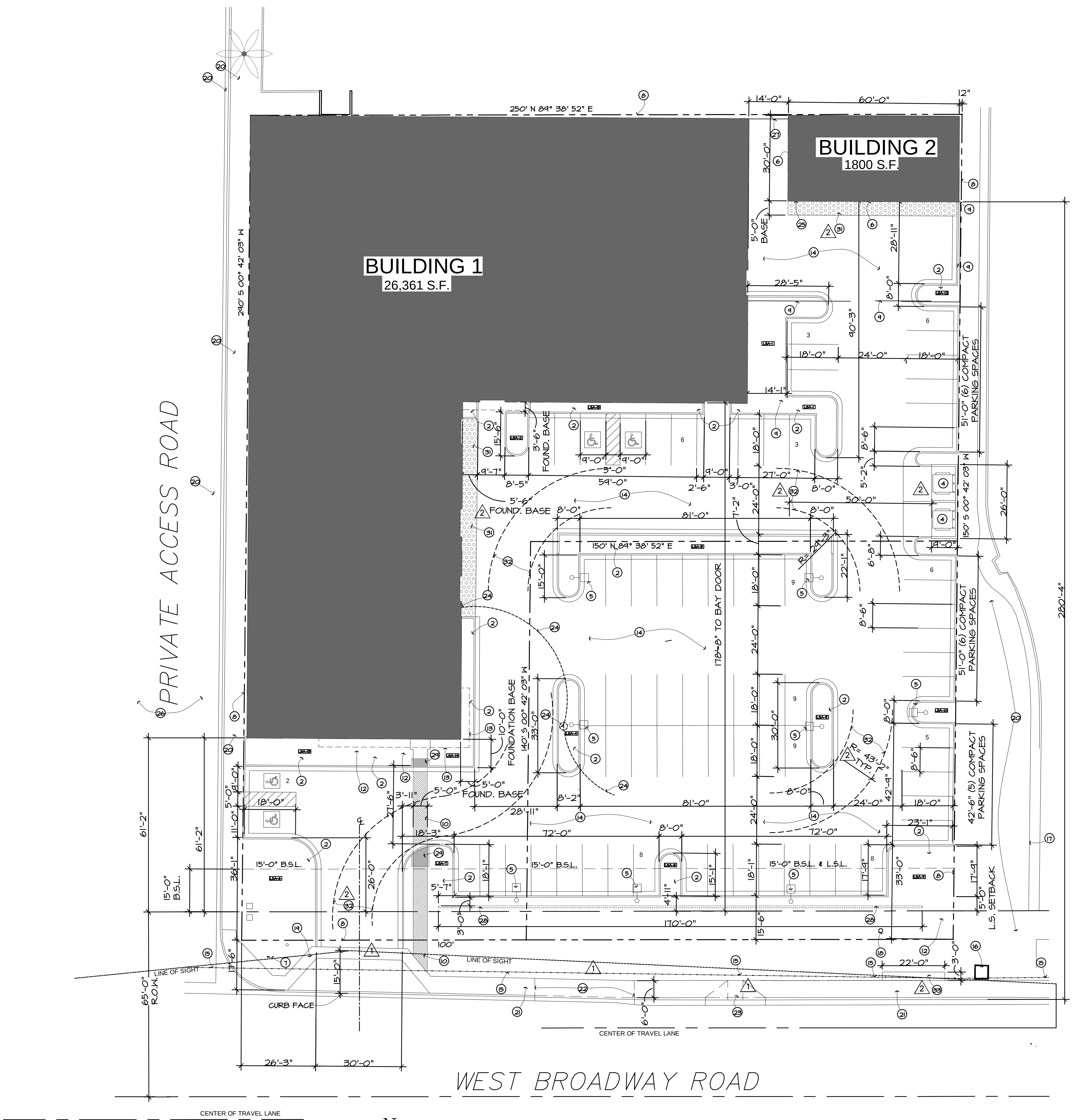
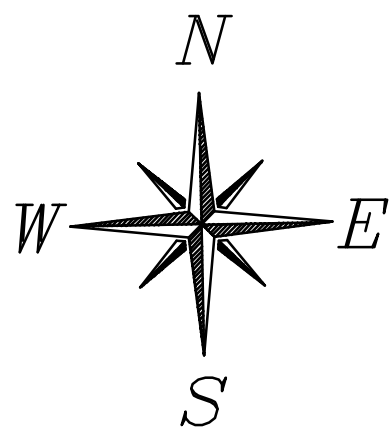


