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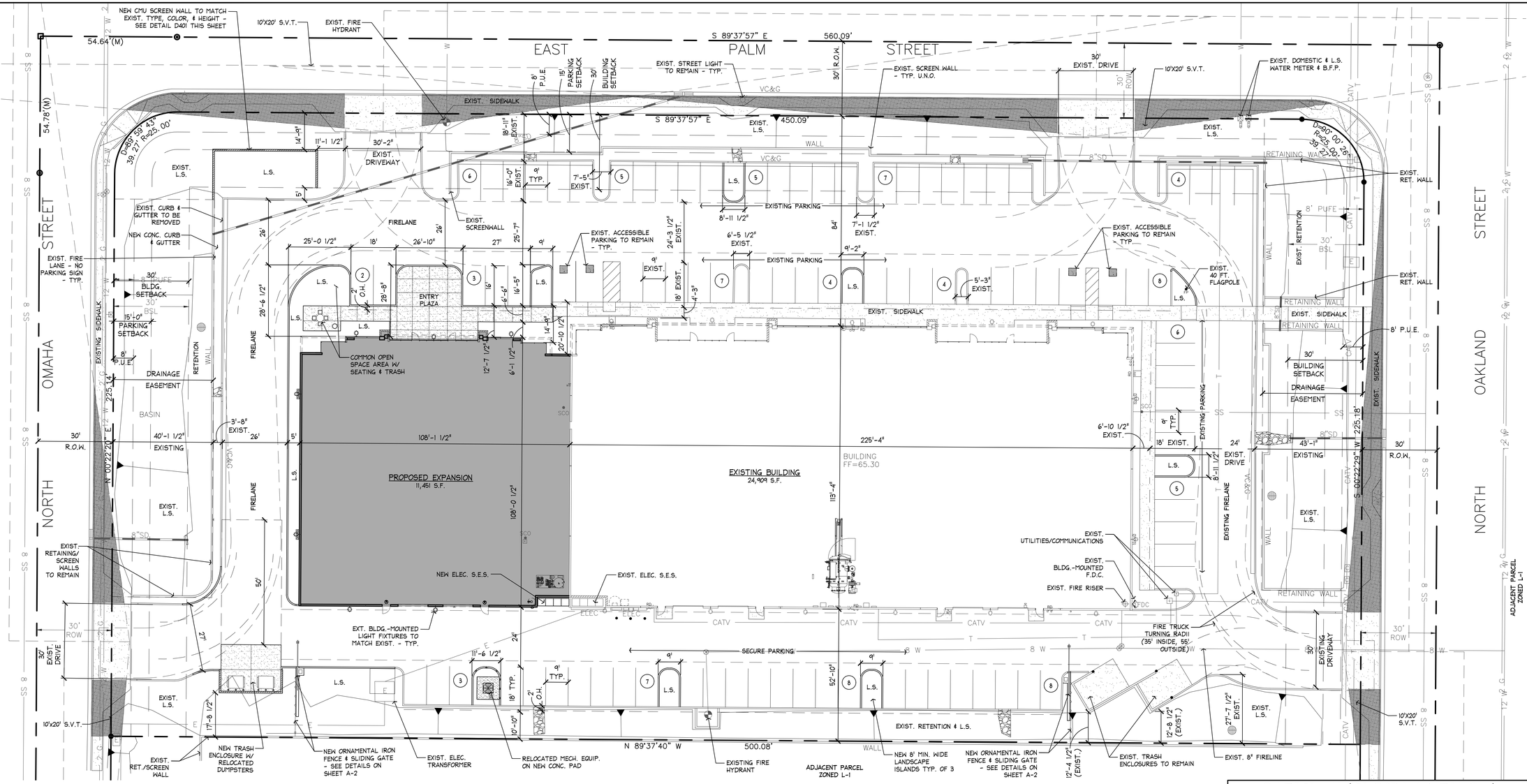


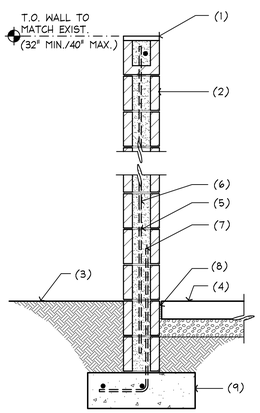
SITE PLAN

SCALE: 1"=20'-0"

NORTH

SITE PLAN NOTES:

- COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33. FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY.
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS, IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
- GATES TO REMAIN OPEN DURING BUSINESS HOURS.



