

BUILDING CODES

2006 International Building Code
2005 National Electrical Code
2006 International Plumbing Code
2006 International Mechanical Code
2006 International Fuel Gas Code
2009 International Energy Conservation Code
2006 International Fire Code

KEY NOTES

1. SITE ENTRY - MASONRY WALL, SEE DETAIL 4/A1.2
2. MASONRY SCREEN WALL, SEE DETAIL 8/A1.2
3. TRUCK COURT MASONRY SCREEN WALL, SEE DETAIL 20/A1.2
4. COVER PARKING - FUTURE
5. NEW FIRE HYDRANT
6. DOUBLE BIN REFUSE PAD, SEE DETAIL 7/A1.2
7. BIKE RACK, SEE DETAIL 14/A1.2
8. STAMPED COLORED ASPHALT PAVING
9. MONUMENT SIGN, UNDER SEPARATE PERMIT
10. ACCESSIBLE RAMP, SEE DETAIL 18/A1.2
11. TILE EXISTING IRRIGATION DITCH
12. EXISTING WIDE SIDEWALK
13. 20' WIDE FIRE DEPARTMENT ACCESS WITH A 45' CENTERLINE TURN RADIUS
14. DEMO EXISTING DRIVEWAY
15. EXISTING STREET LIGHT
16. REMOVE DIAGONAL STREET PARKING
17. PROVIDE NEW CURB AND GUTTER
18. ELECTRICAL TRANSFORMER
19. SITE DISTANCE TRIANGLE
20. ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP, SEE DETAIL 2/A1.2
21. 6" HIGH MASONRY SCREEN WALL
22. FIRE DEPARTMENT CONNECTION
23. FIRE DEPARTMENT KNOX BOX
24. FIRE HYDRANT PROTECTION, SEE CIVIL DRAWINGS
25. BUILDING ADDRESS NUMBERS, SEE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
26. RELOCATE EXISTING STREET LIGHT
27. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50.
28. 6'-0" WIDE SIDEWALK
29. FIRE LINE BFP
30. UNDERGROUND RETENTION STORAGE TANKS
31. NEW STREET LIGHT
32. NEW 6' WIDE SIDEWALK, MATCH EXISTING SIDEWALK TO THE NORTH

FIRE CODE NOTES

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20' 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/24,000 lbs 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 REQUIREMENTS.

THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL 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 CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIAL 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.

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 21 ACERS. THE SITE WILL INCLUDE 2 BUILDINGS DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDING ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

SITE PLAN

SCALE : 1"=60'-0"

PROJECT INFORMATION

ZONING: Z15-002
ZONING: (EXISTING / PROPOSED) LI / PAD
APN: LOT 6: 139-12-028
LOT 5: 139-12-027
139-12-002B
139-12-001B
139-12-001A

SITE AREA: (NET) 20.96 ACRES - 913,230 S.F.
LOT COVERAGE: 363,530 S.F. / 913,230 S.F. = 39%
SITE AREA: (GROSS) 24.08 ACRES - 1,049,074 S.F.

BUILDING HEIGHT PROPOSED: 56'-0" PROPOSED
OCCUPANCY CLASSIFICATION: B/F1/S1
TYPE OF CONSTRUCTION: III-B, SPRINKLERED
ALLOWABLE FLOOR AREA: UNLIMITED AREA

BUILDING AREA: UNDER TRELLIS
BUILDING A: 155,430 S.F. 1,264 S.F.
BUILDING B: 208,100 S.F. 1,264 S.F.
TOTAL BUILDING AREA: 363,530 S.F. 2,528 S.F.

