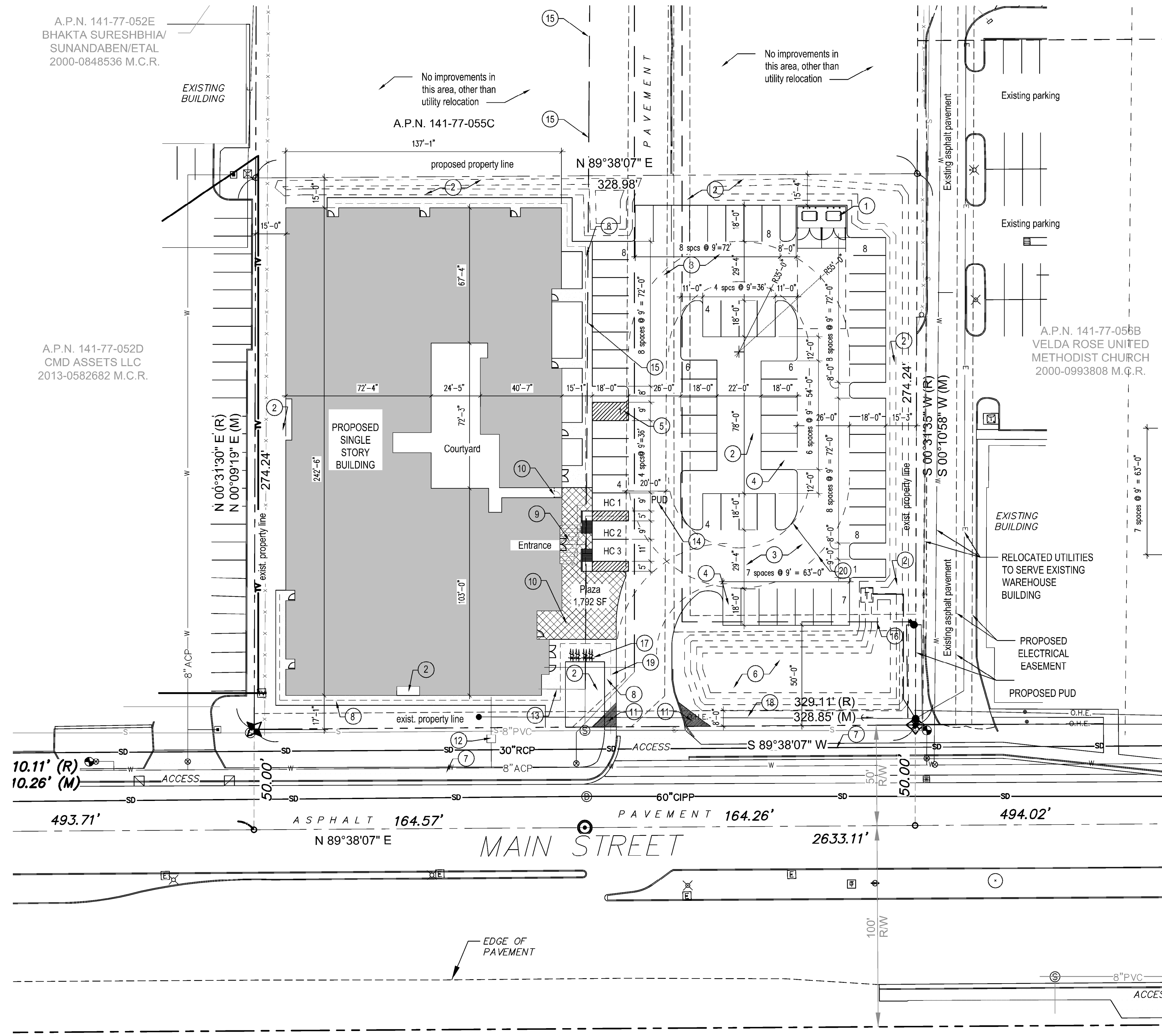


A.P.N. 141-77-052E  
BHAKTA SURESHBHIA/  
SUNANDABEN/ETAL  
2000-0848536 M.C.R.

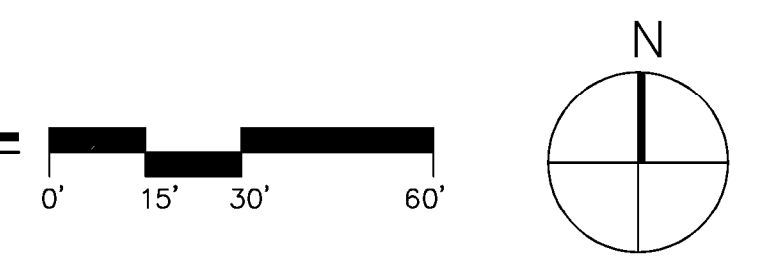
A.P.N. 141-77-052D  
CMD ASSETS LLC  
2013-0582682 M.C.R.