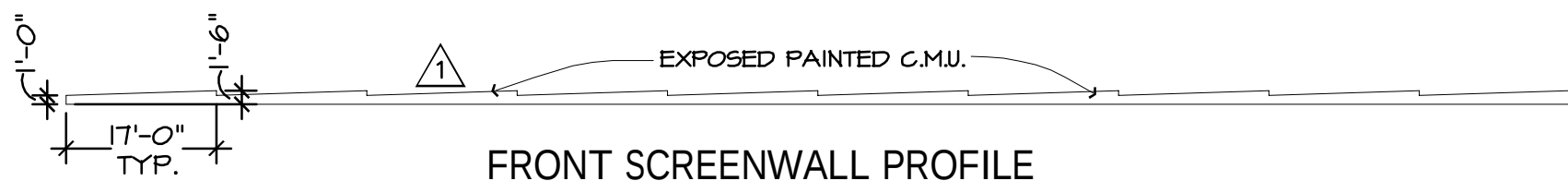


VISIBILITY TRIANGLE TABLE	
PER CITY OF MESA ENGINEERING & DESIGN STANDARDS PUBLIC STREETS JULY 2017 PG. 43	
E. BROADWAY RD.	
5 LU = 562'	R = 562'
DRIVEWAY	



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



SITE DATA:

LOCATION:
1818-1820 W. BROADWAY RD.
MESA, AZ. 85202

PARCEL #:
134-32-001-D

LEGAL DESCRIPTION (PARCEL D):
S 345F OF E 250F SW4 SW4 EX S
195F OF E 150F & EX S 55F

LOT AREA:
51,500 S.F. - 1.18 ACRES (PARCEL D)

ZONING:
LI

GROSS BUILDING SQUARE FOOTAGE:
BUILDING 1 - 26,361 S.F.
BUILDING 2 - 1,800 S.F.

FLOOR AREA RATIO (F.A.R.):
28,161 S.F. / 51,500 S.F. = 54.6%

BUILDING SETBACKS PER CHAPTER 7 (TABLE 11.7.3.):
FRONT: 15'
REAR: 0'
SIDES: 0'

PARCEL #:
134-32-001-B

LEGAL DESCRIPTION (PARCEL B):
E 150' OF S 195' OF SW4 SW4 EX S
45' RD 52AC

LOT AREA:
21,170 S.F. - .48 ACRES (PARCEL B)

ZONING:
LI

OWNER:
CJRJ GROUP LLC

OWNER MAILING ADDRESS:
4173 W. CORONA DR.
CHANDLER, AZ 85226

PARKING ANALYSIS:

BUILDING 1
BEEMER HAUS (SALES) - 26,361 S.F. GROSS
PER CITY OF MESA PARKING ORDINANCE (TABLE 11-32.3.A) AS FOLLOWS:
(1) SPACE PER 375 S.F. OF SALES SERVICE BUILDING
26,361/ 375 S.F. = (70.29)
TOTAL PARKING REQUIRED FOR BUILDING 1
SEE BELOW

BUILDING 2
BEEMER HAUS (PREP BLDG.) - 1,800 S.F. GROSS
PER CITY OF MESA PARKING ORDINANCE (TABLE 11-32.3.A) AS FOLLOWS:
(1) SPACE PER 375 S.F. OF SALES SERVICE BUILDING
1,800/ 375 S.F. = (4.8)
TOTAL PARKING REQUIRED FOR BUILDING 1
SEE BELOW

