

A1.1

KEY NOTES

1. SITE ENTRY – MASONRY WALL, SEE DETAIL 4/A1.2
2. MASONRY SCREEN WALL, SEE DETAIL 8/A1.2
3. 8" HIGH TRUCK COURT MASONRY SCREEN WALL, SEE DETAIL 20/A1.2
4. NOT USED
5. NEW FIRE HYDRANT
6. DOUBLE BIN REFUSE PAD, SEE DETAIL 7/A1.2
7. BIKE RACK, SEE DETAIL 14/A1.2
8. NOT USED
9. NOT USED
10. ACCESSIBLE RAMP, SEE DETAIL 18/A1.2
11. SOLID WASTE VEHICLE PATH OF ACCESS PER M-62.01
12. EXISTING WIDE SIDEWALK
13. 26' WIDE FIRE DEPARTMENT ACCESS WITH A 45' CENTERLINE TURN RADIUS – MESA AMENDED FIRE CODE SECTION 503.2.1 THROUGH 503.10
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. NOT USED
27. ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50.
28. NOT USED
29. FIRE LINE BFP, ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
30. UNDERGROUND RETENTION STORAGE TANKS
31. NOT USED
32. NOT USED
33. MAIL BOX, FLORENCE 'VITAL' TYPE CLUSTER BOX UNIT, 1570-BXX, COLOR SANDSTONE
34. ELECTRICAL SERVICE
35. FIRE LANE MARKING, SEE DETAIL 19/A1.2
36. NOT USED
37. PAINTED STEEL BOLLARDS, SEE DETAIL 11/A1.2
38. NEW ADA ACCESSIBLE CURB RETURN
39. COVERED PARKING (FUTURE) – MATCH EXISTING, PHASE I

FIRE CODE NOTES

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 26' 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. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL AND/OR ANY LOCATION ON THE JOBSITE. 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. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

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. WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN.

CHAPTER 33 OF THE INTERNATIONAL FIRE CODE AND INTERNATIONAL BUILDING CODE 2018 EDITION, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE FOLLOWED.

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 4.5 ACERS. THE SITE WILL INCLUDE 1 BUILDING DESIGNED FOR OFFICE, WAREHOUSE AND LIGHT INDUSTRIAL USES. THE BUILDING IS CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL TRELLIS WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

SITE PLAN

SCALE : 1"=40'-0"

PROJECT INFORMATION

ZONING: (EXISTING)	L-1
ZONING: (PROPOSED)	L-1
APN:	139-12-029B 139-12-041 139-12-008A
SITE AREA: (NET)	196,420 S.F. – 4.51 ACRES
LOT COVERAGE:	196,420 S.F. / 58,367 S.F. = 29.7%
SITE AREA: (GROSS)	241,700 S.F. – 5.55 ACRES
BUILDING HEIGHT PROPOSED:	56'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	B/F1/S1
TYPE OF CONSTRUCTION:	III-B, ESFR
ALLOWABLE FLOOR AREA:	UNLIMITED AREA
BUILDING AREA:	58,339 S.F. UNDER TRELLIS 740 S.F.

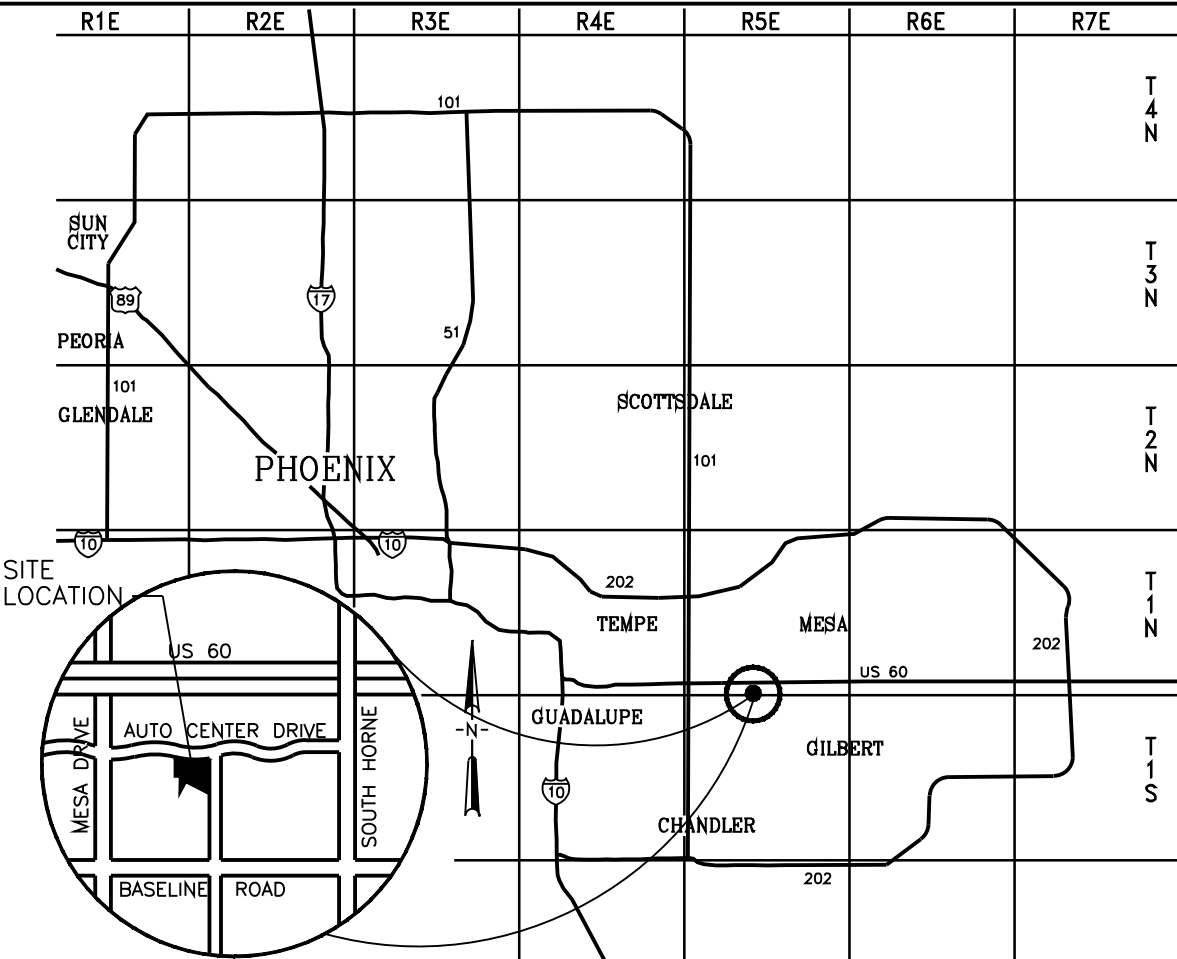
PARKING CALCULATIONS	
REQUIRED SPACES	58,339 S.F.
BUILDING AREA:	88 SPACES
75%: 43,754 S.F. / 500 =	39 SPACES
25%: 14,585 S.F. / 375 =	127 SPACES
STANDARD SPACE PROVIDED:	96 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES
TOTAL SPACES PROVIDED:	102 SPACES
BIKE PARKING PROVIDED:	4 SPACES
SPACES REQUIRED:	102 SPACES x 2% = 3 SPACES

