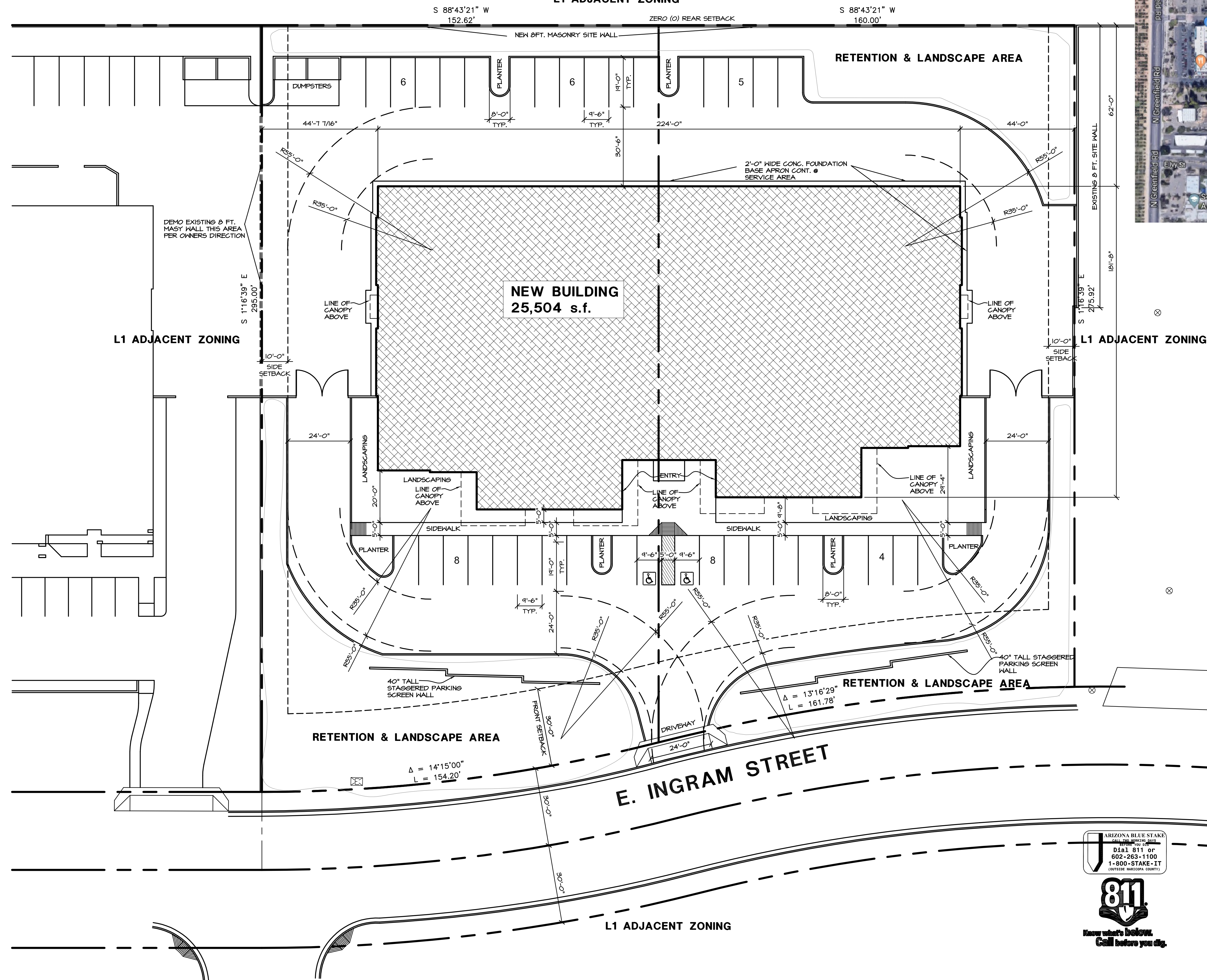


SITE PLAN FOR: NESCON PRODUCTION FACILITY 4656 & 4708 EAST INGRAM STREET MESA, ARIZONA

L1 ADJACENT ZONING



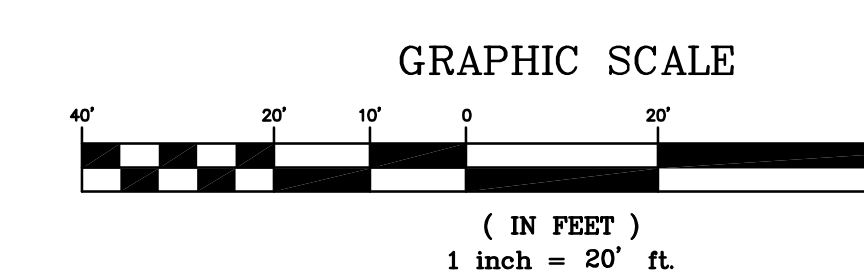
PROJECT INFO

OWNER NESBITT PROPERTIES, LLC 1550 NORTH 40TH STREET MESA, ARIZONA 85205 OWNER: JOHN NESBITT OFFICE PHONE: 480-844-2529	
ARCHITECT JOHN C. MANROSS/ARCHITECT DESIGN PROFESSIONALS, LLC 4542 EAST MCKELLIPS RD., STE. 101 MESA, ARIZONA 85215 PHONE: 480-844-1680 FAX: 480-844-2529 EMAIL: john@chlc.com	
SITE & BUILDING INFORMATION	
PROJECT DESCRIPTION:	A NEW WAREHOUSE & METAL PARTS ASSEMBLY FOR NESCON
ZONING:	L1
SITE ADDRESS:	4656 & 4708 EAST INGRAM STREET, MESA AZ 85205
LEGAL DESCRIPTION:	LOT 63 & 64, MESA COMMERCE CENTER ACCORDING TO BOOK 242 OF MAPS PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA
ASSESSORS PARCEL #:	141-34-346 & 141-34-347
ALLOWABLE HEIGHT & AREA	2 STORY & 19,000 S.F. 300% INCREASE FOR FIRE SPRINKLERS 13,000 + 34,000 = 52,000 25,504 < 52,000 ALLOWED
OCCUPANCY:	MIXED OCCUPANCY - F2, B
CONSTRUCTION TYPE:	VB SPRINKLERED
BUILDING S.F.:	25,504 S.F.
