

RMDC DANCE STUDIO

CONSTRUCTION OF NEW COMMERCIAL BUILDING

PROJECT DATA

PROJECT DESCRIPTION:

Construction of new commercial building with one two-level tenant suite, and four (4) additional one-level tenant suites.

ADDRESS:

11245 E WARNER RD., MESA, AZ 85212

OWNER:

MMJM VENTURES LLC

PARCEL DATA:

ASSESSOR'S PARCEL NUMBER: 304-33-990D
 CITY OF MESA
 LC, LIMITED COMMERCIAL
 WITH PROPOSED BIZ OVERLAY

FEMA FLOOD ZONE:

LOT SIZE: 42,852 sqft OR 0.98 ACRE
 FRONT SETBACKS: 15'
 SIDE 0' ADJACENT TO LC
 REAR 50' ADJACENT TO RS

HEIGHT RESTRICTION:

30'
 ALLOWED LOT COVERAGE: 80%

LEGAL DESCRIPTION:

A POR OF WLY 555F OF NLY 941.84F OF NE4 SEC 24 DAF COM N4 COR SD SEC TH S 473F TH E 352.50F TH N 147.63F POB TH CONT N 253.78F TH E 202.54F TH S 250F TH W 202.50F TPOB P/F 20211044779 EX POR PCL DAF COM N4 COR TH E 555.09F TH S 65.01F TH CONT S 155F POB TH CONT S 95F TH W 110F TH N 50F TH E 22.1F TH N 16F TH E 15F TH N 69D 51M E 36F TH N 29D 37M E 19.72F TH E 29F TPOB P/F 20240375813 PER VESTING 20211188795

CITY OF MESA IS THE GOVERNING JURISDICTION WITH ADOPTED CODE:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Green Construction Code (Optional)
- 2018 International Energy Conservation Code (Optional)
- 2018 International Existing Building Code
- 2017 National Electric Code
- ALL CITY/COUNTY AMENDMENTS TO THE ABOVE CODES.