A.P.N. 141-77-055C

A.P.N. 141-77-056B  
VELDA ROSE UNITED  
METHODIST CHURCH  
2000-0993808 M.C.R.



**1 FINAL SITE PLAN**  
SCALE: 1"=30'-0"



**PROJECT DATA**

SITE AREA : 90,200 SQ. FT. (2.07 AC)  
BUILDING AREA: 29,995 SQ. FT.  
OTHER IMPERVIOUS SURFACE AREA: 32,385 SQ. FT.  
TOTAL AREA OF LOT COVERAGE: 62,380 SQ. FT.  
LOT COVERAGE PERCENTAGE: 69.2%

DORM UNITS:  
MEN: 16 QUADS = 64 BEDS  
WOMEN: 4 QUADS = 16 BEDS  
ISOLATION DORMS: 4 BEDS

TOTAL BEDS: 84  
PARKING REQUIRED AT 1400 SQ. FT.:  
75 STALLS  
(A SPECIAL USE PERMIT IS REQUESTED IN ORDER TO ALLOW THE PROPOSED REDUCED NUMBER OF PARKING STALLS SHOWN BELOW)

PARKING PROVIDED:  
64 STANDARD  
1 LOADING  
3 HC  
TOTAL: 68 STALLS

BICYCLE PARKING REQUIRED AT 1/10 CARS:  
7.5 SPACES  
PROVIDED: 8 SPACES

**KEYED NOTES**

- 1 TRASH ENCLOSURE. SEE DETAIL 2/A1.0. ENCLOSURE TO MEET ALL CITY OF MESA REQUIREMENTS. BUILD PER CITY OF MESA M-62 DETAILS. BUILD PER THE FOLLOWING DETAILS:  
M-62.01  
M-62.02.2 NOTE #6  
M-62.03  
M62.04.1  
M62.04.2 NOTE #7
- 2 LANDSCAPING (TYP.)
- 3 ASPHALT PAVING
- 4 PARKING STALLS
- 5 LOADING STALL
- 6 STORM WATER RETENTION BASIN
- 7 PUBLIC SIDEWALK
- 8 CONCRETE WALK
- 9 ENTRY CANOPY
- 10 ENHANCED PAVERS
- 11 VISIBILITY TRIANGLES AT ENTRY DRIVE
- 12 WATER METER
- 13 SEWER CONNECTION
- 14 EXISTING WATER LINE AND EASEMENT TO BE RELOCATED
- 15 SEWER LINE TO BE RELOCATED
- 16 ELECTRICAL LINE TO BE RELOCATED WITH NEW EASEMENT
- 17 BICYCLE PARKING (8 SPACES-1 PER 10 CARS)
- 18 EXISTING PUBLIC UTILITY EASEMENT TO REMAIN
- 19 PEDESTRIAN PATH TO BUILDING FROM STREET AND PARKING
- 20 INDICATES 20' W FIRE ACCESS LANE AND TURNING RADIUS

**CONSTRUCTION NOTES**

- a. COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33-SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.  
  
FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN CASE OF FIRE OR INJURY.
- b. REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND OF ALL-WEATHER DRIVING SURFACE. GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS./24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.  
  
THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.
- c. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- d. WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 AT 20 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 ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

