

1231 W BASELINE SUBSTANTIAL CONFORMANCE IMPROVEMENT PACKAGE

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FRUITLANDIA 1231 W BASELINE
BUILDING IMPROVEMENTS
1231 WEST BASELINE ROAD SUITE 101
MESA, AZ 85202

DESIGNATION	PERIOD
1	



SITE PLAN
Project number 20011
Date 06.11.21

a001
As indicated

SHEET DIRECTORY	
Sheet Number	Sheet Name
a003	DEMOLITION SITE PLAN
a010	LIFE SAFETY PLAN
a300	EXTERIOR ELEVATIONS
a300.1	EXTERIOR ELEVATIONS
a300.2	EXTERIOR ELEVATIONS
a301	RENDERED ELEVATIONS

PROJECT DIRECTORY

ARCHITECT/APPLICANT:
CIFUENTES STUDIO LLC
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GILBERT, AZ 85234

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OWNER:
POKE BOWL LLC
CONTACT: CHARLES SAENZ
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PROJECT DESCRIPTION:

BUILDING AND SITE IMPROVEMENTS OF AN EXISTING ONE STORY STUCCO BUILDING APPROX. 4,142SF TO BE PERMITTED TO RENOVATE EXISTING DRIVE-THROUGH FACILITIES FROM PREVIOUS USE AND INCLUDE NEW 130SF OUTDOOR SEATING, NEW ROOF MATERIAL, STOREFRONT, PAINT COLOR AND RESTRIPIING.

project address:	1231 W BASELINE ROAD
APN #:	MESA, AZ 85202
zoning:	305-07-952A
construction type:	PAD
occupancy:	V-B
tenant improvement area:	BA-2 (MIXED OCCUPANCIES)
lot size:	4,412 SF
automatic fire suppression system:	23,553SF (0.54ac)
fire alarm system:	none
fire separation:	no fire alarm system
	not required

CODE SUMMARY

APPLICABLE BUILDING CODES:

2017 National Electrical Code
2018 International Existing Building Code
2018 International Building Code
2018 International Energy Conservation Code
2018 International Fire Code
2018 International Fuel Gas Code
2018 International Mechanical Code
2018 International Plumbing Code
2009 ADA ICC A117.1
2019 NFPA 13
2019 NFPA 72
Arizonaans with Disabilities Act and Implementing Rules
Any approved Mesa Amendments

Parking Calculations

FRUITLANDIA SUITE	
DINING	14 STALLS
1,010 SF/75 SF/ CAR:	
KITCHEN	3 STALLS
1,116 SF/375 SF/ CAR:	
BUSINESS	2 STALLS
628 SF/375 SF/ CAR:	
OUTDOOR SEATING PARKING	1 STALL
162 SF/150SF/CAR	
BICYCLE PARKING	3 SPACES
2755 SF/1000SF/BICYCLE	

OFFICE SUITE	4 STALLS
1171 SF/300SF/CAR	
TOTAL PARKING REQUIRED:	24 STALLS

Existing ADA Compliant Parking Stalls Provided:	1 STALL
Takeout/Pickup Stall Provided:	0 STALL
Existing Parking Stalls Provided:	29 STALLS
Total Parking Stalls Provided:	30 STALLS

