IMPROVEMENTS ABOUT NEW FACILITY INCLUDING PAVING, STRIPING AND LIMITED LANDSCAPING.  
- ALL UTILITIES, PERIMETER LANDSCAPING AND SITE ACCESS IS EXISTING TO REMAIN.  
- NEW SINGLE STORY ENTERPRISE RETAIL FACILITY COMPLETE.

**OCCUPANCY(IES):**  
B RETAIL 100 S.F. /1,710 S.F. = 18  
B WASH BAY 100 S.F. /1,280 S.F. = 13

**BUILDING HEIGHT (ACTUAL):**  
17'-0" +/- RETAIL PORTION  
21'-0" +/- WASH BAY PORTION

**GROSS BUILDING AREA:**  
RETAIL 1,710 S.F.  
WASH BAY 1,280 S.F.  
TOTAL: 2,990 S.F.

**BLDG SEPARATION:**  
>30' = 0 RATED (TAVLE 602)

**CONSTRUCTION TYPE(S):**  
VB

**OWNER:**  
ENTERPRISE HOLDINGS  
4100 WEST GALVESTON ST.  
CHANDLER, AZ 85226  
PHONE: 480-705-3005  
FAX: 866-580-5920  
E-MAIL: Timothy.P.Fresetto@ehi.com  
CONTACT:TIM FASCETTA  
TIM WETZLER

**ARCHITECT**  
DEUTSCH ARCH. GRP.  
4600 E. INDIANSCHOOL RD.  
PHOENIX, AZ 85016  
PHONE: 602-840-2929  
FAX: 602-840-6646  
E-MAIL: dchisum@2929.com  
CONTACT:DUSTIN CHISUM  
GLENN HURD

## SITE PLAN NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

B. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

C. ALL NEW / RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

D. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND SHALL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION SHALL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE. LIGHTING SHOULD BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO MAXIMUM OF ONE (1) FOOT CANDLE AT THE PROPERTY LINE.

E. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPE LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

F. AFTER FINAL APPROVAL THE PROJECT SHALL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY CITY OF MESA OSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.

G. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

H. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.

I. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.

J. STRUCTURE CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH ALL REQUIREMENTS OF IFC CHAPTER 14 AND NEPA 241.

K. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1/10) WHEN MEASURED ON A "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.

L. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF MESA PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.

M. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEPARTMENT SERVICES DEPARTMENT.

N. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF MESA PLUMBING CODE.

O. REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OUR OUT OF GRADE CURB, GUTTER AND SIDEWALK.

P. CURB AND DUSTPROOF ALL DRIVES AND PARKING AREAS PER CITY OF MESA ZONING CODE.

Q. ALL GATES SHALL PROVIDE 8 S.F. OF REFLECTORS OR REFLECTIVE MATERIAL ON BOTH FACES OF GATE.

## KEYNOTES

- EXISTING CONCRETE SIDEWALK. CONTRACTOR SHALL REPLACE ANY DAMAGED PORTIONS.
- EXISTING CONCRETE CURB.
- EXISTING ASPHALT PAVEMENT.
- EXISTING MASONRY SCREEN WALL, SHALL BE PAINTED ON BOTH SIDES.
- EXISTING BUILDING.
- EXISTING TRANSFORMER.
- EXISTING LANDSCAPE.
- EXISTING FIRE HYDRANT.
- EXISTING DRIVEWAY
- EXISTING PARKING - GC SHALL REPAINT STRIPES.
- NEW TRASH ENCLOSURE PER CITY STANDARDS.
- NEW 6" CONCRETE CURB.
- NEW LANDSCAPE
- NEW PARKING
- EXISTING PARKING
- REMOVE EXISTING DRIVEWAY AND REPLACE WITH M-42 DRIVEWAY WITH ATTACHED SIDEWALK.
- SES PRELIMINARY LOCATION.
- FIRE RISER LOCATION.
- FDC PRELIMINARY LOCATION.
- ALTERNATIVE PAVEMENT.
- PATCH AND REPAIR ASPHALT SOUTH EAST OF SITE. CONTRACTOR SHALL WALK AREA WITH OWNER AND CIVIL ENG.
- PRELIMINARY LOCATION OF SAND OIL INTERCEPTOR.
- REMOVE CONCRETE CURB AND PAVEMENT TO CREATE 15' LANDSCAPE SET BACK.
- CONTRACTOR SHALL REPAIR EXISTING RIPRAP/DRAINAGE ON SITE.
- REPAINT EXISTING MASONRY WALL BOTH SIDES TYP.
- TERMINATE GAS LINE, GC SHALL COORDINATE.
- EXISTING TRASH ENCLOSURE NEIGHBOR.