**PROJECT DATA (CONT.)**

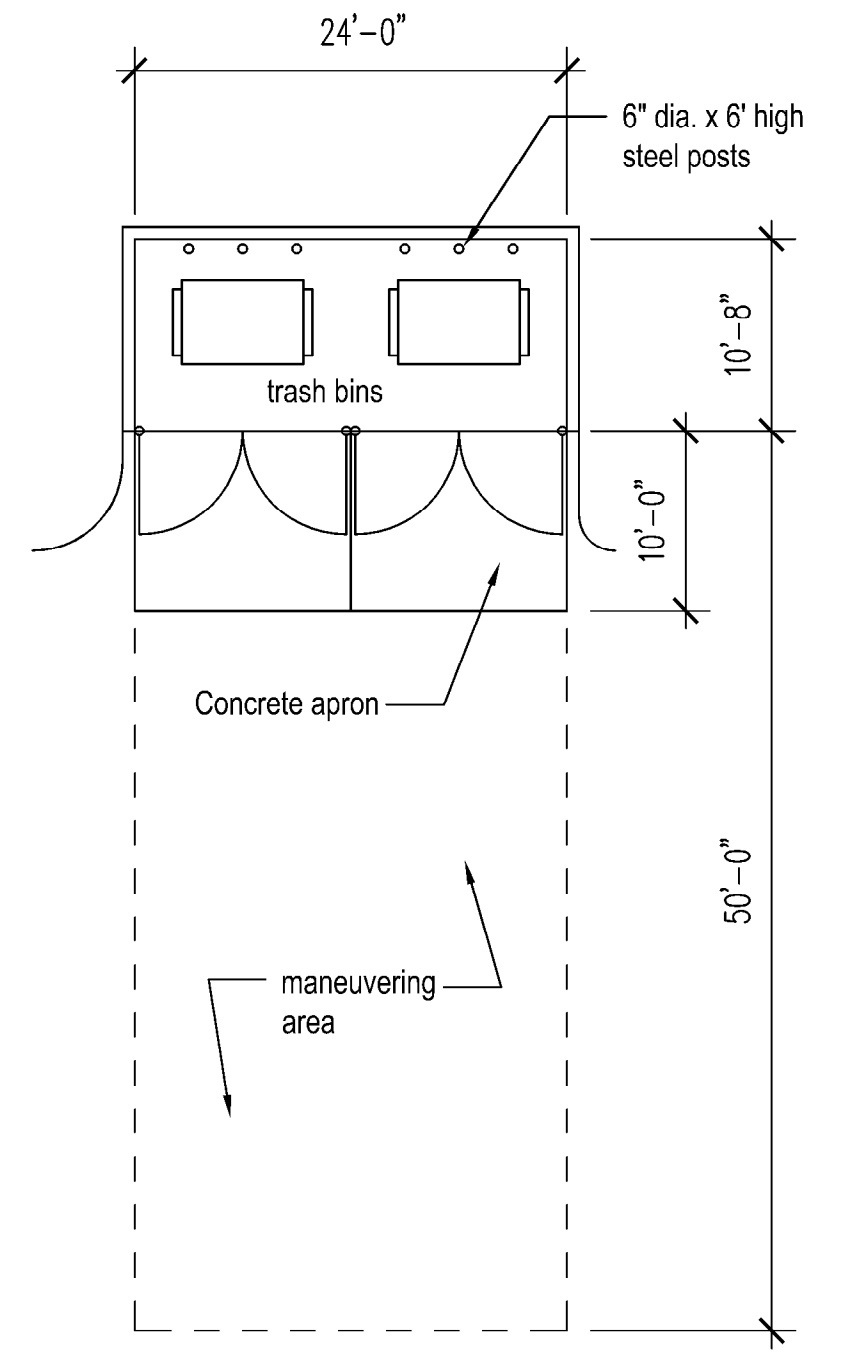
CURRENT SITE ADDRESS OF PARCELS:  
5456-5516 E MAIN STREET  
MESA, AZ 85205

FINAL BUILDING ADDRESS: TBD  
CURRENT PARCELS TO BE COMBINED:  
141-77-055D  
141-77-055E  
AND PART OF 141-77-055C

ZONING: LIMITED COMMERCIAL (LC)

**APPLICABLE MESA BUILDING CODES**

- 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
- 2017 National Electric Code (NEC) Amendments
- A117.1 2009 Accessible and Usable Buildings and Facilities



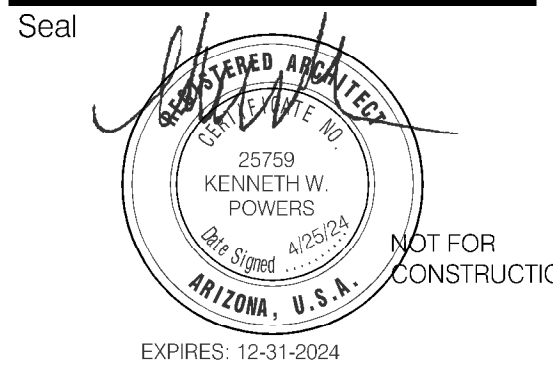
**2 TRASH ENCLOSURE**  
SCALE: 3/32"= 1'-0"

**PROJECT TEAM**

Civil  
Civil Design Solutions  
Bill Gasque  
bgasque@cdisllc-az.net  
(480) 205-8434  
Brian Bernard  
bbernard@cdisllc-az.net  
(480) 205-8434

Landscaping  
McGough Adamson  
Nick Adamson  
nicka@mg-az.com  
(602) 997-9093  
Tommy Vodika  
tommy@mg-az.com  
(602) 997-9093

MEP  
KCL Engineering  
Dan Borgerding  
dborgerding@kclengineering.com  
(480) 666-0767



These drawings are instruments of service and are the property of Howard Perlman, AIA. Howard Perlman expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Howard Perlman, AIA. Written dimensions on these drawings shall have precedence over scaled dimensions.

Rev	Date	By	Description

Project  
Skilled Nursing Facility  
5456-5516 E. Main Street  
Mesa, AZ 85205

Owner  
Velda Rose Methodist Church  
5540 E. Main Street  
Mesa, AZ 85205

Drawn/Checked By  
**LA**

Date  
**10/16/2024**

Project Number  
**324009**

Sheet Number

**FINAL SITE PLAN**

**A1.1**