LEGAL DESCRIPTION

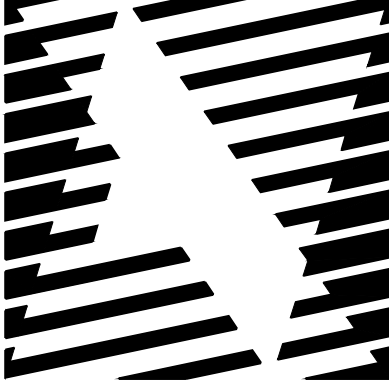
The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:
PARCEL NO. 2
A PORTION OF LOT 4, MCKELLIPS INDUSTRIAL PARK UNIT TWO, ACCORDING TO BOOK 192 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 56.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 231.46 FEET TO THE NORTH LINE OF LOT 4;
THENCE NORTH 89 DEGREES 41 MINUTE'S 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, 435.00 FEET TO THE EAST LINE OF LOT 4 AND THE WEST LINE OF HOBSON STREET;
THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF LOT 4, 69.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 467 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 26 MINUTES 32 SECONDS 174.76 FEET;
THENCE NORTH 62 DEGREES 53 MINUTES 10 SECONDS WEST 362.46 FEET;
THENCE NORTH 27 DEGREES 06 MINUTES 50 SECONDS WEST 178.35 FEET TO THE TRUE POINT OF BEGINNING, PARCEL NO. 2A
AN EASEMENT FOR ROAD AS CREATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 83-149250 OVER THE EAST 30 FEET OF LOT 5, MCKELLIPS INDUSTRIAL PARK UNIT TWO, ACCORDING TO BOOK 192 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 3
LOT 7, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK 317 OF MAPS, PAGE 5, MARICOPA COUNTY, ARIZONA.
EXCEPT THE WEST 153.00 FEET THEREOF, ALSO DESCRIBED AS:
PARCEL NO. 2 OF LAND SPLIT SURVEY RECORDED IN BOOK 1436 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 4
LOT 9, MESA AUTOMOTIVE CENTER II, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK 329 OF MAPS, PAGE 9, MARICOPA COUNTY, ARIZONA.

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 1140 W. HARWELL ROAD GILBERT, ARIZONA 85233 (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



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NOTICE OF ALTERNATE BILLING CYCLE
THIS CONTRACTING AGREEMENT IS THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S ESTIMATES IN BILLING CYCLES OTHER THAN THE STANDARD 12 MONTH BILLING CYCLE ARE APPLICABLE TO THE OWNER'S DESIGNATED AGENT AT THE ARCHITECT'S DISCRETION. THE ARCHITECT SHALL PROVIDE THIS DISCRETION ON REQUEST.
NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACTING AGREEMENT IS THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S ESTIMATES IN BILLING CYCLES OTHER THAN THE STANDARD 12 MONTH BILLING CYCLE ARE APPLICABLE TO THE OWNER'S DESIGNATED AGENT AT THE ARCHITECT'S DISCRETION. THE ARCHITECT SHALL PROVIDE THIS DISCRETION ON REQUEST.

Project: METRO EAST VALLEY COMMERCE PARK IV
547 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

date: 08/JAN/20
job no.: 19027
revision:



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