DESIGN TEAM

ARCHITECTURAL DESIGN

RED ROCK DESIGN BUILD
 2105 N NEVADA ST
 CHANDLER, AZ 85225
 480-539-0111

GEOTECHNICAL ENGINEERING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

MPE ENGINEERING

GENERAL NOTES

- RED ROCK CONTRACTORS, LLC, ("RED ROCK") INCLUDES ITS OWNERS, OFFICERS, EMPLOYEES, AND CONSULTANTS WHENEVER REFERENCED. ALL RIGHTS ARE RESERVED AND VIOLATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS IS THE WORK OF RED ROCK CONTRACTORS AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION. THESE IDEAS, CONCEPTS, SKETCHES, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE EXCLUSIVE PROPERTY OF RED ROCK CONTRACTORS.
- NOTHING CONTAINED WITHIN THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF RED ROCK CONTRACTORS. RED ROCK CONTRACTORS ACCEPTS NO RESPONSIBILITY FOR INTERPRETATIONS OR RESTRICTIONS THAT MAY BE IMPOSED BY THE HOMEOWNERS ASSOCIATION. ALL LAYOUT DESIGN, MATERIAL PLACEMENT, MATERIAL SPECIFICATIONS, OR OTHER ITEMS WITHIN THE HOMEOWNERS ASSOCIATION'S JURISDICTION HAS BEEN DICTATED SOLELY BY THE OWNER.
- RED ROCK CONTRACTORS IS NOT RESPONSIBLE FOR CHANGES, DELETIONS, SUBSTITUTIONS, OR ADDITIONS TO THE PLANS, SPECIFICATIONS, OR PROJECT BY OTHERS.
- RED ROCK CONTRACTORS MAKES NO REPRESENTATION THAT THE DESIGN MEETS OR INCLUDES ALL APPLICABLE BUILDING CODES AND/OR STANDARDS OF THE AUTHORITIES HAVING JURISDICTION. PRIOR TO USING THESE CONSTRUCTION DOCUMENTS THE OWNER AND RED ROCK CONTRACTORS REPRESENT AND WARRANT THAT THEY HAVE EXAMINED THE LOCAL BUILDING CODES AND ACKNOWLEDGE THAT BY USING THESE CONSTRUCTION DOCUMENTS THEY ARE JOINTLY AND SEVERALLY RESPONSIBLE TO COMPLY WITH ANY AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF ITEMS INCLUDING, BUT NOT LIMITED TO, EXCAVATIONS, TRENCHES, FORMS, AND ERECTED STRUCTURES. THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED WORK AND NOT THE MEANS, METHODS, OR PROCEDURES.
- CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, SAFETY, SECURITY, AND ENVIRONMENTAL CONCERNS. THIS REQUIREMENT IS NOT LIMITED TO EMPLOYEES, SUBCONTRACTORS, WORKING HOURS, OR THE PHYSICAL EXTENTS OF THE WORK.
- THE OWNER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS RED ROCK CONTRACTORS FROM ALL LIABILITY REGARDING THE DESIGN IN CONNECTION WITH THE PERFORMANCE OF WORK EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF RED ROCK CONTRACTORS.
- THE OWNER AND RED ROCK CONTRACTORS ACKNOWLEDGE THAT THESE CONSTRUCTION DOCUMENTS INCLUDE CONCEPTS THAT ARE SUBJECT TO THE SITE CONDITIONS. THE SITE CONDITIONS MAY REQUIRE MODIFICATIONS TO THE ACTUAL CONSTRUCTION OF THE PROJECT TO SATISFY THE INTENT OF THE CONCEPTS.
- THESE DOCUMENTS ARE NOT APPROVED FOR PERMITTING OR CONSTRUCTION WITHOUT A STAMP AND SIGNATURE OF THE ENGINEER IN THE TITLE BLOCK OF EACH SHEET.
- IF CHANGES ARE REQUESTED OF RED ROCK CONTRACTORS, NEW CONSTRUCTION DOCUMENTS MAY BE REQUIRED FOR CONSTRUCTION AND SUBMITTAL TO THE AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR RED ROCK'S TIME AND EXPENSE TO PREPARE THE CONSTRUCTION DOCUMENTS AND RED ROCK SHALL PROCESS THE PERMITS.
- BY THE USE OF THESE PLANS, THE USER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS ALL OF THE INFORMATION INCLUDED HEREIN.
- REFERENCES IN BRACKETS [...] INDICATE SPECIFIC STANDARDS, CODES, ORDINANCES, REGULATIONS AND AMENDMENTS BY THE AUTHORITIES HAVING JURISDICTION.
- ALL STANDARDS, CODES, ORDINANCES, REGULATIONS AND AMENDMENTS BY THE AUTHORITIES HAVING JURISDICTION SHALL BE THE LATEST EDITION UNO ALTHOUGH NO GUARANTEE IS MADE THAT REFERENCES IN BRACKETS [...] WILL MATCH THE LATEST EDITION. ALL CONSTRUCTION SHALL CONFORM TO:
 ICC - INTERNATIONAL CODE COUNCIL (IBC & IRC)
 STATE AMENDMENTS TO THE ICC
 LOCAL AMENDMENTS TO THE ICC
- OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION
- CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER OF ALL ERRORS, OMISSIONS AND/OR CONFLICTS BETWEEN STANDARDS, CODES, ORDINANCES, REGULATIONS, AMENDMENTS BY THE AUTHORITIES HAVING JURISDICTION, DRAWINGS, SPECIFICATIONS, CONSTRUCTION DOCUMENTS, AND/OR CONTRACT DOCUMENTS. CONTRACTORS SHALL NOT PROCEED WITH ANY WORK AFFECTED BY THE ISSUE(S) UNTIL THEY ARE RESOLVED BY THE ARCHITECT AND/OR ENGINEER.
- THE HIERARCHY OF CONTRACT DOCUMENTS SHALL FOLLOW THE AIA GUIDE FOR SUPPLEMENTARY CONDITIONS AND HIGHER COST CONDITIONS SHOULD GOVERN WHERE CONFLICTS OCCUR.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER OF ALL DISCREPANCIES PRIOR TO STARTING WORK.
- IF A SPECIFIC DETAIL OR SPECIFICATION IS NOT PROVIDED THEN CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. CONTRACTORS SHOULD CLARIFY OMISSIONS WITH THE ARCHITECT AND ENGINEER.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER CALCULATED DIMENSIONS THAT SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBCONTRACTORS ARE RESPONSIBLE FOR THEIR OWN SAFETY. ALL SAFETY CONCERNS RECOGNIZED BY ANYONE ON THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY. SAFETY IS EVERYONE'S FIRST PRIORITY.
- SUBCONTRACTORS ARE RESPONSIBLE FOR CLEANING AND REMOVING FROM THE SITE ALL TRASH, PACKING AND OTHER DEBRIS THEY GENERATE AT THE END OF EACH DAY. IF THIS IS NOT POSSIBLE, THE SUBCONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE GENERAL CONTRACTOR FOR AN ALTERNATIVE PLAN.
- SUBCONTRACTORS SHALL LEAVE THE DRIVEWAY, SIDEWALKS, STREETS, AND OTHER HARDSCAPED AREAS SWEEPED CLEAN AT THE END OF EACH DAY.
- SUBCONTRACTORS THAT FAIL TO CLEAN UP AFTER THEMSELVES MAY BE SUBJECT TO FINES FROM THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AND THE EXPENSE OF CLEANUP BY THE GENERAL CONTRACTOR MAY BE DISCOUNTED FROM SUBCONTRACTORS' INVOICES.
- EXCAVATION PERMITS ARE NOT VALID WITHOUT AN UNDERGROUND UTILITY SERVICE DIG ALERT ID. (BLUESTAKE OR TICKET NUMBER)
- DO NOT COVER OR CONCEAL ANY WORK WITHOUT FIRST OBTAINING AN INSPECTION FROM THE GENERAL CONTRACTOR, SPECIAL INSPECTION, AND INSPECTION FROM ALL AUTHORITIES HAVING JURISDICTION.
- THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO AND NOT A SUBSTITUTE FOR THE INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. ALL WORK REQUIRING SPECIAL INSPECTION WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION IS SUBJECT TO REMOVAL.
- SPECIAL INSPECTORS MUST BE APPROVED BY THE AUTHORITIES HAVING JURISDICTION TO PERFORM THE TYPES OF INSPECTION SPECIFIED.

