

SITE PLAN

PROJECT DATA:

OWNER: DR. ROHIT MAHAJANI
610 E. BASELINE RD
TEMPE, AZ 85283

PROJECT ADDRESS: SEC CORNER OF S EXTENSION RD & BASELINE DR
MESA, AZ. 85202

DEVELOPER: LGE DESIGN BUILD
740 NORTH 52ND STREET
PHOENIX, AZ. 85008

ARCHITECT: LGE DESIGN GROUP
740 NORTH 52ND STREET
PHOENIX, AZ. 85008
ARCHITECT: BEN MCRAE
APPLICANT: ANDREW GREYBAR
PHONE: 480-966-4001

EXISTING USE: VACANT

PROJECT USE: A NEW MEDICAL OFFICE BUILDING/SURGICAL SUITE

ASSESSOR PARCEL NO.: 302-04-008K

CURRENT ZONING: NC

SITE AREA: 66,026 NET S.F. (1.52 AC.)
80,182 GROSS S.F. (1.84 AC.)

LANDSCAPE AREA: 17,384 S.F. (0.40 AC.)

LANDSCAPE COVERAGE: 26.3%

STORIES: TWO STORY

GROSS BUILDING AREA: 18,249 S.F.

1ST FLOOR AREA: 11,035 S.F.

2ND FLOOR AREA: 7,214 S.F.

LOT COVERAGE: 16.71%

OCCUPANCY: B

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

CLEAR HEIGHT: 14'-0" / 25'-0"

BUILDING HEIGHT: 30'-0"

N. SIDE FOUNDATION BASE: 15.28' AVERAGE

S. SIDE FOUNDATION BASE: 10.58' AVERAGE

PARKING CALCS:	USE	RATIO	REQ'D
	MEDICAL/OFFICE	18,249/200	91
PROVIDED PARKING:			
COVERED SPACES			13
*COMPACT SPACES (12% OF TOTAL)			11
REGULAR SPACES			63
ADA SPACES			4
TOTAL SPACES			91
PARKING RATIO		4.99 CARS PER 1,000 S.F.	
COVERED SPACES			13
*COMPACT SPACES MEET 11-32-2-D CODE GUIDELINE			

NOTE:
BUILDING SETBACK MEETS CODE 11-33-5A-2-B, HAVING AN AVERAGE OF 15'-0" OR MORE. (ACTUAL SETBACK AVERAGE IS 15'-3")

FIRE CODE

*REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION, THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (7,000 LBS/24 AXLES PER AXLE) WHEN ROADS ARE WET. FOR EXAMPLE, A MINIMUM OF SIX (6) INCHES OF ABC COMPACTED TO 80% OVER AN APPROVED BASE WOULD MEET THE REQUIREMENT.

THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSONS SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

