

S POWER ROAD

E ELLIOT ROAD

1
A1.3

LOT 3
64,118 SF

GAS STATION
4,782 S.F.

LOT 4
N.I.C

LOT 5
N.I.C

LOT 6
N.I.C

LOT 7
N.I.C

LOT 1
N.I.C

LOT 2
N.I.C

LEGEND:
NOT IN CONTRACT

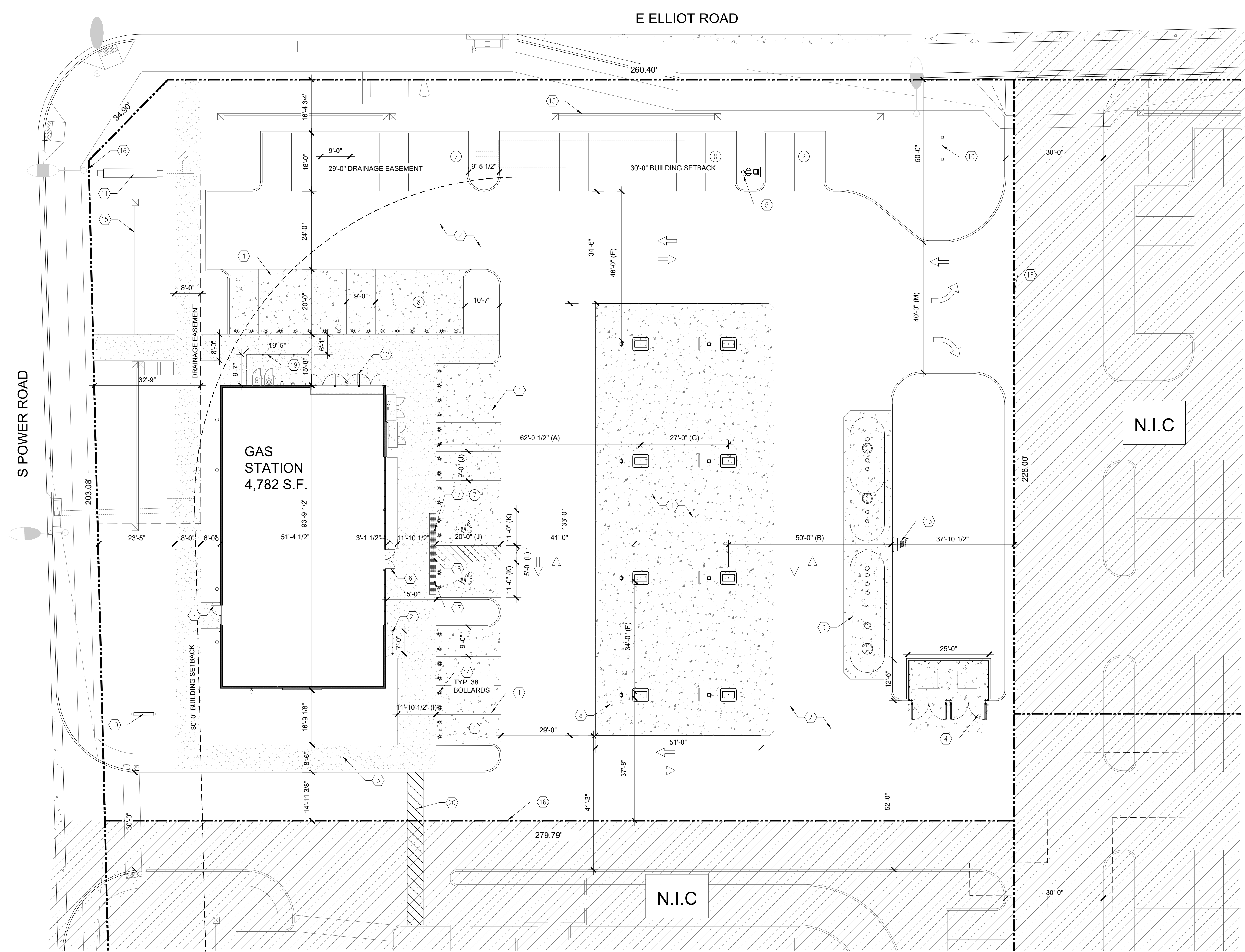
1 KEY SITE PLAN
1" = 20'-0"