VICINITY MAP



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ATTACHMENTS

MATERIAL BOARD

RENDERINGS

ABBREVIATIONS

℄ CENTER LINE	CONC CONCRETE	GA GAUGE	MIN MINIMUM OR MINUTE	QTY QUANTITY	TOF TOP OF FOOTING
∅ DIAMETER	CONT CONTINUOUS	GAL GALLON	MISC MISCELLANEOUS	R RADIUS OR RETURN	R TOPOG TOPOGRAPHY
# NUMBER OR REBAR SIZE	CU FT CUBIC FEET	GALV GALVANIZED	MNPT MALE NATIONAL PIPE THREAD	RBB RAISED BOND BEAM	TOS TOP OF SLAB OR STEEL
± PLUS OR MINUS	CU YD CUBIC YARD	GEN GENERAL	MTL METAL	REF REINFORCING STEEL BARS	TOW TOP OF WALL
AB ANCHOR BOLT	DBL DOUBLE	GENC GROUND FAULT CIRCUIT INTERRUPTER	NAT NOT APPLICABLE	RECD REQUIRED	TYP TYPICAL
ACS AUTOMATIC CONTROL SYSTEM	DCL DEDICATED CLEANER LINE	GPH GALLONS PER HOUR	NAT NATURAL	RET RETAINING OR RETURN	UNO UNLESS NOTED OTHERWISE
ADA AMERICANS WITH DISABILITIES ACT	DEMO DEMOLITION	GFPM GALLONS PER MINUTE	NO NUMBER	REV REVISION	UV ULTRAVIOLET
A/E ARCHITECT/ENGINEER	DET DETAIL	GR BM GRADE BEAM	NOM NOMINAL	RO ROUGH OPENING	V VELOCITY (FPS) OR VOLT
AFF ABOVE FINISHED FLOOR	DG DECOMPOSED GRANITE	HB HOSE BIB	NSPI NATIONAL SPA & POOL INSTITUTE	ROW RIGHT OF WAY	VA VOLT AMPERE
AFG ABOVE FINISHED GRADE	DIA DIAMETER	HDPE HIGH DENSITY POLYETHYLENE	NTS NOT TO SCALE	RPM REVOLUTIONS PER MINUTE	VAC VACUUM OR VOLTS ALTERNATING CURRENT
ALT ALTERNATE	DIM DIMENSION	HORIZ HORIZONTAL	O3 OZONE	RRD RED ROCK CONTRACTORS	VB VENTILATION BREAKER OR VALVE BOX
ALUM ALUMINUM	DN DOWN	HP HORSEPOWER	OC ON CENTER	SCH SCHEDULE	VERT VERTICAL
APPROX APPROXIMATE	DR DOOR	HR HOUR	OD OUTSIDE DIAMETER	SF SQUARE FOOT (FEET)	VFD VARIABLE FREQUENCY DRIVE
APSP ASSOCIATION OF POOL & SPA PROFESSIONALS	DWG DRAWING	HVAC HEATING, VENTILATION & AIR CONDITIONING	OPP OPPOSITE	SS STAINLESS STEEL	WL WATER LEVEL OR WATERLINE
ASSY ASSEMBLY	EA EACH	ID INSIDE DIAMETER	PB PULL BOX	316SS STAINLESS STEEL GRADE 316	WP WATERPROOFING
AUX AUXILIARY	EJ EXPANSION JOINT	ILO IN LIEU OF	PCC PRECAST CONCRETE	STD STANDARD	WWF WELDED WIRE FABRIC
AWG AMERICAN WIRE GAGE	EL ELEVATION	IN INCH	PERF PERFORATED	STRUCT STRUCTURAL	YD YARD OR YARD DRAIN
BB BOND BEAM	ELEC ELECTRIC	INCL INCLUDED	PH PHASE ACID/ALKALINE SCALE	SWR SEWER	
BBF BACKFLOW PREVENTER	ELEV ELEVATION	INT INTERIOR	PL PROPERTY LINE	SYMM SYMMETRICAL	
BLDG BUILDING	EQ EQUAL	INV INVERT	PLYWD PLYWOOD	T&G TOP AND BOTTOM TONGUE AND GROOVE	
BM BENCHMARK	EQUIP EQUIPMENT	J-BOX JUNCTION BOX	PN PART NUMBER	TBD TO BE DETERMINED	
BOT BOTTOM	ESMT EASEMENT	KO KNOCKOUT	PNL PANEL	TEMP TOTAL DYNAMIC HEAD	
BOW BOTTOM OF WALL	EW EACH WAY	KW KILOWATT	POC POINT OF CONNECTION	THK THICK	
BT BACKWASH	EXST EXISTING	KWH KILOWATT HOUR	POTW POTABLE WATER	TOB TOP OF BEAM	
C CUBIC FEET PER MINUTE	EXT EXTERIOR	LBS POUNDS	PPM PARTS PER MILLION	TOC TOP OF CONCRETE, COPING OR CURB	
CFM CHEMICAL	FD FLOOR DRAIN	LED LIGHT EMITTING DIODE	PRV PRESSURE REDUCE VALVE		
CIP CAST-IN-PLACE	FF EL FINISH FLOOR ELEVATION	LF FINISH GRADE	PSF POUNDS PER SQUARE FOOT		
CJ CONTROL JOINT	FN GR FINISH GRADE FLOOR	LF LINEAR FEET (FOOT)	PSI POUNDS PER SQUARE INCH		
CLR CLEAR	FND FOUNDATION	LIO LIQUID	PVC POLYVINYL CHLORIDE (PLASTIC, SCH 40 UNO)		
CMU CONCRETE MASONRY UNIT	FT FOOT, FEET	LL LIVE LOAD	PVC40 SCHEDULE 40 PVC		
CO CLEANOUT	FTG FOOTING	LL LIVE LOAD	PVC80 SCHEDULE 80 PVC		
COL COLUMN		MAX MAXIMUM			
		MECH MECHANICAL			
		MFR MANUFACTURER			



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REVISION HISTORY

No	Description	Date

ISSUED PLAN SETS

Description & Date

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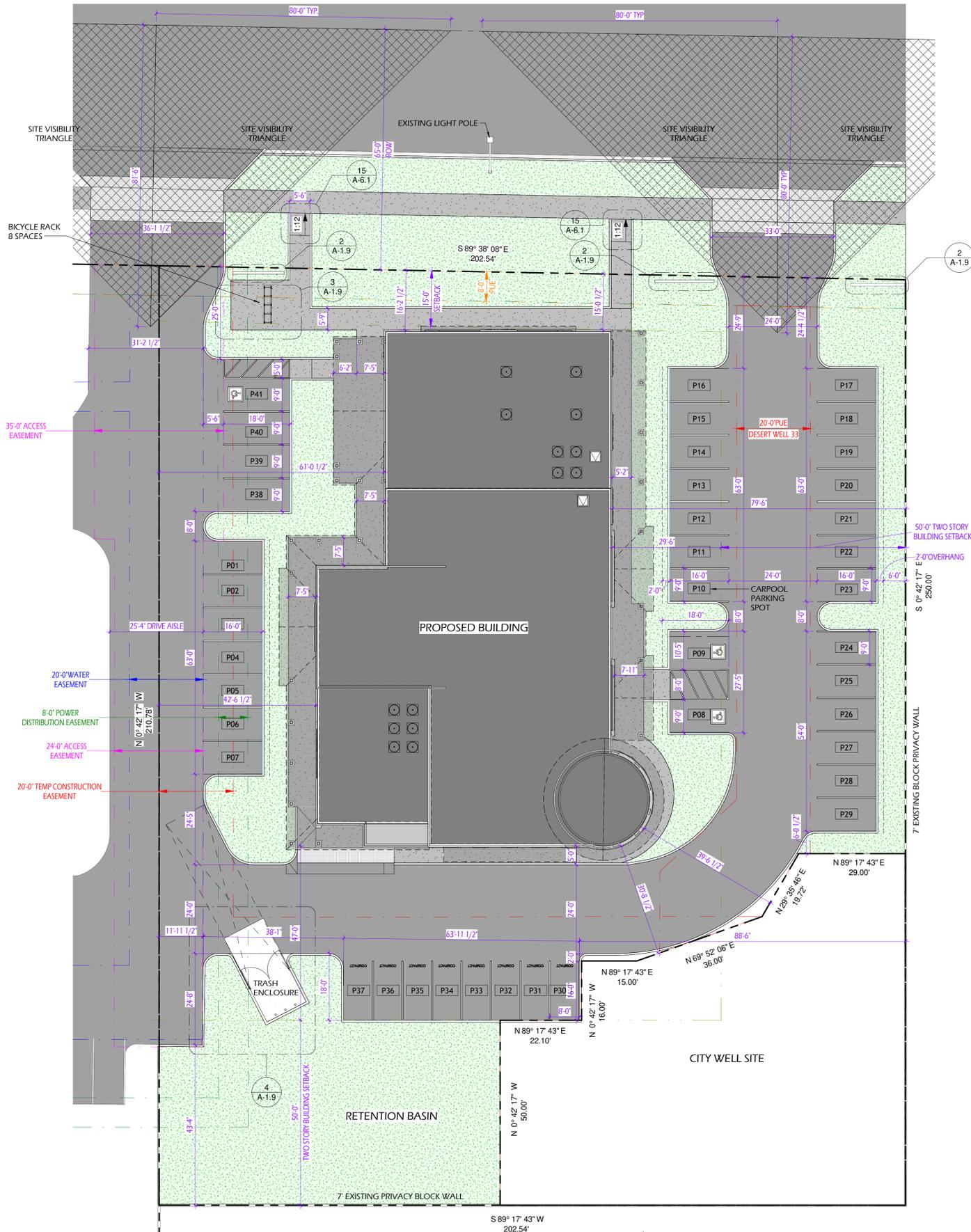
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E WARNER RD



