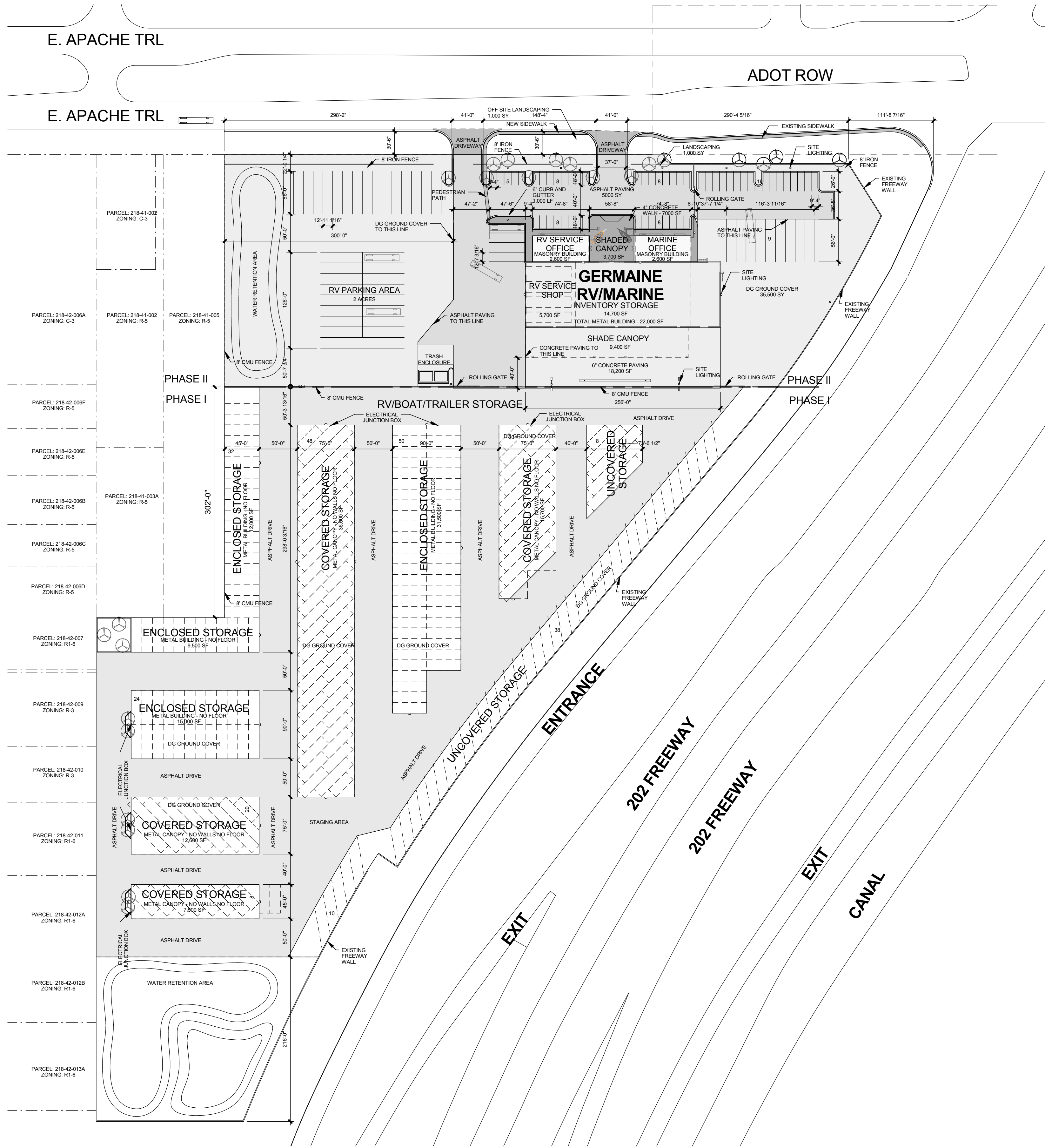
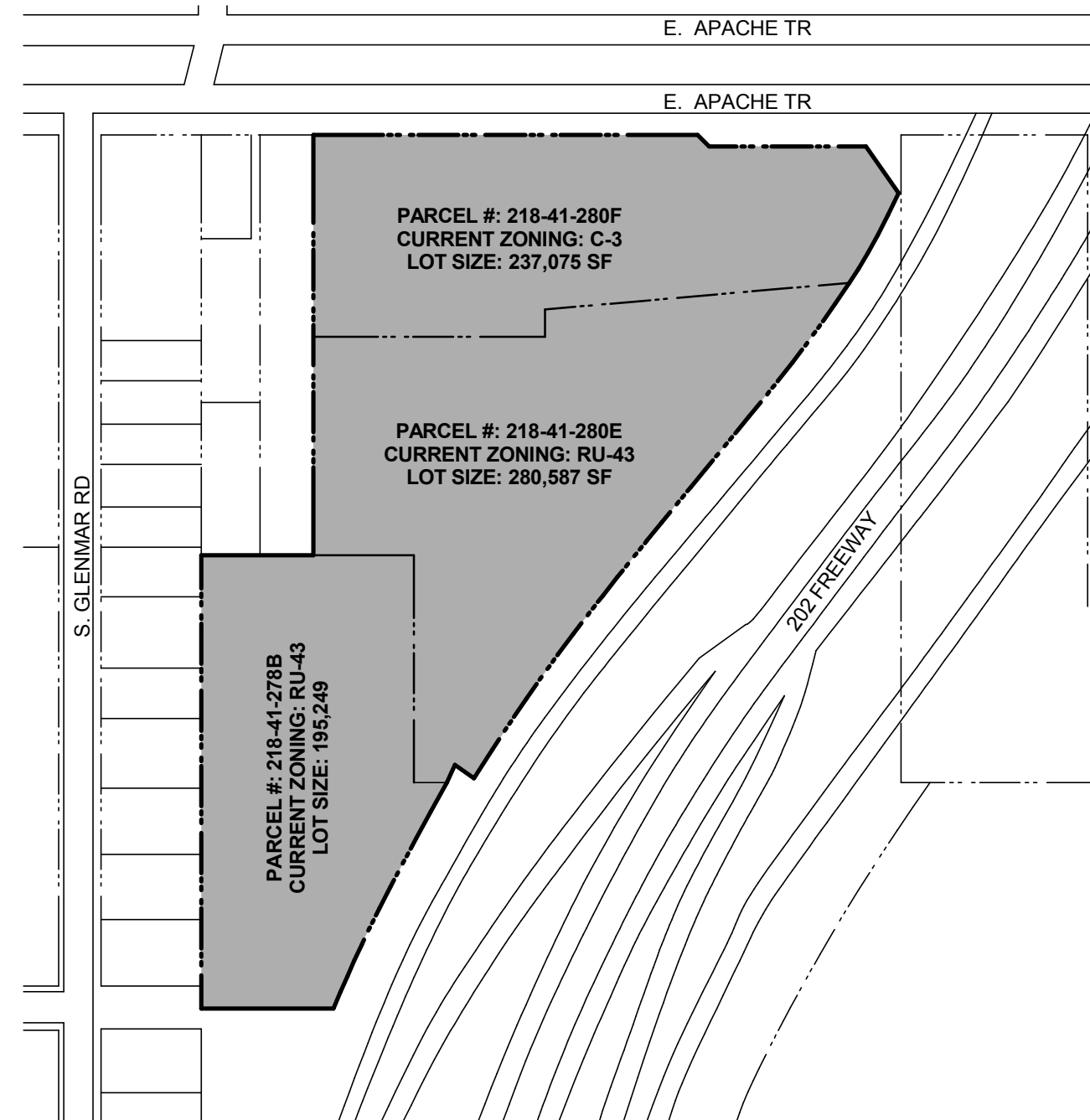
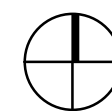




