

## Site Plan Keynotes

- 101 Property Line.
- 102 Existing Building Footprint.
- 103 Remove exiting pavement and concrete. Replace with a new 4" 5'-0" wide concrete walk on 4" ABC access to Public-way meet all ADA requirements.
- 104 Remove existing parking space striping and stripe as shown. 105 New ADA parking per standards.
- 106 Remove existing pavement and walls add new landscaping. (see landscaping plans for more information)
- 107 Blank
- 108 Remove exiting CMU wall for access.
- 109 Existing Roof, no changes or new equipment. 110 Existing Electrical SES panel.
- 111 Existing Trash enclosure to be reinstalled to meet detail M-62.02
- of City of mesa waste standards.
- 112 Loading un-used Dock Ramp with 3" diameter ballads added.
- 113 Existing curb and public sidewalk. 114 Existing pavement striping access to public way.
- 115 Knox Box on the building exterior near the main entrance, on the doors right side. The height of the box shall be no lower than five feet and no higher than six feet. The key box shall be of an
- approved type listed in accordance with UL 1037. 116 New Landscape Island. (see landscaping plans for more information)
- 117 Existing C.M.U. screen wall.
- 118 Existing Pavement to remain.
- 119 Existing chain link fence to remain. 120 4" concrete bumper, reuse exiting.
- 121 Existing Trees, Marked with E.

### 122 New 4" concrete curbing.

- 123 Existing concrete walkway. 124 Existing Entry Drive.
- 125 Existing Landscape Area with existing trees, Re-landscape area. (see landscaping plans for more information)
- 126 Exiting roll-up door with no parking striping.

# **Project Data**

### LEGAL DESCRIPTION:

That part of the Southwest quarter of the Southwest quarter of Section 20, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the Southwest corner of said Section 20;

THENCE East 55.00 feet along the Southerly line of the Southwest quarter of said Section 20; THENCE North O degrees 33 minutes 49 seconds East, parallel to and 55.00 feet Easterly from the Westerly line of the said Southwest quarter of the Southwest quarter of Section 20, a distance of 715.90 feet to the POINT OF BEGINNING; THENCE continuing North 0 degrees 33 minutes 49 seconds East, along the above described line a distance of 237.08 feet; THENCE South 89 degrees 26 minutes 11 seconds East, a distance of 180.00 feet; THENCE South 0 degrees 33 minutes 49 seconds West, a distance of 187.00 feet; THENCE South 69 degrees 34 minutes 24 seconds West, 122.16 feet to the beginning of a curve to the right, having a radius point bearing North 20 degrees 25 minutes 36 seconds West, 90.26 feet; THENCE along the arc of this curve through 20 degrees 25 minutes 36 seconds of central angle, a distance of 32.18 feet; THENCE West, 34.51 feet (measured 34.50 feet) to the POINT OF BEGINNING; EXCEPT that portion more particularly described as follows: COMMENCING at the Southwest corner of said Section 20 of the Gila and Salt River Base and Meridian; THENCE North 00 degrees 12 minutes 41 seconds East, (measured North 00 degrees 33 minutes 49 seconds East) a distance of 716.44 feet (Record 715.90 feet); THENCE South 89 degrees 47 minutes 19 seconds East, (measured South 89 degrees 26 minutes 11 seconds East) a distance of 55.00 feet to the Point of Beginning; THENCE North 00 degrees 12 minutes 41 seconds East, (measured North 00 degrees 33 minutes 49 seconds East) a distance of 16.00 feet; THENCE South 45 degrees 04 minutes 36 seconds East, (measured South 44 degrees 43 minutes 01 seconds East) a distance of 22.52 feet; THENCE South 89 degrees 38 minutes 52 seconds West, (measured South 90 degrees 00 minutes 00 seconds West) a distance of 16.00 feet to the POINT OF

### PROPERTY INFORMATION: 245 S Dobson Road. Mesa AZ 85202

### PARCEL NUMBER: APN # 134-32-001R

BEGINNING.

## **JURISDICTION**

## **ZONING**

MESA

L-1 Light Industrial

### LOT SIZE (SQ FT) 39,727 sq ft. 1.22 acres

### **BUILDING TYPE**

### Type V A

No exterior building structure changes. No new equipment on roof.