ENLARGED SCOPE AREA SITE PLAN FINAL
1/16" = 1'-0"

LANDSCAPE COVERAGE

Total Landscape Area: 11,605 sqft
Total Lot Size: 42,852 sqft

Landscape Coverage: 27%

PARKING REQUIREMENTS (MZO11-32-3-A)

Requirement: 1 space per 375 square feet
*Service per City of Mesa Engineering Department 4/20/2022

Total Building Area: 15,344 sqft / 375 = 41 Spaces
Total Required Spaces: 41 spaces

Parking Provided: 41 Spaces

Accessible Parking Required: 2 spaces including 1 van accessible space

Accessible Parking Provided: 3 spaces including 1 van accessible space

Bicycle Parking Required: 1 space / 10 vehicle spaces = 5 Spaces

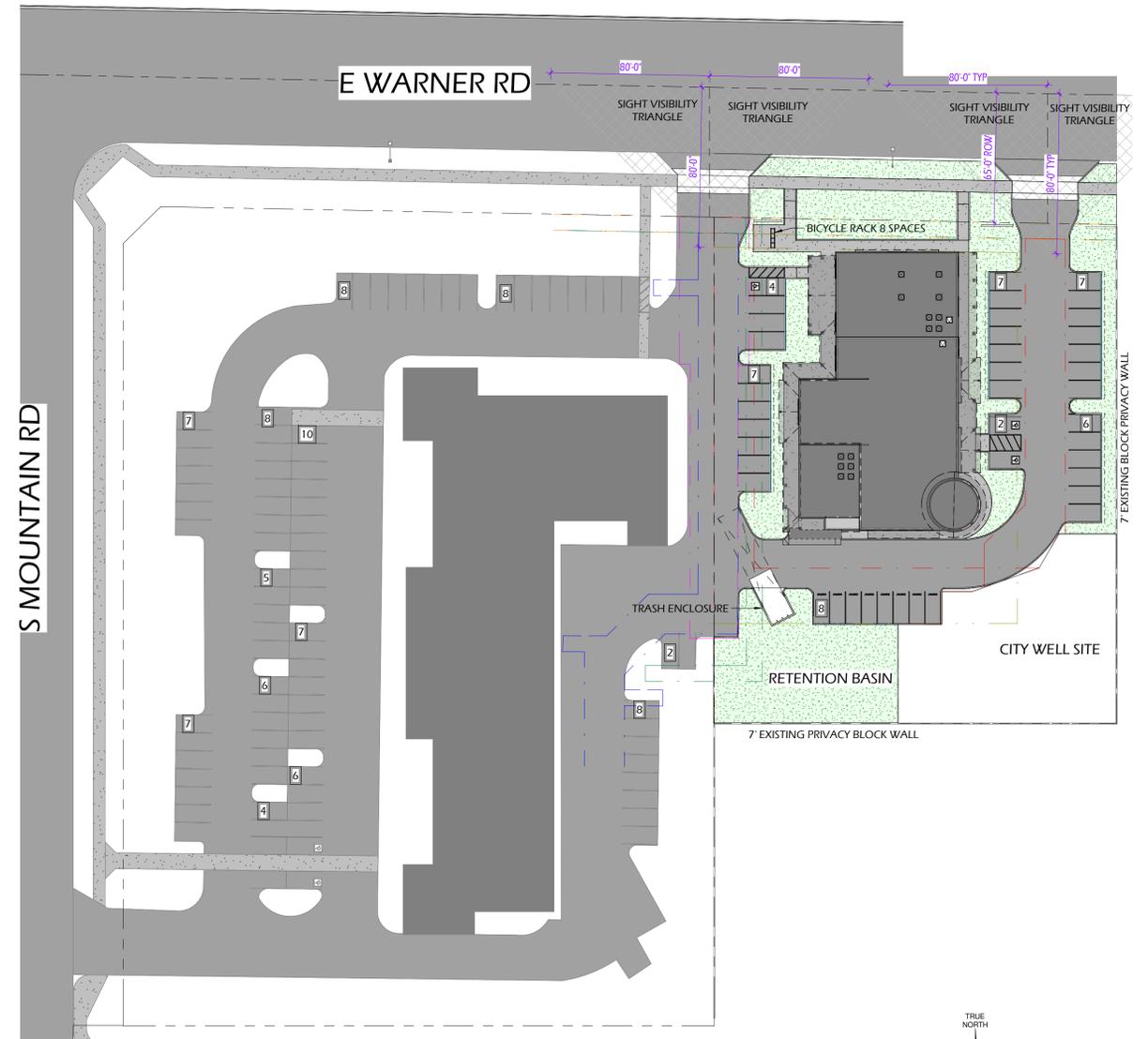
Bicycle Parking Provided: 8 Spaces

SITE PLAN GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL PROPERTY AND BUILDING LINES, ZONING SET BACKS, EASEMENTS, FINISH FLOOR ELEVATIONS, AND DESIGN REVIEW BOARD STIPULATIONS PRIOR TO CONSTRUCTION. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, INSPECTIONS, ETC. BUILD FROM DIMENSIONS. VERIFY ALL DIMENSIONS BEFORE BUILDING. NOTIFY BUILDER/DESIGNER OF ANY CONFLICTS. IF ANY CONTRADICTION OCCURS IN PLANS, THE MORE STRINGENT DETAIL OR SPECIFICATION WILL PREVAIL.
- DESIGNER SHALL NOT BE HELD LIABLE FOR SOIL CONDITIONS. ALL GRADING, COMPACTING FILL AND EXCAVATING TO BE PER SOIL REPORT FROM A LICENSED SOILS CONSULTANT.
- SWIMMING POOLS, SPAS, FENCES, SITE WALLS, GAS STORAGE TANKS, AND OTHER MISCELLANEOUS SITE STRUCTURES REQUIRE SEPARATE PERMITS.

AREAS: (IN SQUARE FEET)

MAIN LEVEL	
TENANT 4	= 1,235
TENANT 3	= 1,239
TENANT 2	= 1,239
TENANT 1	= 1,928
DANCE STUDIO	= 4,083
UPPER LEVEL	
DANCE STUDIO	= 5,338
MECHANICAL	= 282
COVERED PATIO	= 2,408
GROSS FLOOR AREA	= 15,344
TOTAL UNDER ROOF	= 12,132
ADDITIONAL IMPERVIOUS SURFACES	= 19,115
NET LOT COVERAGE	= 31,247
LOT AREA	= 42,852
LOT COVERAGE	= 73%
MAXIMUM LOT COVERAGE	= 80%



SITE PLAN FINAL
1" = 40'-0"



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SITE PLAN

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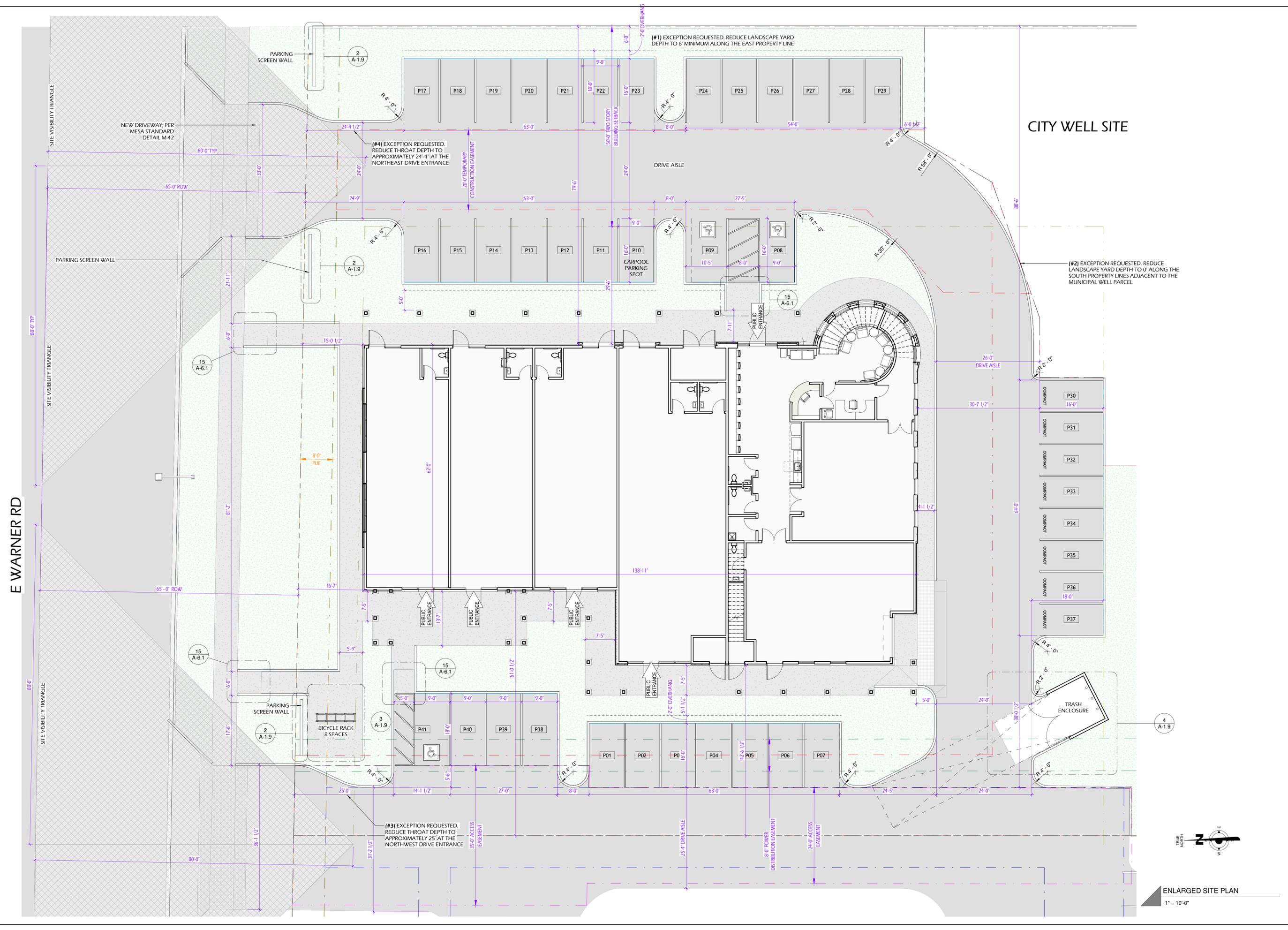