PARKING CALCULATIONS
REQUIRED SPACES
BUILDING AREA: 363,530 S.F. 546 SPACES
75%: 272,648 S.F. / 500 = 243 SPACES
25%: 90,882 S.F. / 375 = 789 SPACES

STANDARD SPACE PROVIDED: 485 SPACES
ACCESSIBLE SPACES PROVIDED: 14 SPACES
TOTAL SPACES PROVIDED: 499 SPACES

STANDARD COVERED SPACE PROVIDED: 32 SPACES
ACCESSIBLE COVERED SPACES PROVIDED: 2 SPACES

BIKE PARKING PROVIDED: 16 SPACES
SPACES REQUIRED: 499 SPACES x 2% = 10 SPACES

LEGAL DESCRIPTION

PORTIONS OF SECTION THIRTY-FIVE (35), TOWNSHIP ONE (1) NORTH, RANGE FIVE (5) EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 35, 1,625.49 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST 233.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 22 SECONDS EAST, 936.46 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 25 MINUTES 28 SECONDS, A DISTANCE OF 239.32 FEET, TO THE CENTERLINE OF JUANITA AVENUE AS SHOWN ON THE PLAT OF MCKELLIPS INDUSTRIAL PARK, UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 192 OF MAPS, PAGE 40; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF SAID PLAT, AND THE EAST LINE OF SOUTH HOBSON STREET; THENCE NORTH 27 DEGREES 06 MINUTES 50 SECONDS EAST 33.00 FEET, TO A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00' NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00' SECONDS, A DISTANCE OF 31.42 FEET; THENCE TANGENT TO SAID CURVE NORTH 27 DEGREES 06 MINUTES 50 SECONDS EAST, 131.33 FEET, TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 533.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 1 SECONDS A DISTANCE OF 5.48 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 22 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 35 1,099.31 FEET, TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 45 FEET FOR STREET RIGHT OF WAY.

TOGETHER WITH: LOTS 5 AND 6, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 317 OF MAPS, PAGE 5.
TOGETHER WITH: PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 317 OF MAPS, PAGE 5. THENCE SOUTH 00 DEGREES 16 MINUTES 15 SECONDS WEST 233.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS WEST 80.02 FEET TO THE BEGINNING POINT OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57 DEGREES 23 MINUTES 11 SECONDS, A DISTANCE OF 120.19 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 120.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57 DEGREES 34 MINUTES 05 SECONDS, A DISTANCE OF 121.42 FEET; THENCE NORTH 89 DEGREES 42 MINUTE 24 SECONDS, A DISTANCE OF 283.41 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

OWNER: PUPPYFEATHERS, LLLP
460 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

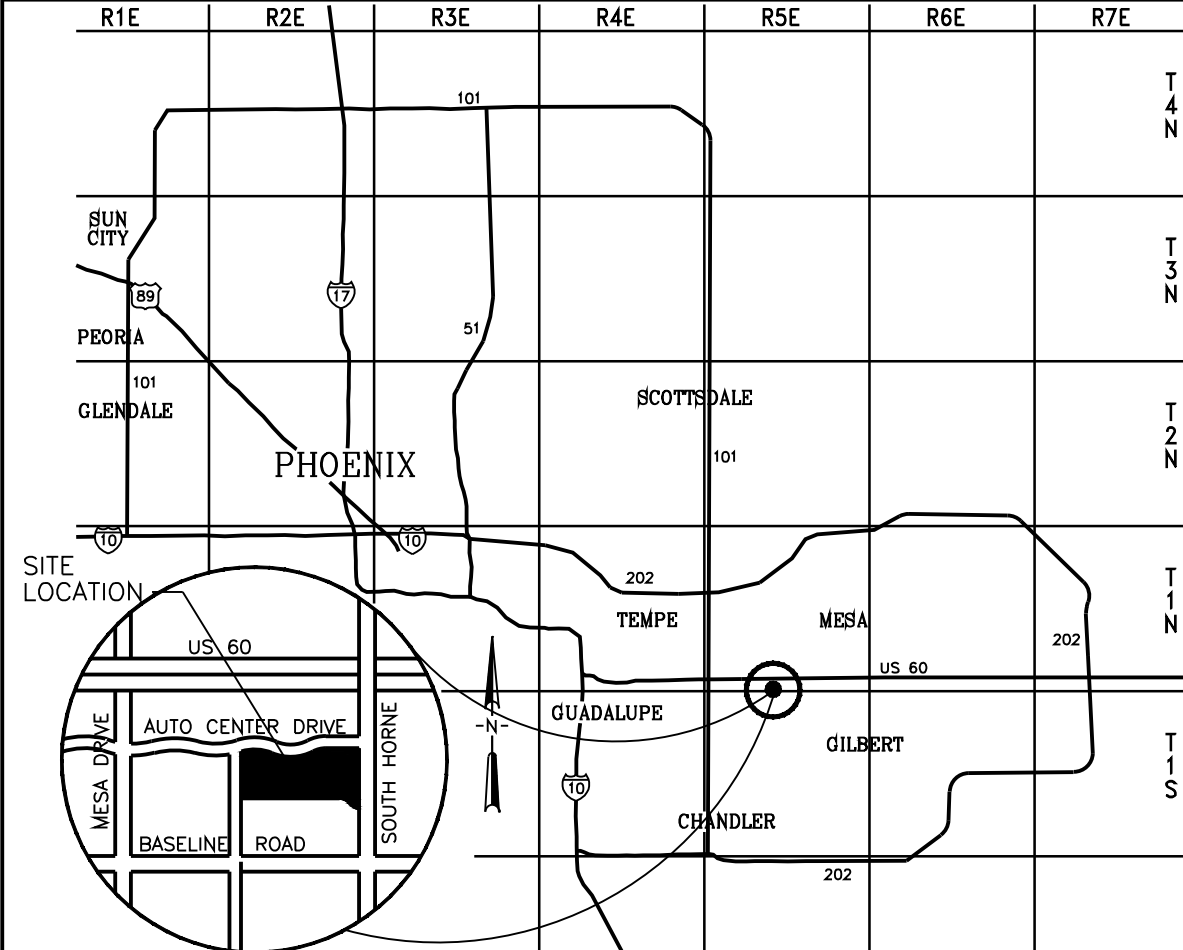
OWNER: MCP/ACQUISITION, LLC
1230 W. WASHINGTON STREET, SUITE 203
TEMPE, ARIZONA 85281
(602) 452-2573 (602) 452-2571 (FAX)

