

PROJECT DATA:

ZONING: LI-AF- LIGHT INDUSTRIAL / AIRFIELD OVERLAY
CURRENT CASE NOS: DRB20-00654; ZON20-00655
PREVIOUS CASE NOS: DRB19-00521; ZON19-00538
ADM19-00650; PRS20-00348
PROPOSED USES: OFFICE / SHOWROOM
MFG. / STORAGE
B -M - F1 - S1
OCCUPANCY: III-B
CONSTRUCTION TYPE: 428,042 S.F. (9.8265 AC.)
NET SITE AREA: 510,663 S.F. (11.7232 AC.)
GROSS SITE AREA:
GROSS BLDG AREA: 142,738 S.F.
STEEL CANOPY: 299 S.F.
TOTAL: 143,037 S.F.
GROSS FLOOR AREA: 140,067 S.F.

LANDSCAPE AREA:
OFF-SITE LANDSCAPE AREA: 23,331 S.F.
ON-SITE LANDSCAPE AREA: 149,814 S.F.
% ON-SITE LANDSCAPE AREA: 35%

LOT COVERAGE: 65%
(Per MZO Chapter 87 Definition; everything except landscaping is considered an impervious surface on this project.)

AREA INCREASE:
Section 507.2.1. UNLIMITED AREA WITH REDUCED OPEN SPACE.
SEE SHEET A-101 FOR FIRE RATING DETAILS AND NOTES.

Section 508.3 NON-SEPARATED OCCUPANCIES:

EXTERIOR WALL RATING:
PER TABLE 602, FIRE SEPARATION DISTANCE IS <30" ON ALL SIDES
THEREFORE FIRE RATING IS 0 (NOT RATED)
EXCEPT THAT PORTION OF THE EXTERIOR WALL REQUIRED
BY SECTION 507.2.1 SHOWN ON SHEET A-101 ARE 3-HOUR.

PARKING REQUIRED: 304 SPACES
(SHELL INDUSTRIAL)
25% @ 1:375 = 35017 / 375 = 94 SPACES
75% @ 1:500 = 105050 / 500 = 210 SPACES

PARKING PROVIDED: 207 SPACES
STANDARD SPACES: 199
ACCESSIBLE SPACES: 8
(NOTE: ALL ACCESSIBLE SPACES ARE UNIVERSAL TYPE)

BICYCLE PARKING REQUIRED: 21
1:10 CAR SPACES = 207 CAR SPACES / 10 = 21
BICYCLE PARKING PROVIDED: 22

REDUCED PARKING REQUIRES AN APPROVED S.U.P.
(SPECIAL USE PERMIT)

TO MEET THE REQUIRED 304 SPACES, UP TO 97 OPTIONAL SPACES,
CAN BE ADDED AS NEEDED BASED ON ACTUAL TENANT
REQUIREMENTS IN THE REAR YARD. SEE SUP & EXHIBIT

OCCUPANT LOAD:
25% BUSINESS @ 1:150 = 35081 / 150 = 234 PEOPLE
75% INDUSTRIAL @ 1:100 = 105234 / 100 = 1052 PEOPLE
TOTAL: 1286 PEOPLE

EXITS REQUIRED: 4
EXITS PROVIDED: 18

BUILDING HEIGHT ALLOWED: 40'-0"
NMGE: 1336.80
ALLOWED: 1336.8 + 40: 1376.80
PROPOSED PARAPET HEIGHT
ABOVE NMGE: 44'-0"
FINISHED FLOOR ELEV.: 1338.50
TOP OF PARAPET FROM F.F.E.: 42'-4"
(NMGE = NATURAL MEAN GROUND
ELEVATION)

LI-AF

MESA FIRE DEPT. NOTES:

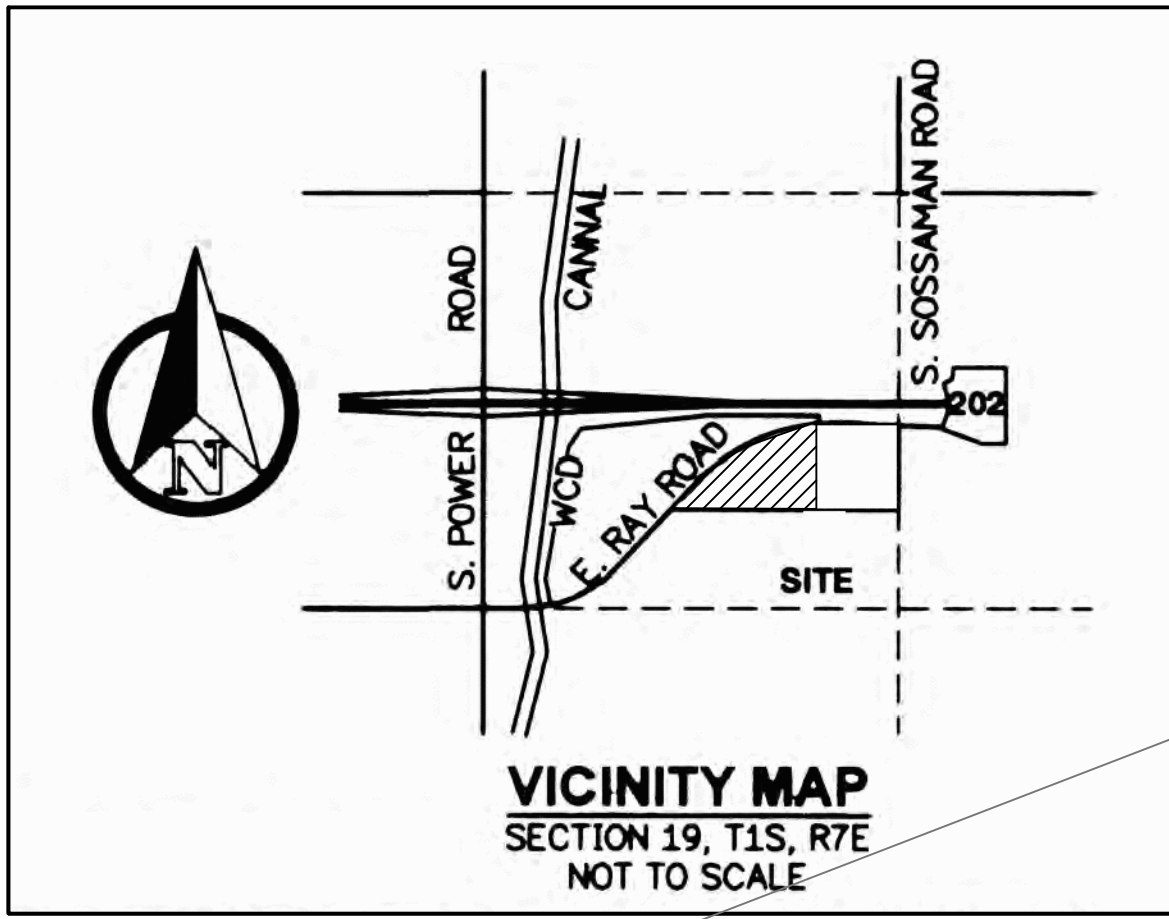
- Required fire apparatus access road during construction or demolition. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000lbs per axle) when roads are wet. The access road shall be extended to within 200 feet of any combustible materials and/or any location on the job site. 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. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
- Water supply for fire protection. Approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 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, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.

DEFINITIONS

GBA = GROSS BUILDING AREA, DRIP LINE OF ROOF. (EXTERIOR FACE OF EXTERIOR WALLS)

GFA = GROSS FLOOR AREA, INSIDE FACE OF EXTERIOR WALLS.

APN: 304-30-038



LI-AF

BLDG. SETBACKS; LI DISTRICT:

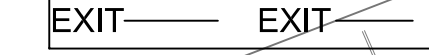
STREET SIDE: 20-FEET AS SHOWN; INTERIOR AND REAR ADJACENT TO LI DISTRICT SETBACK IS 0 (ZERO), THEREFORE NO SETBACKS ARE SHOWN ON THE INTERIOR PROPERTY LINES.

EMERGENCY ACCESS:

EMERGENCY ACCESS IS PROVIDED THROUGHOUT THE SITE.