TOTAL SPACES REQUIRED ALL BUILDINGS = 70.29 + 4.8 = (75.09) 76 SPACES
TOTAL SPACES PROVIDED = 74
TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 4 (1 VAN)
TOTAL ACCESSIBLE PARKING SPACES PROVIDED = 4 (1 VAN)
TOTAL COMPACT CAR SPACES = 17

LANDSCAPE REQUIREMENTS:

PERIMETER PER CHAPTER 33 (TABLE 11-33.3.A-4) REQUIRED # OF PLANTS PER STREET TYPE: BROADWAY RD. (ARTERIAL 110' ROW)
(1) TREE & (6) SHRUBS PER 25 L.F. OF STREET FRONTAGE
(4) TREES AND 24 SHRUBS PER 100 L.F. - REFER TO LANDSCAPE PLAN.

LANDSCAPE SETBACKS:
FRONT (BROADWAY RD.) 15' REQ'D - 10' PROVIDED
FOUNDATION BASE (BUILDING FRONT) 15' REQ'D. 10'-0" PROVIDED
FOUNDATION BASE (BUILDING SIDE) 5' REQ'D. 5'-0" PROVIDED

INTERIOR LANDSCAPE:
LSA-1: 865.5 S.F.
LSA-2: 101.6 S.F.
LSA-3: 798.5 S.F.
LSA-4: 217.5 S.F.
LSA-5: 192.4 S.F.
LSA-6: 507.2 S.F.
LSA-7: 155.3 S.F.
LSA-8: 99.7 S.F.
LSA-9: 407.2 S.F.
LSA-10: 99.7 S.F.
LOT AREA: 51,500 S.F.
INTERIOR LANDSCAPE AREA: 3445 S.F.
SEE LANDSCAPE PLANS

KEY NOTES

1. SALES DISPLAY AREA
2. PLANTER W/ NEW PLANTS -SEE LANDSCAPE PLAN
3. 4' HIGH WALL
4. REFUSE ENCLOSURE PER MESA DETAIL M-62.02 DBL. BIN
5. SITE LIGHTING
6. LINE OF PREP BUILDING.
7. WATER METER LOCATION - SEE PLUMBING
8. PROPERTY LINE
9. NEW SCREEN WALL AND GATE
10. BARRIER FREE ACCESSIBLE ROUTE PROVIDE STAMPED CONCRETE TO DIFFERENTIATE FROM PAVEMENT
11. COMPACT CAR PARKING
12. NEW LANDSCAPING AREA - SEE LANDSCAPE PLAN
13. LINE OF CANOPY
14. PAVEMENT
15. EXISTING OVERHEAD POWER LINES
16. EXISTING CONCRETE IRRIGATION VAULT
17. EXISTING DRIVEWAY CUT AT NEIGHBORING PROPERTY
18. NEW FLAGPOLE LOCATION
19. NEW DRIVEWAY CUT W/ ADA ACCESS PER CITY OF MESA DETAIL M-42
20. EXISTING LANDSCAPE TO REMAIN
21. 6' NEW CONC. SIDEWALK
22. CURRENT DRIVEWAY CUT TO BE REMOVED
23. ADA SIDEWALK RAMP TO BE REMOVED
24. EXISTING ELECTRICAL SERVICE ENTRANCE TO REMAIN, REMOVE EXISTING OVERHEAD POWER LINES & RE-ROUTE BELOW GRADE.
25. NEW FIRE SPRINKLER RISER, PROVIDE SIGNAGE PER MESA FIRE DETAIL 510.1.
26. EXISTING FIRE LANE
27. SCREEN FENCE - SEE NORTH ELEVATION
28. PROPOSED HASOPV SCREENWALL LOCATION 12'-18" HIGH
29. CONC. RIBBED GRADE RAMP 1:12 SLOPE
30. NEW DRIVEWAY CUT PER M-42
31. FOUNDATION BASE PROVIDE STAMPED CONCRETE TO DIFFERENTIATE FROM PAVEMENT
32. 44' MIN. SOLID WASTE TRUCK TURNING RADIUS
33. FUTURE 3'X22' ADA COMPLIANT BUS PAD

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