



Date	2018.04.27	DT	DT
Project No.	18-012	Drawn By	
Checked By			
Revision		Date	
1 City Comments 1		06/01/2018	
2 City Comments 2		06/27/2018	

PROJECT INFORMATION

PROJECT SUMMARY AND CODE DATA

PROJECT NAME:
C2 TACTICAL MESA

PROJECT ADDRESS:
7104 E. Ray Rd. Mesa, AZ 85212 (APN 304-30-041)

S4S PROJECT NUMBER: 18-012

PROJECT DESCRIPTION:
NEW COMMERCIAL BUILDING FOR FUTURE SHOOTING RANGE WITH RETAIL, OFFICE, STORAGE, AND ASSOCIATED SITE IMPROVEMENTS

DEVELOPMENT SUMMARY:

EXISTING ZONING: LI - LIGHT INDUSTRIAL (NO CHANGE)

OCCUPANCY: MIXED USE A-3, M, B, S-1 (CURRENTLY BEING MODIFIED TO BE ALLOWED AT THE SITE)

GROSS SITE AREA: 139,931.98 SF (3.21 AC)

NET SITE AREA: 133,967.09 SF (3.07 AC)

PROPOSED BUILDING AREA:
FOOTPRINT: 28,157 SF
TOTAL: 33,339 SF (3 STORIES)

PROPOSED BUILDING HEIGHT: 32'-0"

MAXIMUM BUILDING HEIGHT ALLOWED: 40'-0"

NUMBER OF FLOORS IN BUILDING: THREE STORY (TWO ABOVE / ONE BELOW)

TOTAL LOT COVERAGE: 28,157 SF / 133,967.09SF = 21%

SETBACKS:
FRONT/STREET: 20'
INTERIOR/REAR/SIDE: 0'

TYPE OF CONSTRUCTION: TYPE 2-B

MAXIMUM BUILDING AREA ALLOWED (TABLE 503): 45,125 SF

SPRINKLERS: YES

FIRE ALARMS: YES

EMERGENCY LIGHTING: YES

PARKING SUMMARY:
SHOOTING RANGE: 3/LANE (SIMILAR TO DRIVING RANGE) @ 40 LANES = 80 PS
OFFICE/VIP ROOMS: 8,620 SF @ 1/1375 = 22.9 = 23 PS
RETAIL: 2,700 SF @ 1/1375 = 7.2 = 8 PS
OUTDOOR SEATING: 668 SF @ 1/200 = 3.34 = 4 PS
STORAGE/LOADING: 2,930SF @ 1/900 = 3.2 = 4 PS

TOTAL REQUIRED: 159 Spaces
TOTAL PROVIDED: 164 Spaces

ADA Spaces Required/Provided: 6 Spaces (1 Van)

FIRE CODE NOTES

*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 (74,000 lbs/24,000lbs per axle) when roads are wet. For example, a minimum of six (6) inches of ABC compacted to 90% 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 person(s) 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.