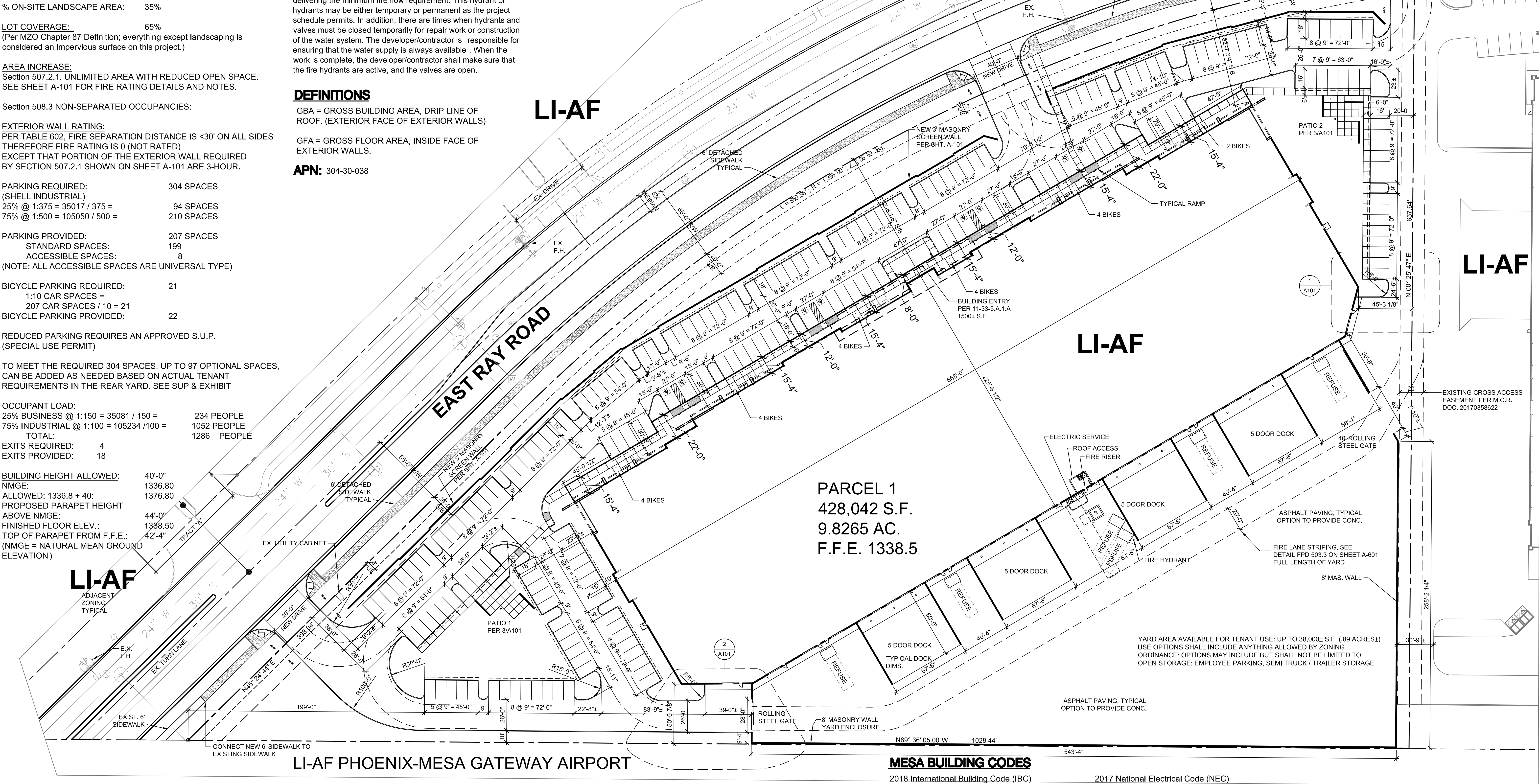
ADA SITE ACCESS ROUTE:

ADA ACCESS ROUTE IS DESIGNATED BY THE FOLLOWING LINE TYPE



VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES FIG. 2.3 DESIGN SPEED: 50 MPH SEE CIVIL PLANS.



PARCEL 1
428,042 S.F.
9.8265 AC.
F.F.E. 1338.5

LI-AF

LI-AF

COMMON SPACE PER 11-7-3:

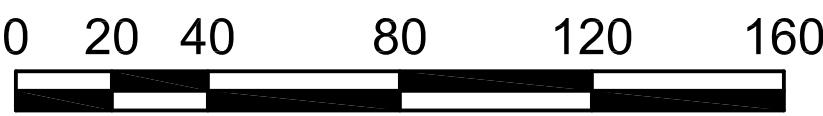
REQUIRED: 137,654 (GFA) x .01 = 1380 S.F.
PROVIDED: P1 - 720 + P2 - 725 = 1440 S.F.
PATIO 1 & PATIO 2

ENTRY BASE PER 11-33-5.A.1.A:

REQUIRED: 900 S.F. MINIMUM
PROVIDED: 1369 S.F.

FOUNDATION BASE PER 11-33-5:

REQUIRED: 661.41 x 15 = 9,921 S.F.
PROVIDED: 9,959 S.F.



SITE PLAN

SCALE 1" = 40'

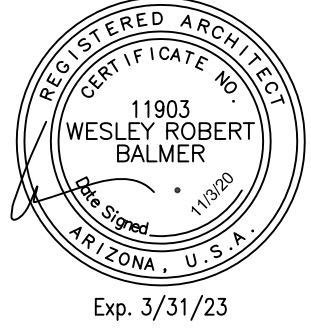


MESA BUILDING CODES

2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa Code (ISPS)

2017 National Electrical Code (NEC)
ARIZONANS WITH DISABILITIES ACT, ADAAG
A.N.S.I. A117.1 CURRENT EDITIONS
WITH CITY OF MESA AMENDMENTS

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AIRGATE I
E. RAY ROAD, MESA AZ.
SITE PLAN

A-100
4006.01
09NOV20