NOTES

(1) SOLID CONC. CAP - PAINTED TO MATCH WALL
(2) 8"x8"x16" CMU - PAINT TO MATCH EXIST. SCREEN WALL - TYP.
(3) FINISH GRADE OR PAVING PER CIVIL
(4) CONC. SLAB ON 4" ABC
(5) STANDARD JOINT DUR-O-WALL WIRE @ 16" O.C. (TYP.)
(6) #5 REBAR, VERT. @ 48" O.C.
(7) #5 REBAR, VERT. DOWELS TO MATCH & LAP VERT. REINFORCEMENT
(8) 1/2" COMPRESSIVE FILLER - ALL AROUND WHEN AGAINST CONC.
(9) CONC. FTG.

D401 SCREEN WALL SECTION

SCALE: 3/4"=1'-0" 04-004

PROJECT NARRATIVE

BULLET PROOF DIESEL PROPOSES TO EXPAND THEIR BUILDING TO INCREASE THEIR MANUFACTURING & WAREHOUSING CAPABILITIES. AN 11,451 S.F. EXPANSION IS PLANNED ON THE WEST END OF THE CURRENT BUILDING.

ADDITIONAL PARKING WITH LANDSCAPE ISLANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE PROPERTY. ADDITIONAL LANDSCAPE ISLANDS WILL BE PLACED AROUND EXISTING PARKING AREAS TO CONFORM TO CURRENT CITY REQUIREMENTS. PARKING WILL BE FENCED TO PROVIDE FOR SECURED PARKING. THE WEST TRASH ENCLOSURES WILL BE RELOCATED TO PROVIDE FOR DIRECT ACCESS.

SITE INFORMATION

SITE INFORMATION

PROJECT ADDRESS: 4245 EAST PALM ST., MESA, AZ. 85215
ASSESSORS PARCEL NUMBER: 141-25-150
ZONING DISTRICT: LI - LIGHT INDUSTRIAL
SITE AREA:
GROSS: 156,293 SF 3.59 ACRES
NET: 124,855 S.F. 2.87 ACRES
BUILDING USE: BUSINESS/WAREHOUSE/MANUFACTURING - UNCHANGED
BUILDING HEIGHT: ALLOWED: 40 FT. PROVIDED: 33 FT.
BUILDING AREA:

1ST FLOOR:	36,320 S.F.
2ND FLOOR	24,243 S.F.
TOTAL AREA:	60,563 S.F.

LOT COVERAGE: 36,320 S.F. / 124,855 S.F. = 29.09%
PARKING ANALYSIS:
REQUIRED: OFFICE: 10,000 S.F. / 375 = 27 SPACES
INDUSTRIAL: 13,261 S.F. / 600 = 23 SPACES
WAREHOUSE: 37,302 S.F. / 900 = 42 SPACES
TOTAL REQUIRED = 92 SPACES
PROVIDED = 92 SPACES
ENTRY PLAZA AREA PROVIDED: 929 S.F. (900 S.F. MIN. REQ'D.)
COMMON OPEN SPACE AREA PROVIDED: 676 S.F. (609 S.F. REQ'D.)
(75% OF OPEN SPACE IS LANDSCAPED, 50% OPEN TO SKY REQ'D.)
FOUNDATION BASE: (BLDG. ADDITION ONLY)
PUBLIC ENTRANCE SIDE: 26'-7" AVERAGE (15' MIN. REQ'D.)
WEST SIDE: 5' (5' REQ'D.)

BUILDING INFORMATION

OCCUPANCY: B / F-1 UNCHANGED
CONSTRUCTION TYPE: V-B (UNCHANGED)
FIRE SPRINKLERS PROVIDED: YES

SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
25628
ROBERT L. BROWN II
Date Signed
ARIZONA USA

DATE: 03.25.22

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A BUILDING EXPANSION FOR:

4245 E. PALM STREET
MESA, ARIZONA 85215

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NO.	REVISION DESCRIPTION	DATE

PROJECT NUMBER
21023.00

DRAWN BY	CHECKED BY
PLJ	RB
DATE	SCALE
03.04.22	1"=20'-0"

SHEET NAME
SITE PLAN

SHEET NUMBER
A-1