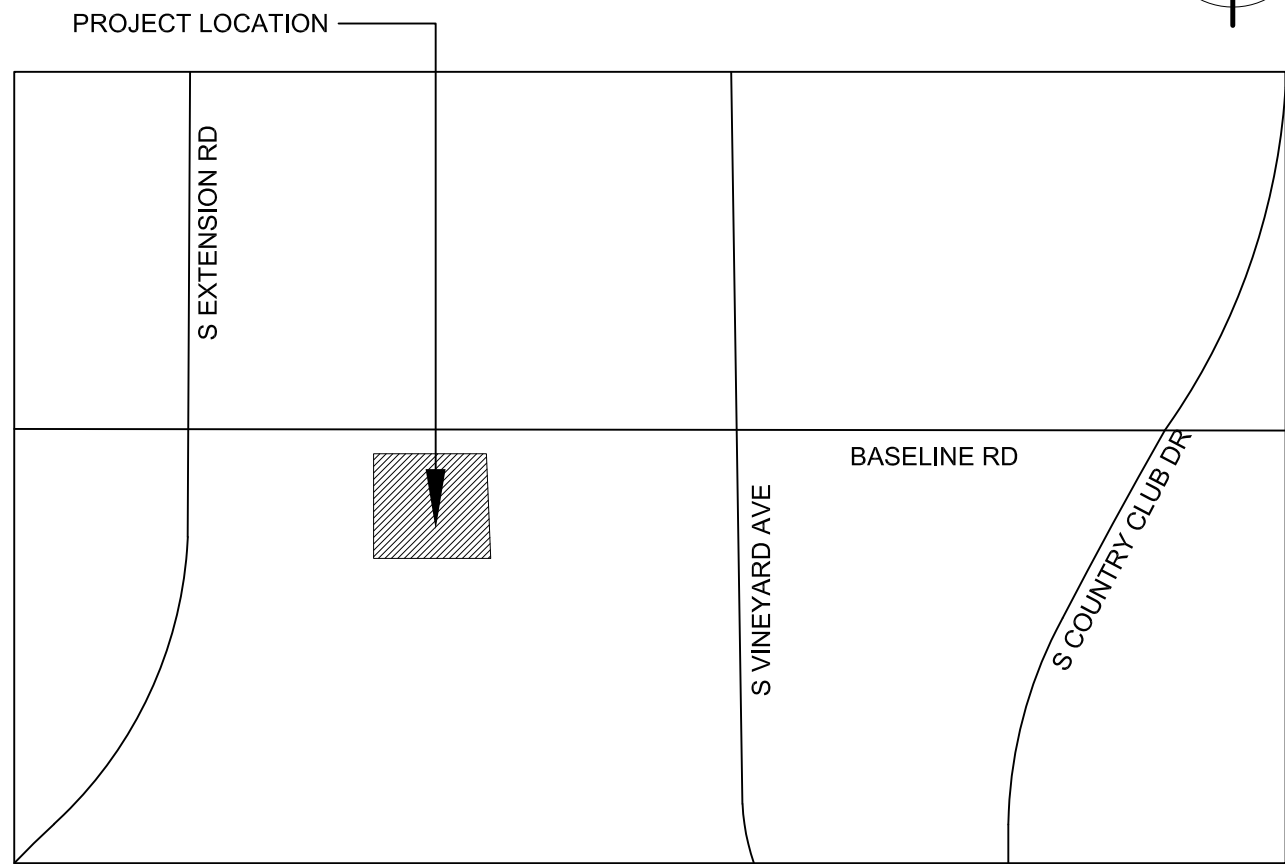
ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS FOR THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY. IPC CHAPTER 14.

*WATER SUPPLY FOR FIRE PROTECTION, AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 300 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

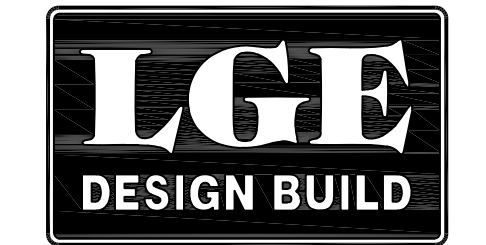
IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS AVAILABLE AT ALL TIMES, WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN, IPC CHAPTER 14.

COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IRC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IPC CHAPTER 14 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

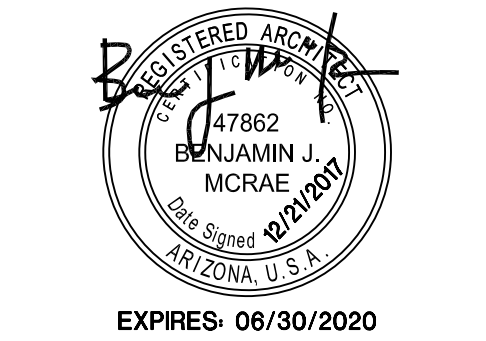
VICINITY MAP



ARIZONA DIGESTIVE HEALTH



NUMBER	REVISION	DATE



SHEET TITLE:	
SITE PLAN	
ISSUE DATE:	02-06-2018
DRAWN BY:	KAW/JPM
CHECKED BY:	AG
PROJECT No.:	
SHEET:	

A1.1.1