



GENERAL NOTES - SITE PLAN

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE CITY OF MESA CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY. WALLS ARE EXISTING.
- ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.
- EXTERIOR PATIO WAS APPROVED BY 20/SA/2005.

PROJECT DESCRIPTION

THIS IS A TENANT IMPROVEMENT PROJECT FOR AN EXISTING 3,279 SQ.FT, WHICH INCLUDES A 216 SQ.FT ADDITION AND A NEW 1,208 SQ.FT PATIO, TO BE TRANSFORMED INTO A RESTAURANT. THE NEW OWNER HAVE AN APPROVED SET OF PLANS FOR A RESTAURANT FROM A PREVIOUS PROJECT AT THIS LOCATION. OUR INTENTION IS TO FOLLOW THE DESIGN CRITERIA OF THE PREVIOUSLY APPROVED RESTAURANT PROJECT.

PROJECT STATISTICS

PROJECT:	AJO AL'S
ADDRESS:	2336 E BASELINE RD MESA AZ 85204
APN:	140-62-309A
S/T/R:	31 1N 6E
ZONING:	LC (LIMITED COMMERCIAL)
JURISDICTION:	MESA
OCCUPANCY TYPE:	A-2
CONSTRUCTION TYPE:	V-B
LOT SIZE:	36,072 SQ.FT.
FIRE SPRINKLER:	YES

OCCUPANCY LOAD (IBC TABLE 1004.5)	
DINING (ASSEMBLY WITH FIXED SEATS) 1571 SQ.FT NET/15)	= 104 OCCUPANTS
PATIO (ASSEMBLY) 1116 SQ.FT NET/15)	= 76 OCCUPANTS
KITCHEN (1454 SQ.FT GROSS/200)	= 7 OCCUPANTS
TOTAL OCCUPANCY LOAD	= 188 OCCUPANTS

CONSTRUCTION CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AMENDMENTS
- 2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE (IFC) AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE (IPC) AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC) AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AMENDMENTS
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS) AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) AMENDMENTS
- 2017 NATIONAL ELECTRIC CODE (NEC) AMENDMENTS
- A117.1 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

KEY NOTES - SITE PLAN

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| 1 ACCESS | 9 EXISTING EXISTING PARKING AREA |
| 2 EXISTING TRASH ENCLOSURE | 10 EXISTING MONUMENT SIGN |
| 3 EXISTING ELECTRICAL TRANSFORMER | 11 BIKE RACK |
| 4 EXISTING LANDSCAPE AREA | 12 NEW LANDSCAPE ISLAND |
| 5 EXISTING FIRE HYDRANT | 13 NEW SIDEWALK |
| 6 PARKING LIGHT POLE | 14 SIGHT VISIBILITY TRIANGLE |
| 7 EXISTING CONCRETE SIDEWALK | 15 WATER VALVE |
| 8 EXISTING 3' HEIGHT SCREEN WALL TO REMAIN | 16 NEW LANDSCAPE AREA |

LEGEND

- EXISTING BUILDING TI
- PROPOSED ADDITION AND PATIO AREA
- LANDSCAPE AREA
- EXISTING UNDERGROUND ELECTRIC LINE 6" (PVC)
- EXISTING SEWER LINE 8" S (PVC)
- EXISTING WATER LINE
- EXISTING GAS LINE
- WM WATER METER
- WV WATER VALVE