BUILDING AREAS:	B OCC. - 4,204 S.F. F2 OCC. - 21,300 S.F. MIXED OCCUPANCY: 4,204 + 21,300 / 52,000 S.F. ALLOWED = .41 < 1
OCCUPANT LOAD:	OFFICE - 4,204 / 100 GROSS = 42.04 OCC. WAREHOUSE - 21,300 / 500 GROSS = 42.60 OCC. TOTAL OCC. - 84.64 OR 85 OCCUPANTS
REQUIRED EXITS:	2 EXITS REQUIRED PER 2006 IBC TABLE 1014.1
EXIT TRAVEL DISTANCE:	MOST RESTRICTIVE EXIT TRAVEL DISTANCE 300'-0" PER 2006 IBC TABLE 1016.1
PROPOSED BUILDING HEIGHT:	40'-0"
BUILDING SETBACKS:	FRONT - 30'-0" SIDES - 20'-0" TOTAL REAR - 0'-0"
PARKING:	OFFICE - 4,204 S.F. / 375 = 11.21 SPACES WAREHOUSE - 21,300 S.F. / 400 = 23.66 SPACES TOTAL PARKING REQUIRED - 34.87 OR 35 SPACES, INCLUDING 2 ADA TOTAL PARKING PROVIDED - 37 SPACES, INCLUDING 2 ADA
BICYCLE PARKING:	3 REQUIRED PER BA16-031 - 3 PROVIDED
GROSS SITE AREA:	45,461 S.F. OR 2.14 ACRES
NET SITE AREA:	85,981 S.F. OR 1.97 ACRES
FLOOD ZONE:	A



SITE PLAN

SCALE: 1" = 20'-0"



DESIGN T-480-894-1680 F-480-894-2529

PROFESSIONALS, L.L.C.

4542 E. MCKELLIPS RD., STE. 101, MESA, AZ 85215

A NEW COMMERCIAL BUILDING FOR:

NESCON PRODUCTION FACILITY

LOTS 63 & 64 OF THE MESA COMMERCE CENTER

SHEET AI

SITE PLAN

DATE 1-28-19 DWN. BY j.m

PROJECT NO

1806