### BUILDING AREA ALLOWANCE CALC. (2018 IBC tb 506.2) 114,000 sq ft

## BUILDING Square Footage

### 16,000 sq ft (Exterior wall edge to edge)

LOT COVERAGE

## LANDSCAPE COVERAGE

allowed: 90% provided: 40%

5003 sf or 12.6% (Required 10%)

## MAXIMUM HEIGHT

allowed: 40 feet Provided: 23'

provided: One Story (no structural changes)

### <u>SETBACKS</u> Side (L-1 to L-1) 0

Street Side allowed: Arterial 15 feet, Local: 20 feet

### Provided: Arterial 10 feet existing Provided: Local 25"-5" existing

### OCCUPANCY B group

### Motor vehicle Showroom\*

\*no parts sales,no repairers and no hazardous materials.

## PARKING

Office 650sf/300=2.16 Wharehouse: 15,350sf/900=17.01 Required Spaces:20 spaces

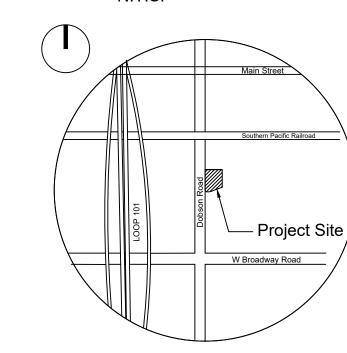
### Provided 32 spaces (24 standard spaces and 1 ADA space)

## **DEFERRED SUBMITTAL**

Fire sprinklers if required for move heads in demo areas.

# ADA Codes & Requirements

Accessible routes areas noted comply with ADAAGa Standards 402 Accessible Routes, 401,1 for Slopes, 403.3 1:20 running slopes and 1:48 cross slopes.



## **Project Directory**

OWNER INFORMATION Leslie M Widera 2012 irrevocable trust/etal Address: 6601 South Palo Verde Road, tucson, arizona 85730

### **ARCHITECT** Kenyon Architectural Studio

Contact: Dave Kenyon | architect 115 E. Campo Desierto Road, Tempe, Arizona 85281 Cell: 480-695-8602 Email: kastudio82 @ gmail.com

## **CITY OF MESA**

**Development Division** Contact: Charlotte Bridges | planer II 55 N. Center Street, Mesa, Arizona 85201 Phone: 480-644-6712 Email: charlotte.bridges @ mesaaz.gov

## **Project Description**

This is a request to obtain Substantial Conformance Improvement Permit (SCIP), so the tenant can receive a tenant improvement permit. The LI zoning category for this project falls under Automobile/vehicle sales classification. The more specific use will be for automobile transfer center for Internet sales. there will be no outdoor show area. The building is not open to the general public walk-ins except for vehicles inspectors for single owners. No goods, parts sales or repairs will take place. There will be no structural changes, only demolition of non bearing walls, light replacement change out with L.E.D. fixtures no power load increases with change over. Upgrades site will fully meet substantial conformance improvements permit.

## No site grading or drainage changed from existing.

Governing Building Codes

The City of Mesa has adopted the 2018 International Code Council (ICC) "family" of codes and the 2017 National Electric Code produced by the National Fire Protection Association. These Codes and their amendments went into effect on February

2018 International Building Code (IBC) 2018 International Fire Code (IFC) 2018 International Mechanical Code (IMC) 2018 International Plumbing Code (IPC) 2018 International Fuel Gas Code (IFGC) 2018 International Energy Conservation Code (IECC) 2018 International Swimming Pool and Spa Code (ISPSC)

## 2018 International Existing Building Code (IEBC) 2017 National Electric Code (NEC) ADA 2009 ICC A117.1

## Sheet Index

PR 1.0 Site Plan & Project Data PR 1.1 Site Photos & Elevations

### Architectural PR 2.1 Demo Plan PR 2.2 Floor Plan

Landscape PR3.1 Landscape

# City of Mesa Approval Stamp

SCIP | PMT21-07835

Site Plan & Project Data Mesa Board of Adjustment

Job# 2108.07

KENYON

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Expires 6.30.2024

CENTER NSFER TRA AUTO

> Date: 02 December 2021 Drawn by:dllk

Checked by: dllk

Scale: As Noted