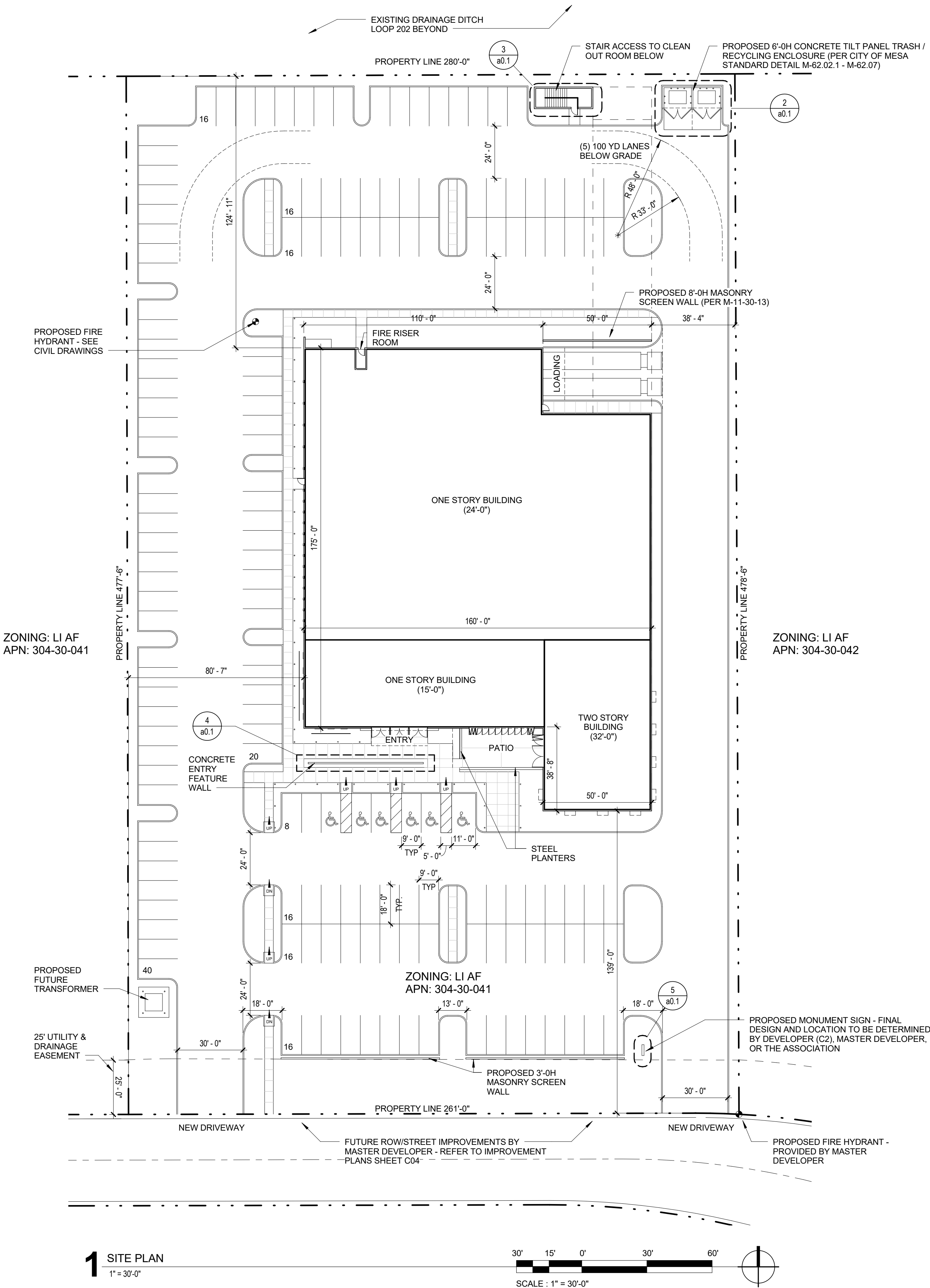
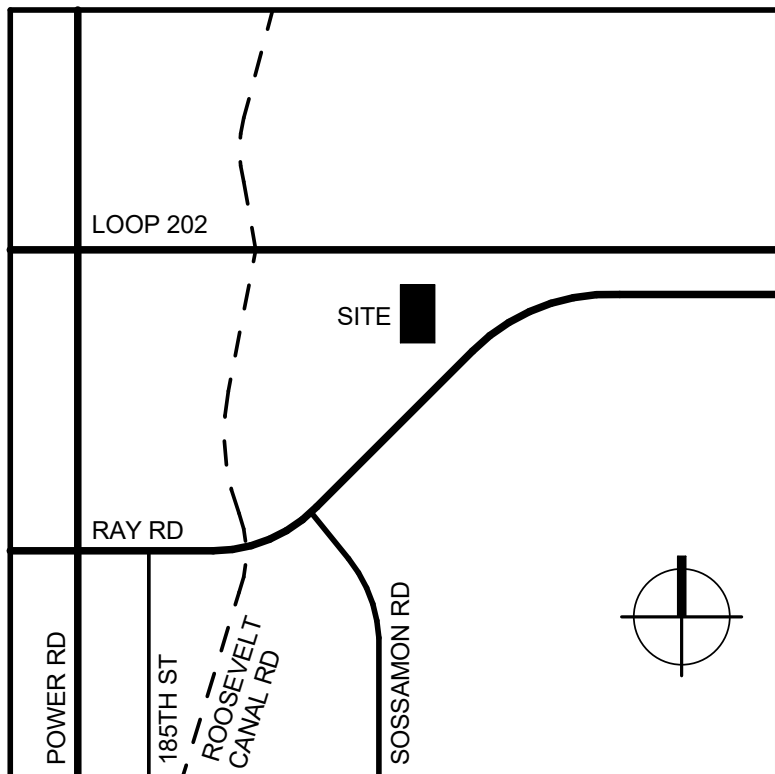
All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy. IFC 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 500 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. IFC Chapter 14

Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and IFC Chapter 14 and NFPA 241, Fire Safety During Construction and Demolition.

VICINITY MAP

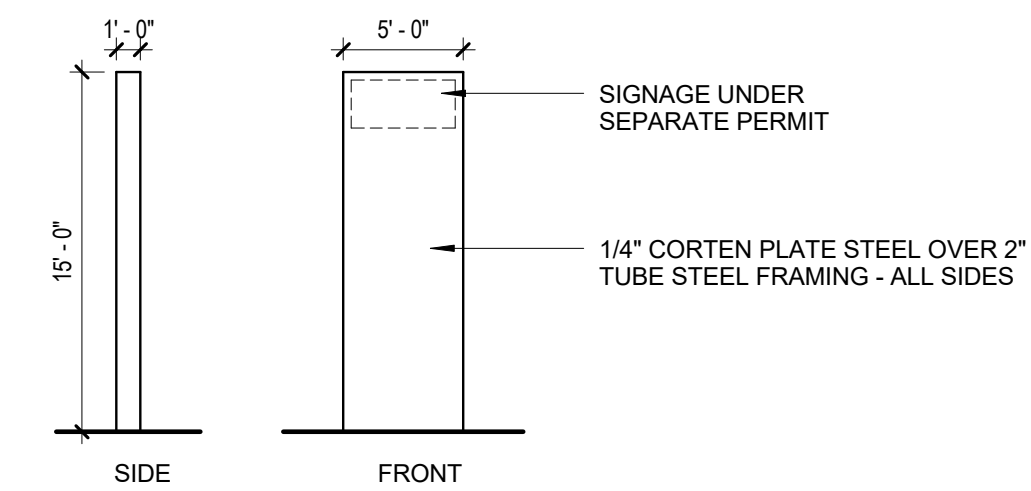
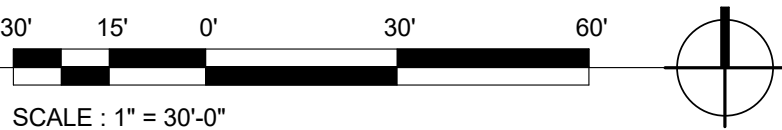