1 RV RENOVATORS - CONCEPT
1" = 80'-0"



VICINITY MAP
12" = 1'-0"

PROJECT DATA	
SITE:	
PARCEL 1:	218-41-280F (237,075 SF/5.44 AC)
PARCEL 2:	218-41-280E (280,587 SF/6.44 AC)
PARCEL 3:	218-41-278B (195,249 SF/4.48 AC)
TOTAL LOT AREA:	712,911 SF (16.37 AC)
EXISTING ZONING:	
PARCEL 1:	C-3
PARCEL 2:	RU-43
PARCEL 3:	RU-43
PROPOSED ZONING:	
PARCEL 1:	GC-PAD
PARCEL 2:	GC-PAD
PARCEL 3:	GC-PAD
BUILDING:	
OCCUPANCY CLASSIFICATION:	B
TYPE OF CONSTRUCTION:	IIA
ALLOWABLE AREA:	37,500 sf
SPRINKLED:	YES
BUILDING SF:	25,600 SF
CANOPY SF:	13,100 SF
BUILDING COVERAGE (60% MAX):	26%
OPEN SPACE PROVIDED:	532, 311 SF
PARKING:	
MAIN BUILDING:	
PARKING REQUIRED:	1 STALL/ 375 SF BUILDING = 59 STALLS
PARKING PROVIDED:	62
RV PARKING:	
ENCLOSED STORAGE:	105
COVERED STORAGE:	96
UNCOVERED STORAGE:	55

GENERAL NOTES:

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPROVED LOADS OF FIRE APPARATUS (74,000 LBS/40,000 LBS PER AXLE) WHEN ROADS ARE WET. FOR EXAMPLE, A MINIMUM OF SIX (6) INCHES OF ABC COMPACTED TO 90% OVER AN APPROVED BASE WOULD MEET THE REQUIREMENT.

THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSONS 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 FOR THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY. IFC CHAPTER 14.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPROX CHARTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,200 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 50 FEET OF ANY COMBUSTIBLE MATERIALS 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 AVAILABLE AT ALL TIMES WHEN THE WORK IS COMPLETE. DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN. IFC CHAPTER 14.

STRUCTURE CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH ALL REQUIREMENTS OF IFC CHAPTER 14 AND NFPA 241.

ARCHITEKTON

11/7/2017 2:24:53 PM - PLOT DATE

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RV RENOVATORS

#	DESCRIPTION	DATE
	MONTY GERMAINE	
	8855 E. Main Street, Mesa, AZ	

SPR Package 09/18/17

ARCHITECTURAL SITE PLAN

AS-101

NOT FOR CONSTRUCTION