

SITE AREA	
EXISTING CONDITION:	
TOTAL PROPERTY AREA:	1974 AC (85,812 ± S.F.)
IMPERVIOUS AREA:	150 ± AC (65,340 ± S.F.)
PERVIOUS AREA:	0.47 ± AC (20,473 ± S.F.)
PROPOSED CONDITION:	
TOTAL PROPERTY AREA:	1,974 AC (85,812 ± S.F.)
DISTURBED AREA:	0.53 ± AC (23,087 ± S.F.)
IMPERVIOUS AREA:	1.41 ± AC (61,420 ± S.F.)
PERVIOUS AREA:	0.56 ± AC (24,394 ± S.F.)
MAX LOT COVERAGE:	80% OF LOT
EXISTING COVERAGE:	± 76% OF LOT
PROPOSED COVERAGE:	± 72% OF LOT
ZONING CLASSIFICATION	
ZONING:	GC - GENERAL COMMERCIAL (C-3)
ADJACENT ZONING:	GC - GENERAL COMMERCIAL (C-3); NORTH, EAST, SOUTHWEST, WEST CITY OF GILBERT LIMITS: SOUTHEAST
PROPOSED LAND USE:	RESTAURANT W/ DRIVE THRU FACILITIES PERMITTED USE PER TABLE 11-6-2
BUILDING SETBACKS	
FRONT/STREET SIDE (6-IN ARTERIAL):	15'
INTERIOR/SIDE/REAR (NON-RESIDENTIAL):	15' PER STORY
MIN. SETBACK RADIUS AT INTERSECTION:	(ARTERIAL W/ ARTERIAL) - 25'
*SETBACKS SHALL BE LANDSCAPED ACCORDING TO CHAPTER 33: LANDSCAPING OF CITY OF MESA ORDINANCE	
BUILDING SUMMARY	
MAX BUILDING HEIGHT:	30'
PROPOSED BUILDING AREA:	783 SF
CONSTRUCTION TYPE:	II-B
OCUPANCY TYPE:	BUSINESS 'B'
PARKING SUMMARY	
PARKING REQUIREMENTS	
706 SF EATING ESTABLISHMENT WITH DRIVE-THRU	1 SPACE PER 300 SF INDOOR AREA
PARKING REQUIRED	7.83 SPACES
15,060 SF RETAIL BUILDING	1 SPACE PER 157.35 AC
PARKING REQUIRED	40.16 SPACES
TOTAL SITE PARKING REQUIRED	48 SPACES
TOTAL SITE PARKING PROVIDED	48 SPACES (INCLUDING ADA)
COMPACT PARKING ALLOWED	20% OF TOTAL SPACES: 9.6 SPACES
COMPACT PARKING PROVIDED	5 SPACES
BICYCLE SPACES REQUIRED	GREATER OF 1 SPACE PER 10 VEHICLE SPACES OR 3 SPACES = 3 SPACES
BICYCLE SPACES PROVIDED	
QUEUING LANES REQUIRED	100' MIN FROM WINDOW TO ORDER BOX 40' MIN FROM ORDER-BOX TO ENTRY

CONSTRUCTION NOTES:

A.

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.

B.

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.

C.

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.

SITE GENERAL NOTES:

[illegible][illegible]

732.58'

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 24" CURB AND GUTTER
- HANDICAP STALL
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT