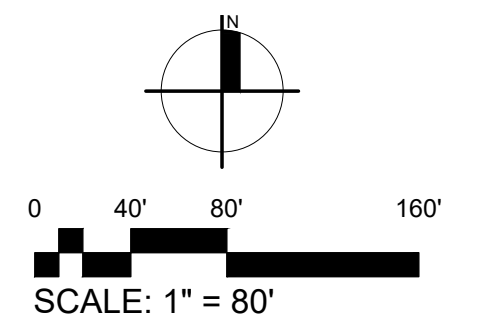
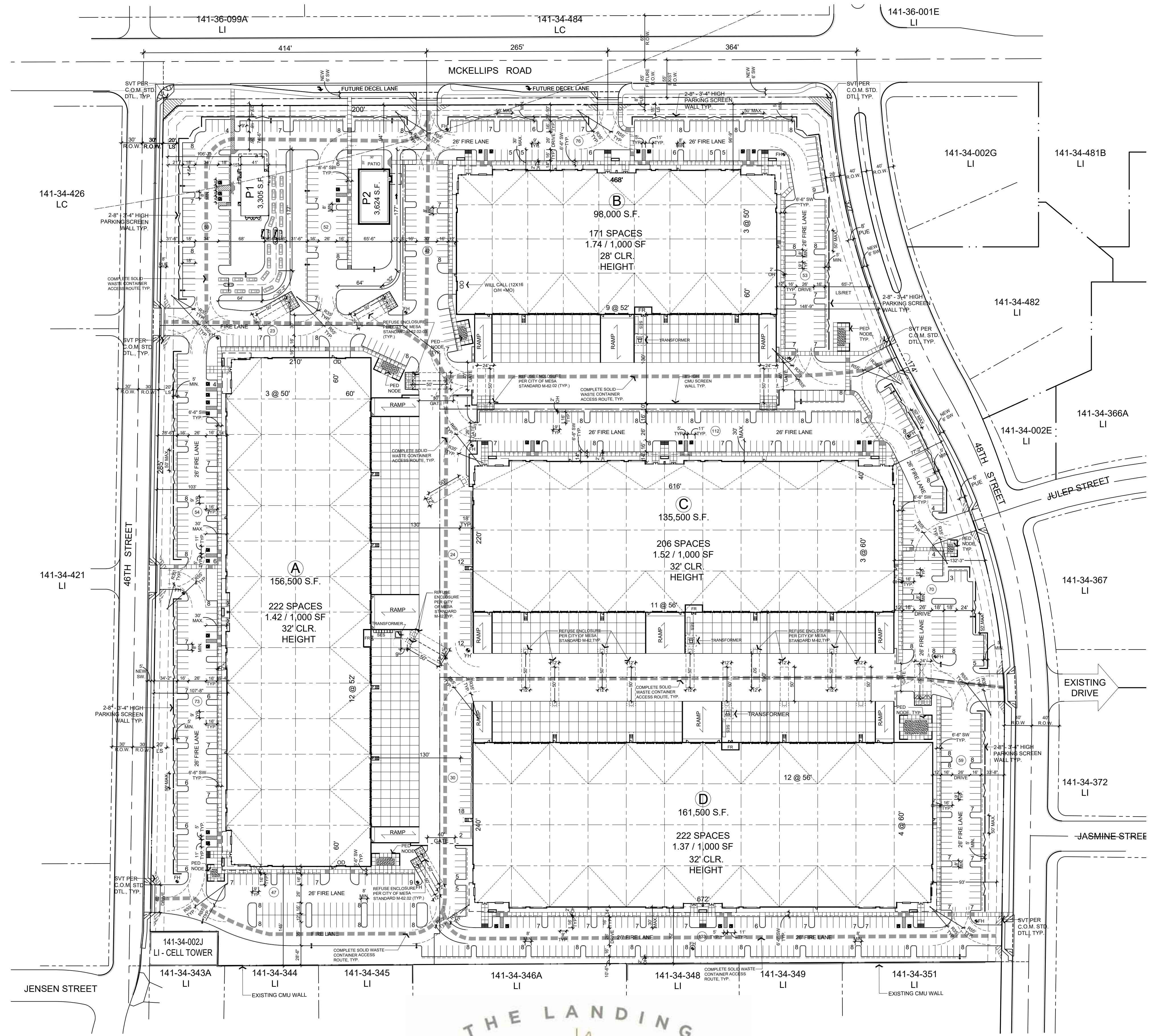


