

VICINITY MAP
SCALE: NONE
NORTH

PROJECT INFO

OWNER
CLEVELAND ENTERPRISES NORTH AMERICA, LLC
SHELLY UDALL
8520 EAST REGINA CIRCLE
MESA, ARIZONA 85207
PHONE: 480-250-1121
EMAIL: shelly@azrenov8.com

ARCHITECT
JOHN C. MANROSS/ARCHITECT
DESIGN PROFESSIONALS, LLC
4542 EAST MCKELLIPS RD., STE. 101
MESA, ARIZONA 85215
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FAX: 480-844-2529

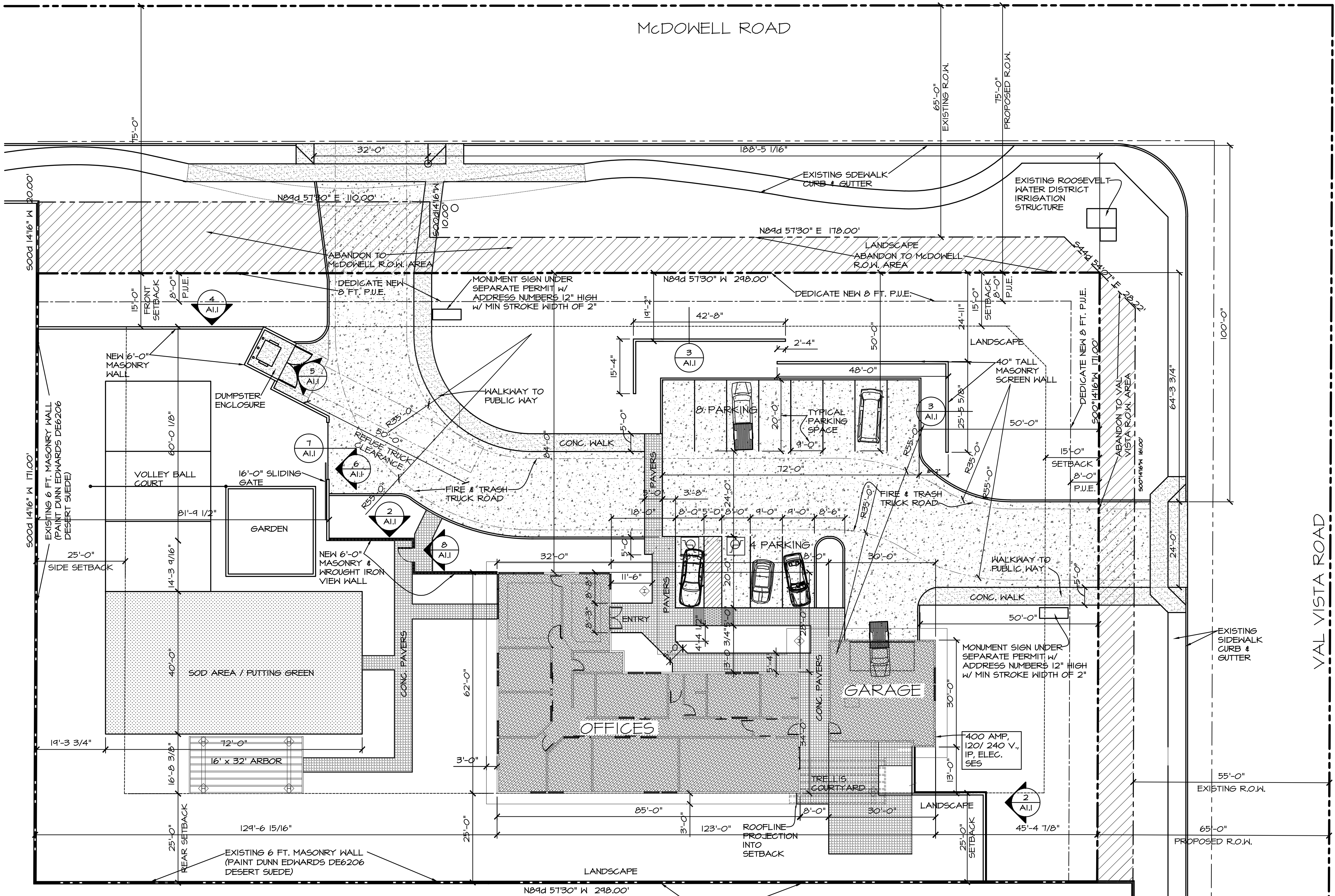
CONTRACTOR
RENOVATE, LLC
P.O. BOX 1630
MESA, ARIZONA 85211
PHONE: 480-250-1121
EMAIL: shelly@azrenov8.com
CONTACT: SHELLY UDALL