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066 946-5432 (FAX)

ELECTRICAL: HAWKINS DESIGN GROUP - DAVE HAWKINS
2152 S. VINEYARD AVENUE, SUITE 107
MESA, ARIZONA 85210
(480) 813-9000 813-9001 (FAX)

CIVIL: CEG - NATHAN COTTRELL
12409 W. INDIAN SCHOOL ROAD, C-303
AVONDALE, ARIZONA 85392
(623) 536-1993 748-9008 (FAX)

LANDSCAPE: PHILLIP R. RYAN - PHIL RYAN
575 W. CHANDLER BLVD., SUITE 229
CHANDLER, ARIZONA 85225
(480) 899-5813 963-3674 (FAX)



VICINITY MAP



McCALL & associates, inc.

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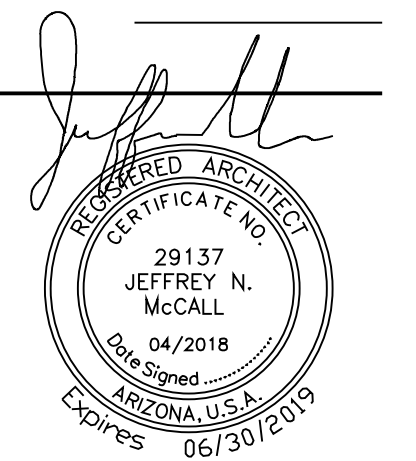
NOTICE OF ALTERNATE BILLING CYCLE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IF THE OWNER OR ANY OTHER PARTY WISHES TO REPRODUCE OR USE THIS DRAWING FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ARCHITECT. THE ARCHITECT'S ADDRESS IS: 4307 N. CIVIC CENTER PLAZA, SCOTTSDALE, AZ 85251. PHONE: (480) 946-0066. FAX: (480) 946-5432.

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT PROVIDES FOR THE ARCHITECT TO BE PAID IN ADVANCE. IF THE OWNER FAILS TO MAKE PAYMENT TO THE ARCHITECT AS REQUIRED, THE ARCHITECT SHALL BE ENTITLED TO SUE FOR THE AMOUNT DUE, PLUS INTEREST AND ATTORNEY'S FEES.

Sheet Title:
SITE PLAN

Project:
METRO EAST VALLEY COMMERCE CENTER - 2
TBD EAST AUTO CENTER DRIVE
TBD EAST AUTO CENTER DRIVE
MESA, ARIZONA

date: 10APR18
job no.: 18010
revision:



A1.1