Building Codes:
 2018 International Building Code (IBC)
 2018 International Existing Building Code (IEBC)
 2018 International Residential Code (IRC)
 2018 International Energy Conservation Code (IECC)
 2018 International Fire Code (IFC)
 2018 International Fuel Gas Code (IFGC)
 2018 International Mechanical Code (IMC)
 2018 International Plumbing Code (IPC)
 2018 International Swimming Pool and Spa Code (ISPSA)
 2017 National Electrical Code (NEC)

MESA FIRE CODE NOTES

- PER MESA AMENDED FIRE CODE SECTION 510.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13 716 M2) OR MORE ON ANY SINGLE FLOOR.
- FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 903.2. UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1.
- MESA AMENDED FIRE CODE SECTION 903.3.1.1.3.2 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET. THE MINIMUM DESIGN REQUIREMENTS FOR BUILDINGS WITH THE ROOF STRUCTURE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 32 AND SECTION 903.3.1.1. AND, PER MESA AMENDED FIRE CODE SECTION 903.3.7.1. THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW. THE MAXIMUM DESIGN FLOW FOR A 2-1/2 INCH SIAMESE CONNECTION IS 500 GPM. FOR DESIGN FLOWS GREATER THAN 500 GPM INSTALL A SINGLE 2-1/2 INCH SIAMESE CONNECTION AND 5-INCH STORZ CONNECTION.



PROJECT DATA

APN#:	141-34-002H
Property Address:	1919 N. 46th ST. Mesa, AZ 85205
Existing Zoning:	LI
Net Site Area:	1,457,891 S.F. (33.47 AC.)
Additional ROW Dedication:	11,936 S.F. (0.27AC.)
New Net Site Area:	1,445,955 S.F. (33.19 AC.)
Retail Building Area:	6,929 S.F.
Industrial Building Area:	551,500 S.F.
Total Building Area:	558,429 S.F.
Building Coverage:	38.6%

PROJECT DATA - INDUSTRIAL

Net Site Area:	1,330,255 SF. (30.54 AC)
Building Area:	551,500 SF.
Coverage:	41.5%
Ped Node/Open Space Required (1%):	5,515 SF.
Ped Node/Open Space Provided:	6,020 SF.

PARKING REQUIRED:

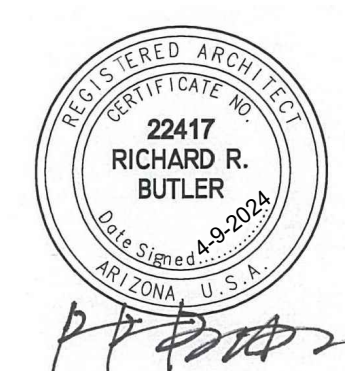
Office 20% (110,300 S.F.) @ 1/375 S.F.:	295 Spaces
Warehouse 80% (441,200 S.F.) @ 1/900 S.F.:	491 Spaces
Total Parking Required:	786 Spaces
Parking Provided:	821 Spaces
ADA Parking Required:	17 Spaces
ADA Parking Provided:	28 Spaces
Max Building Height Allowed:	40' Max.
Proposed Building Height:	45'-0" Max.

PROJECT DATA - RETAIL

Net Site Area:	115,700 SF. (2.66 AC)
Building Area:	6,929 SF.
Coverage:	6%

PARKING REQUIRED:

Restaurant/Drive-thru (6,929 S.F.) @ 1/100 S.F.:	69 Spaces
Restaurant Patio (600 S.F.) @ 1/200 S.F.:	3 Spaces
Total Parking Required:	72 Spaces
Parking Provided:	94 Spaces
ADA Parking Required:	4 Spaces
ADA Parking Provided:	5 Spaces
Proposed Height:	26'-0"



Proposed Mixed-Use Development
Greenfield Road and McKellips Road
MESA, ARIZONA