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ENLARGED SITE PLAN

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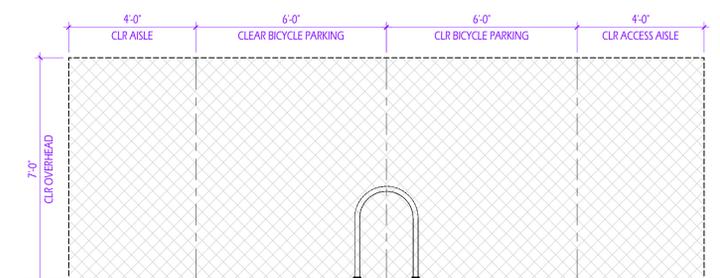
CITY WELL SITE



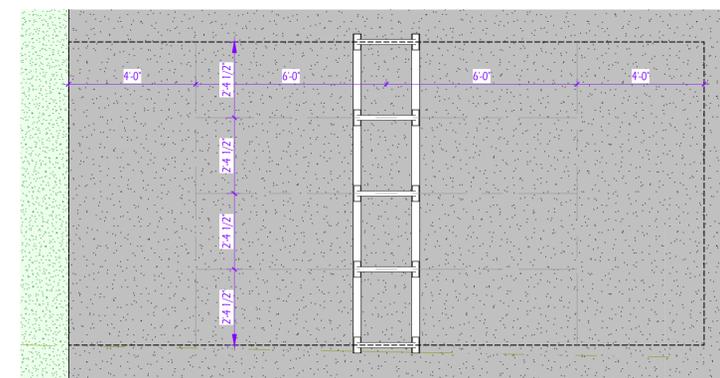
ENLARGED SITE PLAN
1" = 10'-0"

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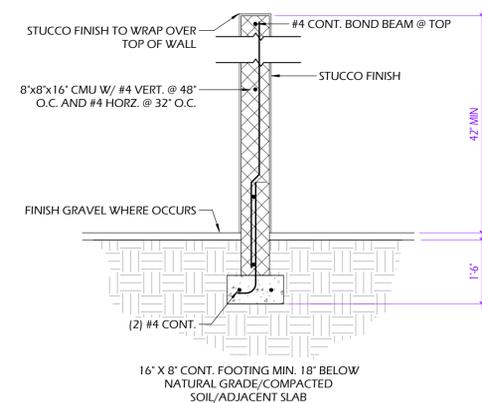
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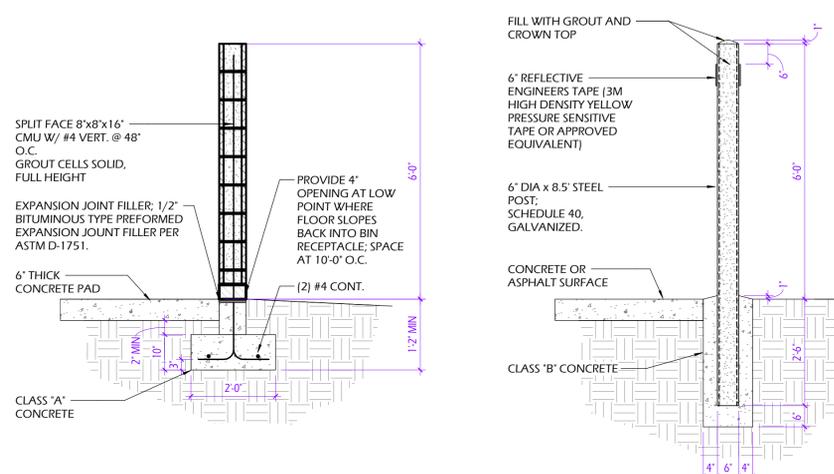
BICYCLE PARKING DETAIL SECTION
3/8" = 1'-0"



3 BICYCLE RACK
3/8" = 1'-0"

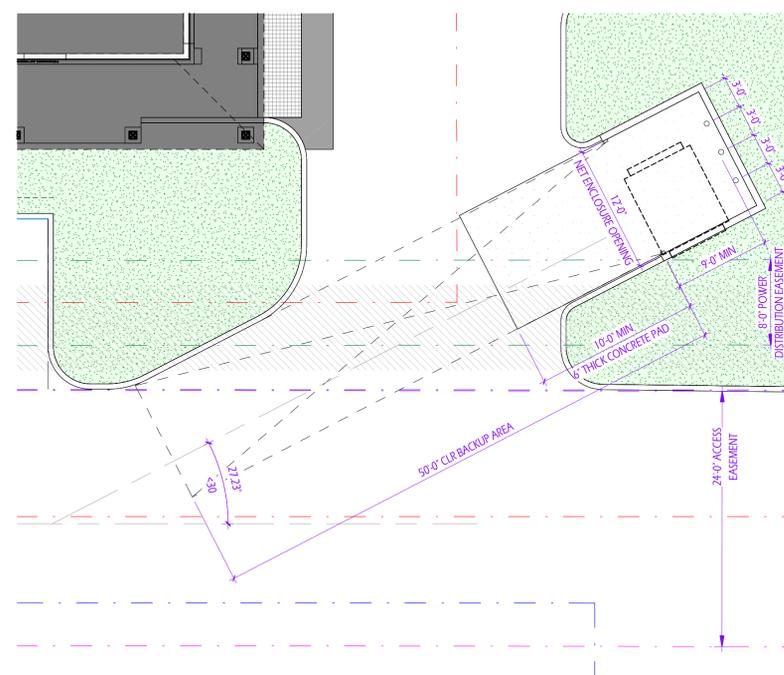


2 SITE WALL STANDARD
1/2" = 1'-0"



TRASH ENCLOSURE MASONRY SCREEN WALL
1/2" = 1'-0"

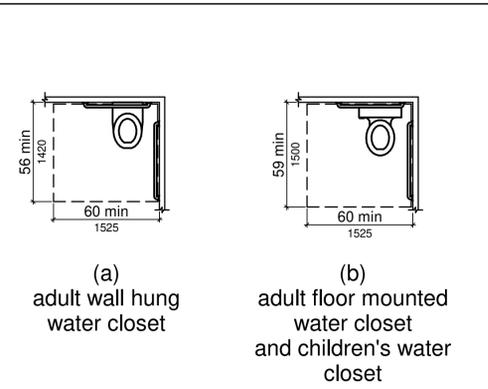
TRASH ENCLOSURE SAFETY POST
1/2" = 1'-0"