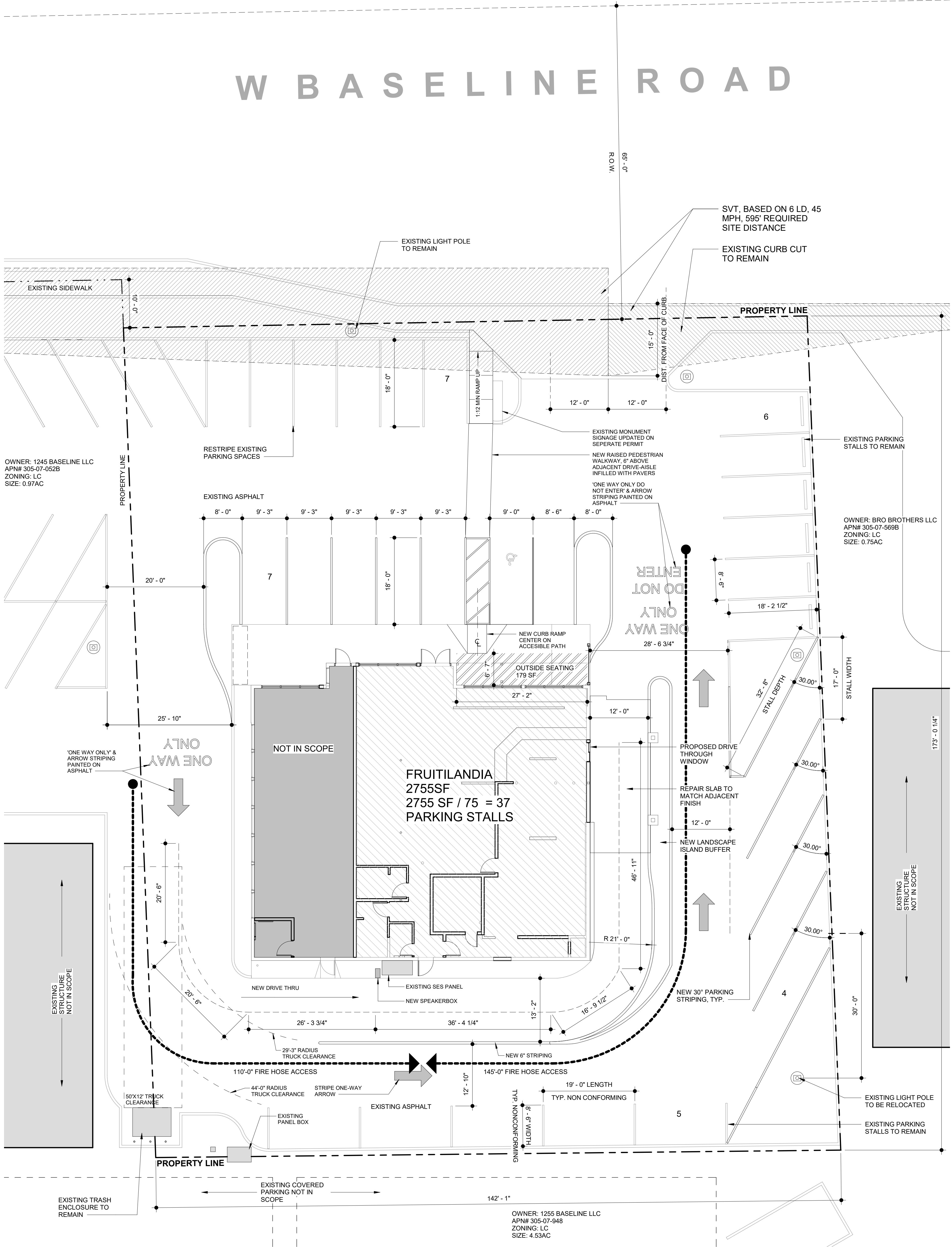
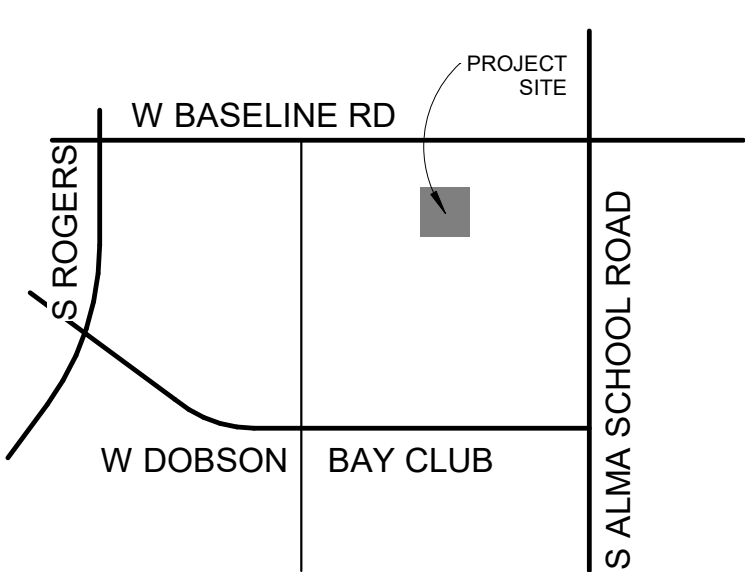
DEFERRED SUBMITTALS

- PLANS FOR ANY MODIFICATION OF FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL
- PLANS FOR FIRE ALARM SYSTEM MODIFICATION SHALL BE SUBMITTED UNDER A DEFERRED SUBMITTAL

GENERAL SITE NOTES:

- HOURS OF USE WILL BE IN ACCORDANCE WITH EXISTING FRUITLANDIA HOURS (10AM-10PM).
- THE TENANT SPACE DOES NOT HAVE AN ALARM SYSTEM AND WILL NOT BE ADDING ONE AS PART OF THIS PERMIT.
- SUITE NUMBER OF THE TENANT SPACE TO BE PROMINENTLY DISPLAYED ON THE FRONT AND REAR ENTRY DOORS PER IFC 506.1.2.
- FIRE SPRINKLER IS REQUIRED THROUGHOUT ALL THE TENANT IMPROVEMENT. 29-2.18. SECTION 903 "AUTOMATIC SPRINKLER SYSTEMS" IS HEREBY AMENDED BY DELETING SECTION 903.2 THROUGH 903.2.10 IN THEIR ENTIRETY, RESERVING SECTION NUMBER 903.2.10 AND ADDING NEW SECTIONS 903.2 THROUGH 903.2.9 TO READ AS FOLLOWS: 903.2 WHERE REQUIRED, SUBJECT TO THE EXCEPTIONS SET FORTH HEREIN, APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN THE LOCATIONS WITHIN THE CITY DESCRIBED IN THIS SECTION. INSTALLATION OF FIRE SPRINKLER SYSTEMS SHALL BE PERFORMED BY AN ARIZONA LICENSED FIRE PROTECTION CONTRACTOR.
- REPLACE DEAD OR UNHEALTHY EXISTING PLANTS WITH SIMILAR SPECIES.

VICINITY MAP



01 SITE PLAN
1" = 10'-0"