ZONING: LI AF
APN: 304-30-041

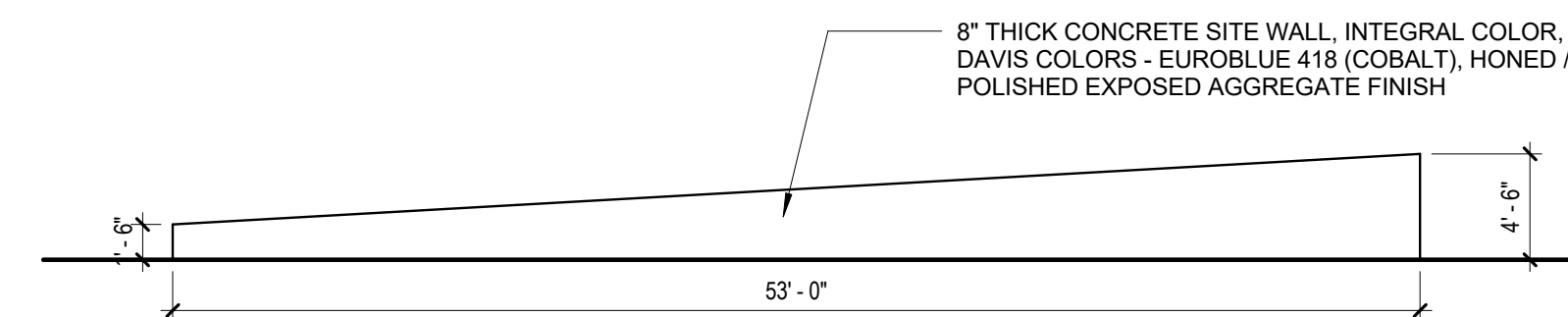
ZONING: LI AF
APN: 304-30-042

ZONING: LI AF
APN: 304-30-041

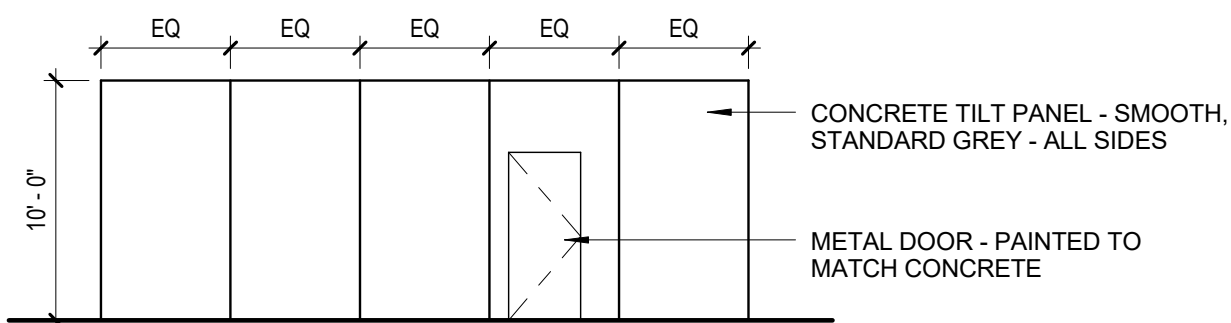
1 SITE PLAN
1" = 30'-0"



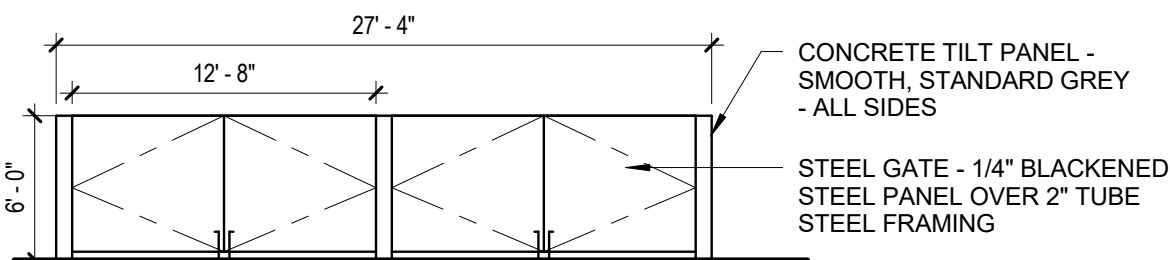
5 MONUMENT SIGN
1/8" = 1'-0"



4 ENTRY FEATURE
1/8" = 1'-0"



3 ACCESS ROOM
1/8" = 1'-0"



2 TRASH ENCLOSURE
1/8" = 1'-0"

NOTE: FINAL DESIGN TO COMPLY WITH CITY OF MESA STANDARD STANDARD DETAIL M-62.02.1 - M-62.07