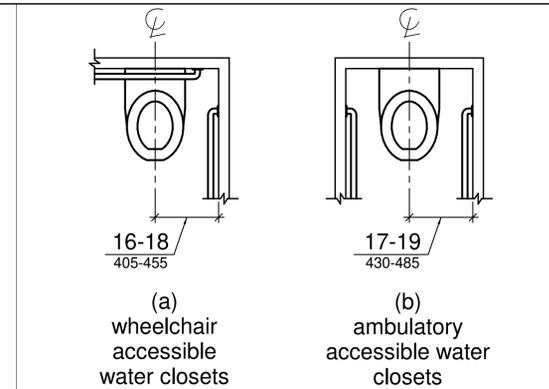
4 TRASH ENCLOSURE (PER MESA DETAIL M-62.01.01 & M-62.02.2)
1/8" = 1'-0"

No	Description	Date

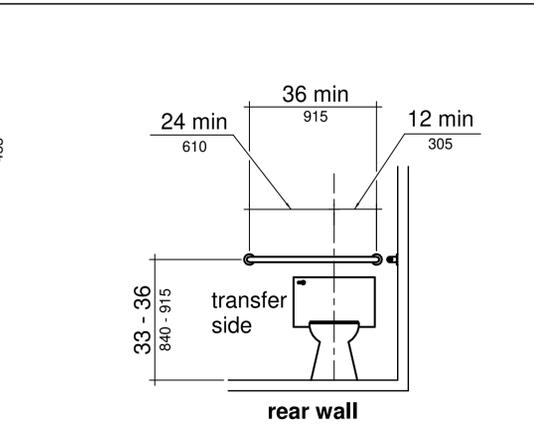
Description & Date



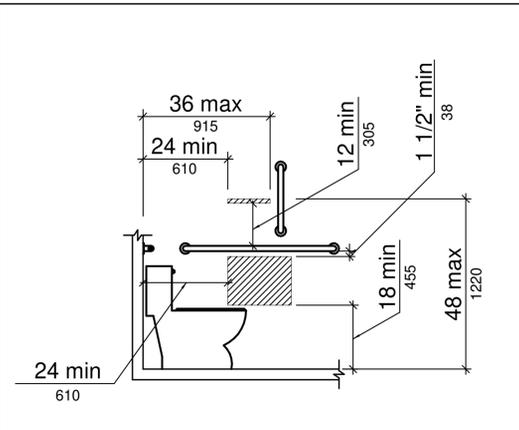
1 ADA WATER CLOSET CLEARANCE
1/4" = 1'-0"



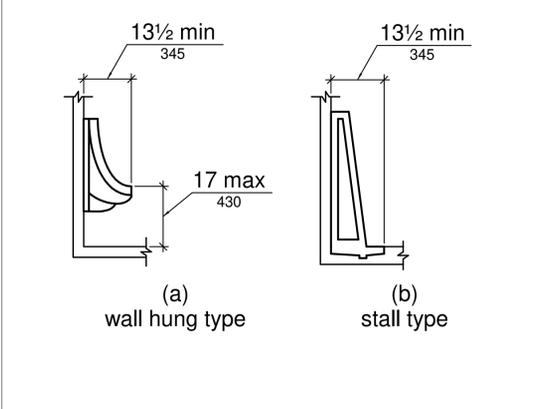
2 ADA WATER CLOSET LOCATION
1/2" = 1'-0"



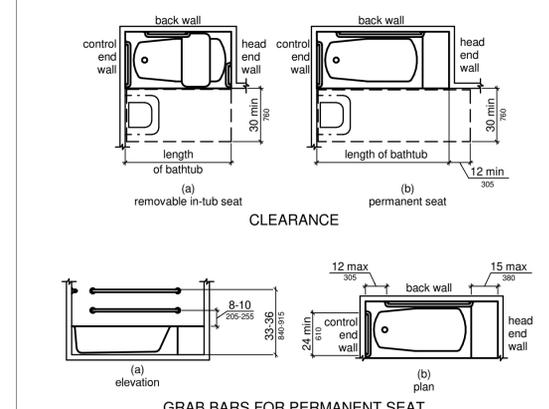
3 ADA FLOOR TOILET REQUIREMENTS
1/2" = 1'-0"



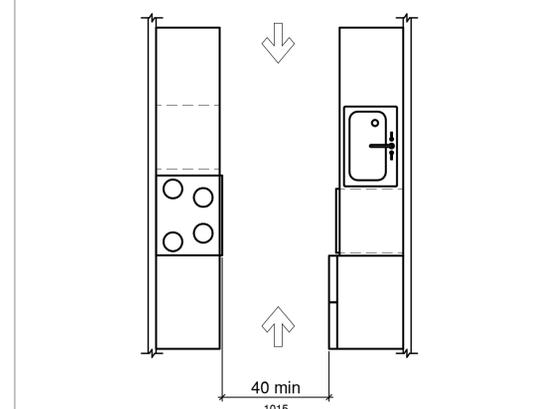
4 ADA DISPENSER OUTLET LOCATION
1/2" = 1'-0"



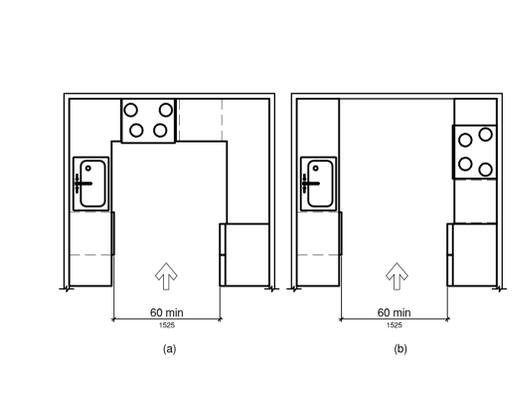
5 ADA HEIGHT AND DEPTH OF URINALS
1/2" = 1'-0"



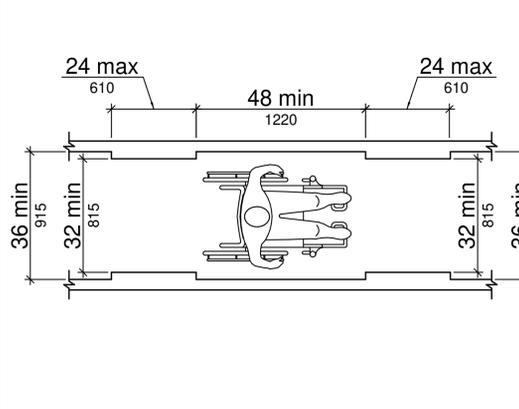
6 ADA BATHTUB
1/4" = 1'-0"



