

SITE PLAN KEYNOTES

- 1. EXISTING ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE TO REMAIN
- 2. EXISTING PAINTED STRIPES ON ASPHALT DRIVE
- 3. EXISTING ACCESSIBLE PARKING SPACES TO REMAIN
- 4. EXISTING ACCESSIBLE PARKING AISLE AT EXISTING ACCESSIBLE PARKING SPACES TO REMAIN
- 5. EXISTING ACCESSIBLE ENTRANCE TO TENANT SUITE TO REMAIN
- 6. EXISTING SERVICE DOOR TO REMAIN- REVERSE SWING OF SERVICE DOOR
- 7. EXISTING TRASH DUMPSTER TO REMAIN
- 8. EXISTING ELECTRICAL SERVICE ENTRANCE SECTION (SES) TO REMAIN
- 9. EXISTING SPRINKLER RISER IN TENANT SUITE TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION
- 10. EXISTING COVERED PARKING TO REMAIN
- 11. EXISTING PUBLIC SIDEWALK AT STREET TO REMAIN
- 12. EXISTING DRIVEWAY TO REMAIN
- 13. EXISTING PARKING SCREEN WALL TO REMAIN
- 14. EXISTING MONUMENT SIGN TO REMAIN
- 15. EXISTING CONCRETE SIDEWALK AT BUILDING TO REMAIN

PROJECT DATA

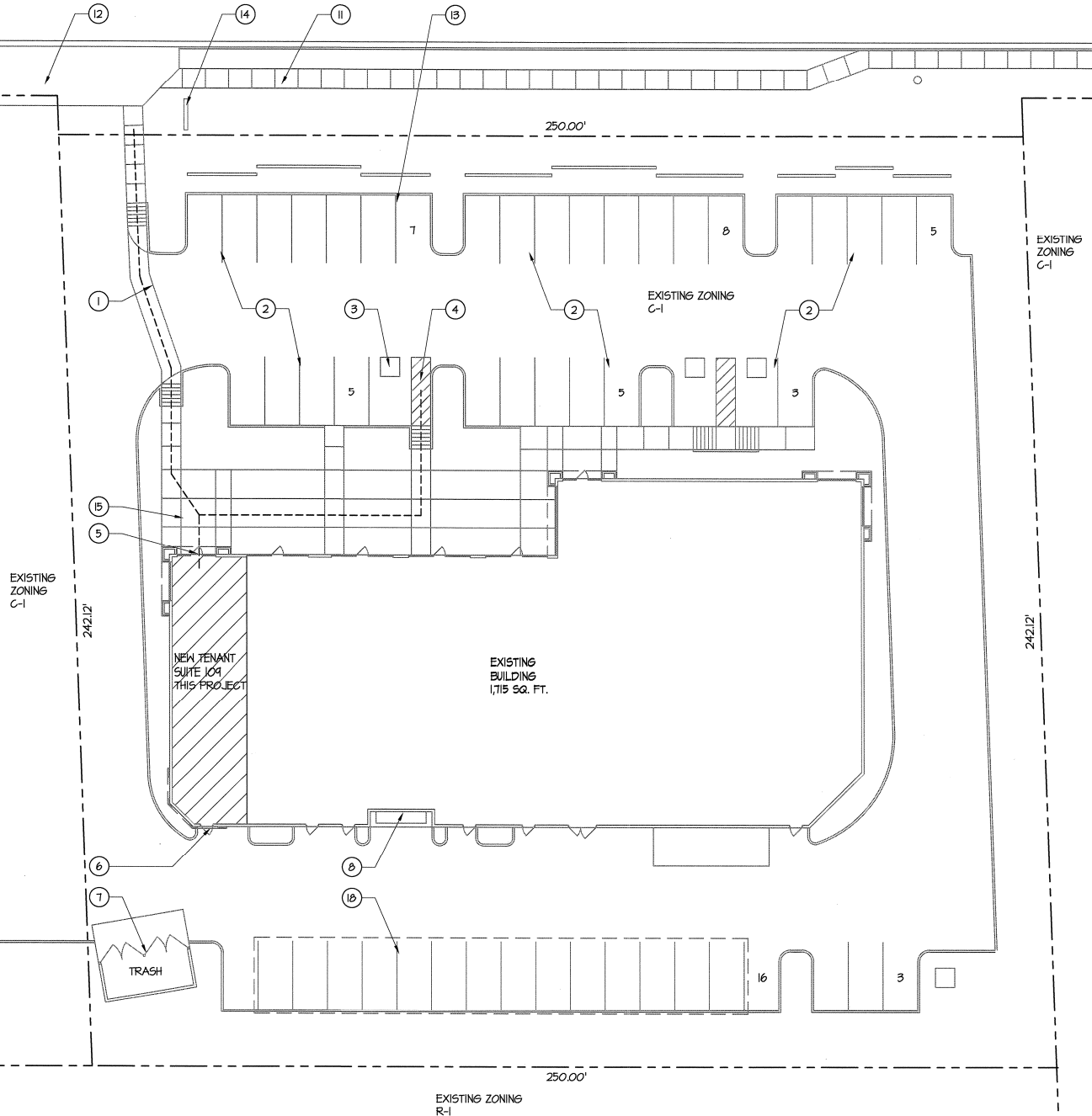
ADDRESS:	535 W. BASELINE ROAD, SUITE 104 MESA, ARIZONA 85210
DESCRIPTION	EXISTING VACANT SHELL SPACE
APN	302-04-008P
ZONING	C-1 (EXISTING)
SHELL BUILDING AREA	13,246 SQ. FT.- EXISTING SHELL BUILDING
1 SPACE PER 375 SQ. FT. OF GENERAL OFFICE, RETAIL, AND SERVICES AREA	
13,246 SQ. FT. RETAIL SHELL BUILDING	
13,246 SQ. FT./ 375 = 36 PARKING SPACES REQUIRED	
52 PARKING SPACES EXISTING	
3 ACCESSIBLE PARKING SPACES	
44 STANDARD PARKING SPACES	
EXISTING PARKING IS SUFFICIENT FOR THIS USE	

ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO JOZNYNE, COPYRIGHT 2014.

GENERAL NOTES

- 1. THE CONSTRUCTION DOCUMENTS ARE SCHEMATIC IN NATURE, ADDRESSED TO THE GENERAL CONTRACTOR, AND ARE INTENDED TO REPRESENT THE SCOPE AND RELATIONSHIPS OF COMPLETE AND FUNCTIONAL BUILDING FACILITIES AS PART OF CONTRACTUAL AGREEMENTS BETWEEN THE GENERAL CONTRACTOR AND THE OWNER.
- 2. PROVIDE ALL LABOR, BUILDING MATERIALS, PARTS, COMPONENTS, SYSTEMS, AND EQUIPMENT COMPLETE AND OPERATIONAL IN PLACE INCLUDING BUT NOT NECESSARILY LIMITED TO BUILDING FINISH MATERIALS, STRUCTURAL MATERIALS AND SYSTEMS, MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS REQUIRED TO COMPLETE THE PROJECT IN OPERABLE CONDITION CONNECTED TO UTILITY PROVIDERS AND CITY SERVICES AS IF SPECIFICALLY NOTED OR SPECIFIED.
- 3. THE CONSTRUCTION DOCUMENTS ARE ADDRESSED TO THE GENERAL CONTRACTOR. RESPONSIBILITY BEYOND THE GENERAL CONTRACTOR FOR ANY SPECIFIC PORTION OF THE PROJECT SHALL BE DETERMINED BY THE GENERAL CONTRACTOR IN COMPLIANCE WITH THE PROVISIONS OF AGREEMENTS BETWEEN THE GENERAL CONTRACTOR AND THE OWNER AND COORDINATED WITH THE PROVISIONS OF AGREEMENTS BETWEEN OTHER PROVIDERS AND THE OWNER. COORDINATE ALL PORTIONS OF THE PROJECT BETWEEN ALL ENTITIES ASSIGNED RESPONSIBILITY FOR SPECIFIC PORTIONS OF THE PROJECT.
- 4. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULING, PROCEDURES, SAFETY PRACTICES AND PROGRAMS IN CONNECTION WITH THE PROJECT.
- 5. THE ARCHITECT SHALL BE HELD HARMLESS FOR THE ACTIONS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL PROVIDERS AS GOVERNED BY AGREEMENTS BETWEEN THE GENERAL CONTRACTOR AND THE OWNER AND RESPECTIVE AGREEMENTS BETWEEN OTHER SERVICE PROVIDERS AND THE OWNER.
- 6. POSSESS AND MAINTAIN A COMPLETE SET OF THE MOST CURRENT CONSTRUCTION DOCUMENTS BEARING APPROVAL OF THE LOCAL AUTHORITY HAVING JURISDICTION AT THE JOB SITE. CONSTRUCTION DOCUMENTS SHALL BE READILY AVAILABLE TO ALL PARTIES OF THE PROJECT.
- 7. THE USE OF ASBESTOS CONTAINING MATERIALS OR OTHER RECOGNIZED AND REGULATED HAZARDOUS MATERIALS WHETHER TEMPORARY OR PERMANENT IS STRICTLY PROHIBITED.
- 8. PROVIDE MATERIAL SAFETY DATA SHEETS FOR ALL MATERIALS UTILIZED ON THE PROJECT. SUBMIT A COMPLETE SET OF MATERIAL SAFETY DATA SHEETS TO THE OWNER AND AS MAY BE REQUIRED FOR OBTAINING AN OCCUPANCY PERMIT AT THE COMPLETION OF THE PROJECT.