Rev. #	Date	Description
01/11/24		ISSUED FOR CLIENT REVIEW
01/15/24		ISSUED FOR CLIENT REVIEW
01/25/24		ISSUED PER CLIENT COMMENTS
03/06/24		ISSUED PER CLIENT COMMENTS

SITE PLAN & ELEVATIONS SOUTH POWER AND ELLIOT MESA, AZ 85212	
ARCHITECTURAL SITE PLAN	

Job#: 2314-10 Scale: AS NOTED Date: 01.10.24 Drawn By: TN Checked By: AU	Documents prepared by the Group are for the specific project and not for general use. They are not to be used for any other project, by owner or any other party, without the expressed, written consent of the Group. The Group is not responsible for any errors or omissions. The Dimension Group reserves the right to modify the design without notice.
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1 SITE PLAN
1/16" = 1'-0"

- KEY NOTES:**
- NEW CONCRETE PAVEMENT TYP. SEE CIVIL.
 - PROVIDE ASPHALT PAVEMENT. SEE CIVIL PLANS FOR PAVING AND GRADING DETAILS.
 - CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS.
 - PROVIDE TRASH ENCLOSURE.
 - AIR / VAC REFER TO CIVIL SHEETS FOR LOCATION.
 - MAIN DOOR.
 - EXIT DOOR.
 - PROPOSED FUEL CANOPY. REFER TO CIVIL DRAWINGS.
 - PROPOSED UNDERGROUND FUEL TANKS. REFER TO CIVIL.
 - NEW MONUMENT SIGN UNDER SEPARATE PERMIT.
 - ELECTRICAL ROOM DOOR.
 - VENT STACK.
 - BOLLARDS TYP. 48" HIGH. SEE 2/A1.3.
 - EXISTING PARKING WALL BY OTHERS.
 - PROPERTY LINE.
 - ADA PARKING SIGN MOUNTED ON POST. SEE CIVIL FOR DETAILS.
 - ADA SIDEWALK RAMP TYP. SEE CIVIL.
 - UTILITY SCREEN.
 - PAVERS AT CROSSWALK TYP.
 - BIKE RACK.

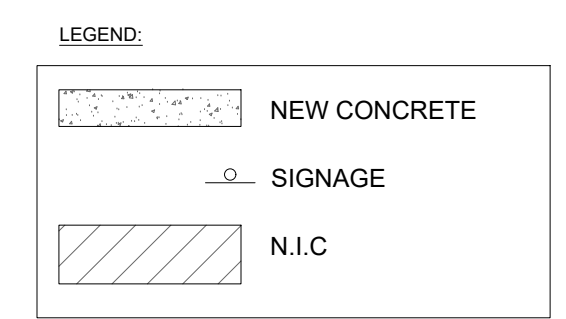
- GENERAL NOTES:**
- SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWING FOR SITE DEMOLITION, NEW PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
 - SEE A1.4 FOR ADDITIONAL SITE DETAILS.
 - VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY LINES. EXCAVATE WITH CARE.
 - INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
 - PROVIDE KNOX BOX, PER FIRE DEPARTMENT REQUIREMENTS.
 - SEE CIVIL DRAWINGS FOR ADDITIONAL SITE SIGNAGE REQUIREMENTS.
 - CLEAN LOT AFTER SITE WORK AND AFTER CONSTRUCTION COMPLETION.
 - PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED.
 - PROVIDE EXPANSION JOINTS IN CONCRETE PAVING AND CURBS AS REQUIRED BY MFGOR SPECS. OR SOFT SPACING WHICHEVER IS LESS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION AND DETAILS.

GOVERNING CODES		
CITY OF MESA		
2018	INTERNATIONAL BUILDING CODE (W/ AMENDMENTS)	
2018	INTERNATIONAL FIRE CODE (W/ AMENDMENTS)	
2018	INTERNATIONAL PLUMBING CODE (W/ AMENDMENTS)	
2018	INTERNATIONAL MECHANICAL CODE (W/ AMENDMENTS)	
2018	INTERNATIONAL ENERGY CONSERVATION CODE (W/ AMENDMENTS)	
2017	NATIONAL ELECTRICAL CODE	
2018	INTERNATIONAL FUEL GAS CODE	
BUILDING		
CONSTRUCTION TYPE:	VB	
SPRINKLER SYSTEM:	SPRINKLERED	
MAX TRAVEL DISTANCE PER 1017.2 TABLE:	200 FT	
PROPOSED USE GROUP:	M	
# STORIES:	1	
	GROUP M	
GROSS LEASE AREA:	4,782 SF	
BUILDING GROSS AREA:	4,782 SF	
DOOR EXIT		
DOOR EXIT WIDTH PER 2018 IBC 1005.3.2		
DOORS = 0.2' / PERSON		
TENANT	1 EXITS REQUIRED	2 PROVIDED
TENANT DOOR	EXIT WIDTH PROVIDED	
TENANT 101A	WIDTH	6'-0"
TENANT 101B	WIDTH	3'-0"
FIRE SEPARATION EXTERIOR WALL		
PER IBC 2018 TABLE 601	REQUIRED	PROVIDED
FIRE RESISTANCE RATING EXTERIOR WALL	0 HR	0 HR

SITE BUILDING ANALYSIS				
ZONE:	LC	LIMITED COMMERCIAL	Notes:	
LOT AREA SF:	64,318	SF		
BUILDING AREA SF:	4,782	SF		
LEASABLE AREA SF:	4,782	SF		
PARKING CALCULATION				
TENANT	OCCUPANCY	AREA	PARKING/SF	PARKING REQUIRED
	MERCHANDISE	4,782	1 SPACE PER 95 SF	51
			TOTAL REQUIRED	51
			TOTAL PROVIDED	36
			SURPLUS/(DEFICIT)	15
PARKING STALL PROVIDED 9'-0" x 18'-0" & 9'-0" x 20'-0"				
DRIVE AISLE:	20'-0"	TWO WAY	REQUIRED	PROVIDED
ADA PARKING SPACES:	5%		1	2
BIKE PARKING:			1	4
STACKING PARKING:			N/A	N/A

Key	Dimension Element	7-Eleven Standard	Store
A	Center of bollard to center of dispenser	62'	62'
B	Center of dispenser to edge of front curb with tanks	47'	50'
C	Center of dispenser to edge of front curb without tanks	39'	N/A
D	Edge of dispenser to side curb with tanks	54'	N/A
E	Edge of dispenser to side curb without tanks	46'	46'
F	Drive aisle width between the face of dispensers (in stacked position)	34'	34'
G	Centerline dispenser spacing (in stacked position)	27'	27'
H	Drive aisle width between the face of dispensers (in starting gate position)	25'	N/A
I	Sidewalk width	8'	8'
J	Dimensions of typical parking spots	9'x20'	9'x20'
K	Dimensions of ADA parking spots	11'x20'	11'x20'
L	Dimension of ADA aisle	5'	5'
M	Ingress and egress dimension	40'	40'
N	Drive aisle width	35'	N/A
M/PDs		6 MIN.	8
Parking with restaurant			N/A
Parking without restaurant			25
Building prototype		select option	99x50 GEN1 (SIPS)

Lot	Approved Spaces (ZON22-01)	Revised
1 (ALDI)	52	142 (ADM23-00714)
2 (EoS)	334	273 (ADM24-00062)
3 (7-Eleven)	43	36 (ADM24-00049)
4 (TBD)	29	29
5 (TBD)	36	36
6 (TBD)	17	17
7 (TBD)	15	15
Total	526 Minimum Required	548 provided (+22 spaces surplus)



NOTE:
SITE PLAN SHOWN FOR REFERENCE ONLY AND TO BE PERMITTED UNDER SEPARATE REVIEW.
REFER TO CIVIL PLANS FOR FINAL SITE PLAN DESIGN AND SPECIFICATIONS.
THE INTERIOR CONDITIONS SHOWN WITHIN THE BUILDING IS FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED THE APPROVED INTERIOR LAYOUT.

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MESA, AZ 85212

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SHEET: A1.3