SITE & BUILDING INFORMATION

PROJECT DESCRIPTION: NEW CORPORATE OFFICES
CURRENT ZONING: OC-PAD
REQUESTED ZONING: OC-BIZ
SUB AREA: CITRUS SUB-AREA
PARCEL NUMBER: 141-15-068 J, K & L (COMBINED)
SITE ADDRESS: 3541 EAST McDOWELL ROAD MESA, AZ 85215
PARCEL: PARCEL CONTAINS 50,858 S.F. OR 1.164 ACRES MORE OR LESS
ALLOWABLE AREA: 2024 IBC-TABLE 506.2
OCCUPANCY: MIXED OCCUPANCY - 5-1, B
CONSTRUCTION TYPE: VB - SPRINKLERED
BUILDING AREA: B OCC. - 3,808 S.F. - OFFICES / S1 OCC. - 864 S.F. - GARAGE
EXITS REQUIRED: 1 EXIT REQUIRED
EXITS PROVIDED: 2 EXITS PROVIDED
EXIT TRAVEL DISTANCE: MOST RESTRICTIVE EXIT TRAVEL DISTANCE 100' PER 2024 IBC 1006.2.1
PROPOSED BUILDING HEIGHT: 14'-0"
BUILDING SETBACKS: EAST SIDE - 15'-0"
WEST SIDE - 25'-0"
NORTH SIDE - 15'-0"
SOUTH SIDE - 25'-0"

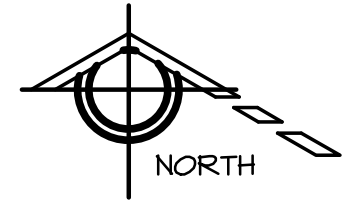
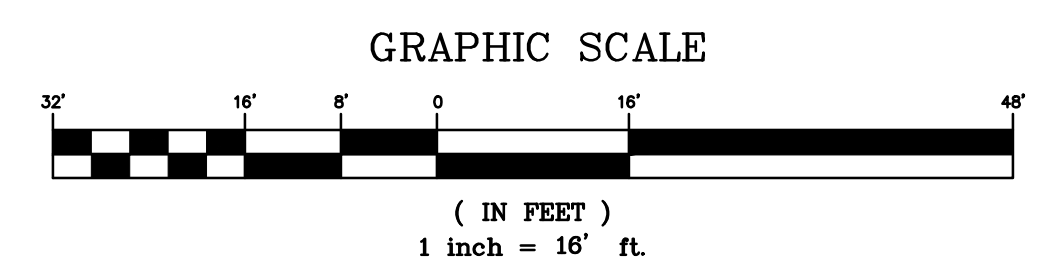
PARKING: 1 SPACE PER 375 S.F. OF OFFICE; = 3808 / 375 = 10.15 SPACES
11 REQUIRED + 12 PROVIDED + 2 GARAGE = 14 PROVIDED

BUILDING COVERAGE: 4,708 S.F. / 24,221 S.F. = 16.10 %
ALLOWABLE LOT COVERAGE: 80%
LOT COVERAGE: 15,312 S.F. / 24,221 S.F. = 52.38%
SIGNAGE: SIGNAGE IS UNDER SEPARATE PERMIT/SUBMITTAL



SITE PLAN

SCALE: 1" = 16'-0"



ARIZONA BLUE STAKE
CALL THE NUMBER DAILY
BEFORE YOU DIG
DIAL 811 OR
602-263-1100
1-800-STAKE-11
(OUTSIDE MESA/CO. COUNTY)



DESIGN T-480-894-1680 F-480-894-2529
PROFESSIONALS, L.L.C.
4542 E. MCKELLIPS RD., STE. 101, MESA, AZ 85215

UDALL OFFICE CENTER FOR:
CLEVELAND ENTERPRISES N.A. LLC
3541 E. MCDOWELL RD. MESA, ARIZONA 85215

SHEET AI
SITE PLAN
DATE 5-12-26 DWN. BY jim

PROJECT NO
2503