- 9. PERFORM CUTTING, DRILLING, REMOVAL, AND PATCHING OF WORK IN PLACE WITH EXTREME CARE. USE SMALL TOOLS TO MINIMIZE RISK TO THE INTEGRITY OF THE BUILDING STRUCTURE. MATCH EXISTING ADJACENT FINISH TEXTURES AND COLORS SO AS TO MAKE PATCHES INDISTINGUISHABLE FROM EXISTING ADJACENT CONSTRUCTION.
- 10. PROVIDE PROJECT IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, REGULATIONS, CODES, AND COVENANTS.
- 11. PROVIDE PROJECT SPECIFICALLY IN COMPLIANCE WITH THE LETTER AND INTENT OF THE AMERICANS WITH DISABILITIES ACT (ADA), 1992 AS ADMINISTERED BY THE LOCAL AUTHORITY HAVING JURISDICTION. REFERENCE AND COMPLY WITH CHAPTER 11, ACCESSIBILITY, OF THE INTERNATIONAL BUILDING CODE (IBC), 2006; THE ADA ACCESSIBILITY GUIDELINES (ADAAG), AND THE 2006 IBC REFERENCED AND ADOPTED STANDARD, ICC/ANSI A117.1. OBTAIN AND MAINTAIN ALL REQUIRED PERMITS FROM ALL AGENCIES HAVING JURISDICTION.
- 12. MAINTAIN A COPY OF APPLICABLE CODES AND REFERENCED STANDARDS ON THE PROJECT SITE FOR THE USE OF THE OWNER, THE ARCHITECT, AND INSPECTORS FROM THE LOCAL AUTHORITIES HAVING JURISDICTION.
- 13. SCHEDULE AND MANAGE ALL INSPECTIONS BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND OTHERS AS REQUIRED. DO NOT COVER WORK REQUIRING INSPECTION UNTIL APPROVED BY INSPECTORS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
- 14. OBTAIN LOCAL AUTHORITY APPROVAL AND OCCUPANCY PERMITS.
- 15. OBTAIN SEPARATE PERMITS FOR EXTERIOR BUILDING SIGNAGE FROM THE LOCAL AUTHORITY HAVING JURISDICTION. EXTERIOR SIGNAGE IS NOT PART OF THE WORK OF THIS CONTRACT.
- 16. PROVIDE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS OF TYPES AND SIZES IN COMPLIANCE WITH THE IBC, SECTION 906, THE INTERNATIONAL FIRE CODE, NFPA 10A, AND AS REQUIRED BY THE LOCAL FIRE AUTHORITY.



SITE PLAN  
SCALE: 1" = 20'-0"



VICINITY MAP

SOUTHERN AVE.			
U.S. 60			
SUPERSTITION FWY.			
BASELINE RD.			
		THIS PROJECT	
GUADALUPE RD.			
DOBSON RD.	ALMA SCHOOL RD.	COUNTRY CLUB AVE.	AZ HAY ST.
ELLIOT RD.			MESA ROAD

BASELINE AND COUNTRY CLUB  
535 W. BASELINE RD., SUITE 104  
MESA, ARIZONA 85210

REVISIONS


ISSUE DATE:


JOB NUMBER:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A