## SITE DATA

**CURRENT ZONING:**  
LC - LIMITED COMMERCIAL

**REQUIRED ZONING:**  
LC (NO CHANGE)

**SETBACK:**  
15'-0" PER TABLE 11-6-3A (EXISTING)

**SITE AREA:**  
GROSS: 94,735 SF (2.17 ACRES)  
NET: 55,514 SF (1.27 ACRES)

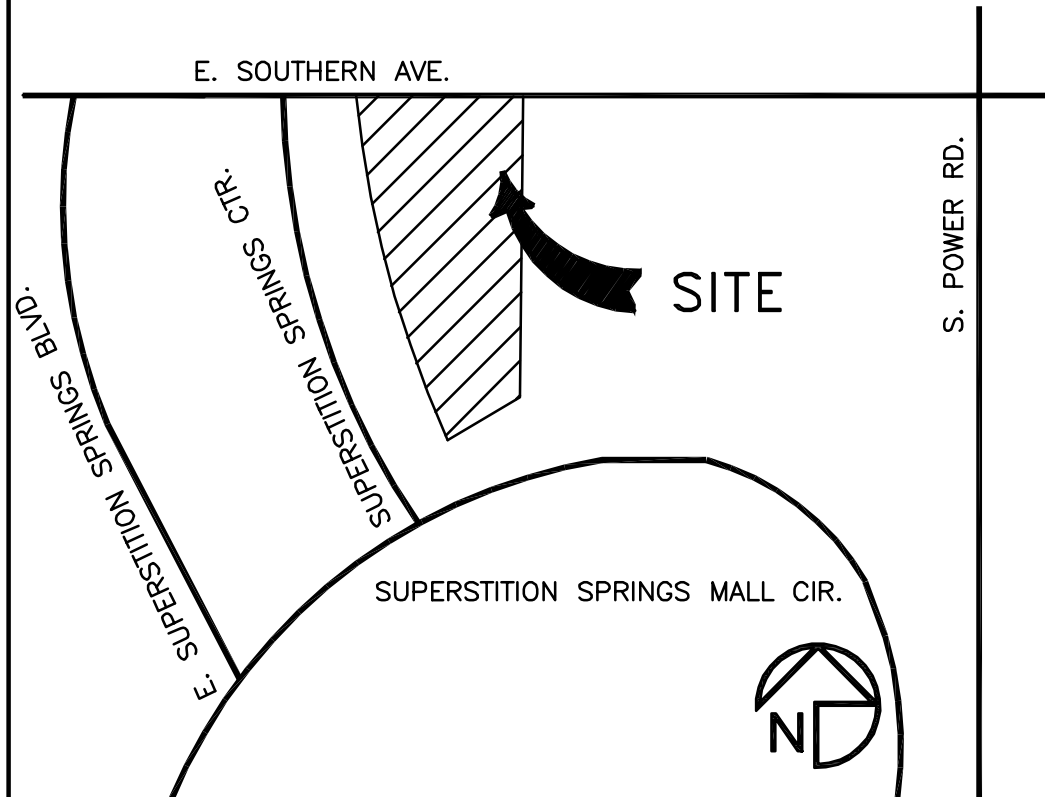
**LANDSCAPE AREA:**  
REQUIRED: 5,552 SF (10% MIN)  
PROVIDED: 11,568 SF (21%+)

**PARKING CALCULATIONS:** PER MESA ZONING CODE TABLE 11-32-3.A  
\*\*PARKING CALCULATIONS BASED ON GROSS FLOOR AREA\*\*

USE	S.F.	FACTOR	SPACES	REQ'D
B	2,990 S.F.	1 SP/ 375 SF	8	
TOTAL SPACES REQUIRED				8
TOTAL NUMBER OF SPACES				REQ'D
STANDARD PARKING SPACES:				8
TOTAL SPACES PROVIDED				12
"RENTAL DISPLAY"				56

\* CUSTOMER AND EMPLOYEE PARKING  
ADDITIONAL PARKING IS DISPLAY AND OVERFLOW

## VICINITY MAP



## CITY STAMP BOX

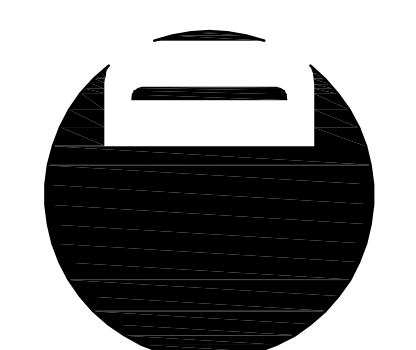
Revisions	
SITE PLAN REVIEW AND SPECIFIC USES PERMIT.	06/08/17
FORMAL SUBMITTAL	DATE

PROJECT NO: 15127.08  
DRAWN BY: DTC & ET  
CHK'D BY: GH  
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OVERALL  
SITE PLAN

AS-110

2929.COM



4600  
EAST INDIAN SCHOOL RD  
PHOENIX, ARIZONA 85018  
602-840-2929 P  
602-840-6646 F

ENTERPRISE OUTLET  
SUPERSTITION  
6447 E. SOUTHERN AVE., MESA, AZ 85206

Revisions	
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