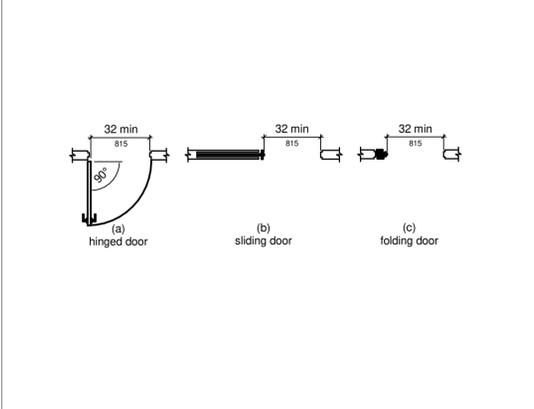
7 ADA PASS THROUGH KITCHEN
3/8" = 1'-0"



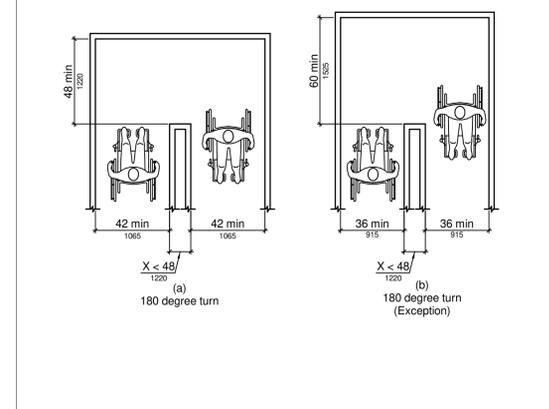
8 ADA U-SHAPED KITCHEN
1/4" = 1'-0"



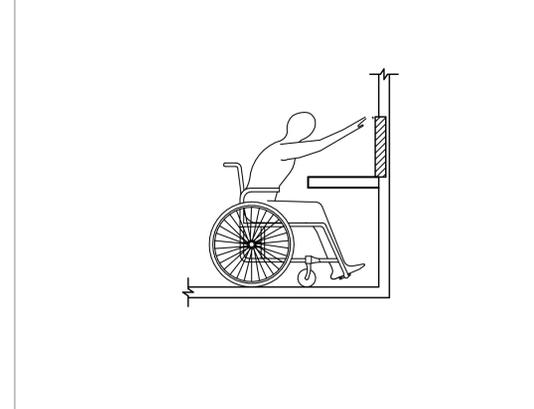
9 ADA CLEAR WIDTH OF AN ACCESSIBLE ROUTE
1/2" = 1'-0"



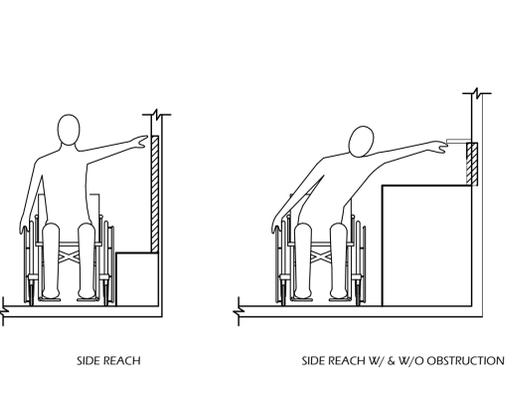
10 ADA CLEAR WIDTH OF DOORWAYS
1/4" = 1'-0"



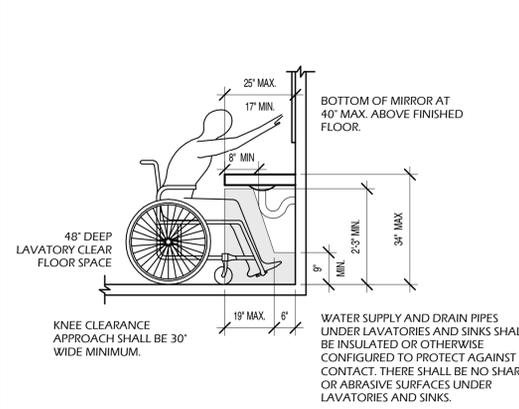
11 ADA CLEAR WIDTH TURN
1/4" = 1'-0"



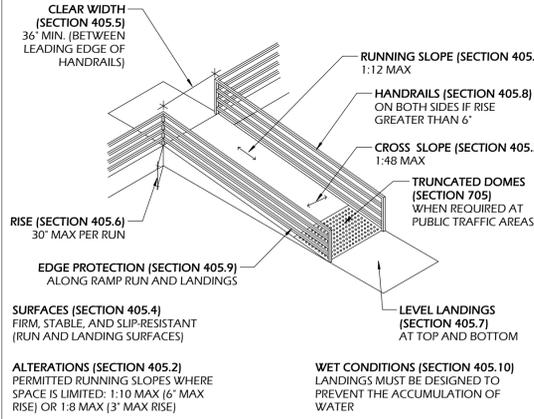
12 ADA FORWARD REACH
1/2" = 1'-0"



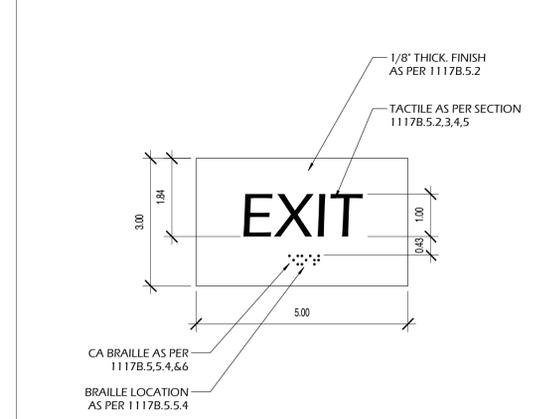
13 ADA SIDE REACH
1/2" = 1'-0"



14 ADA SINK
1/2" = 1'-0"



15 ADA RAMP DETAIL
1/4" = 1'-0"



16 EXIT SIGN
6" = 1'-0"