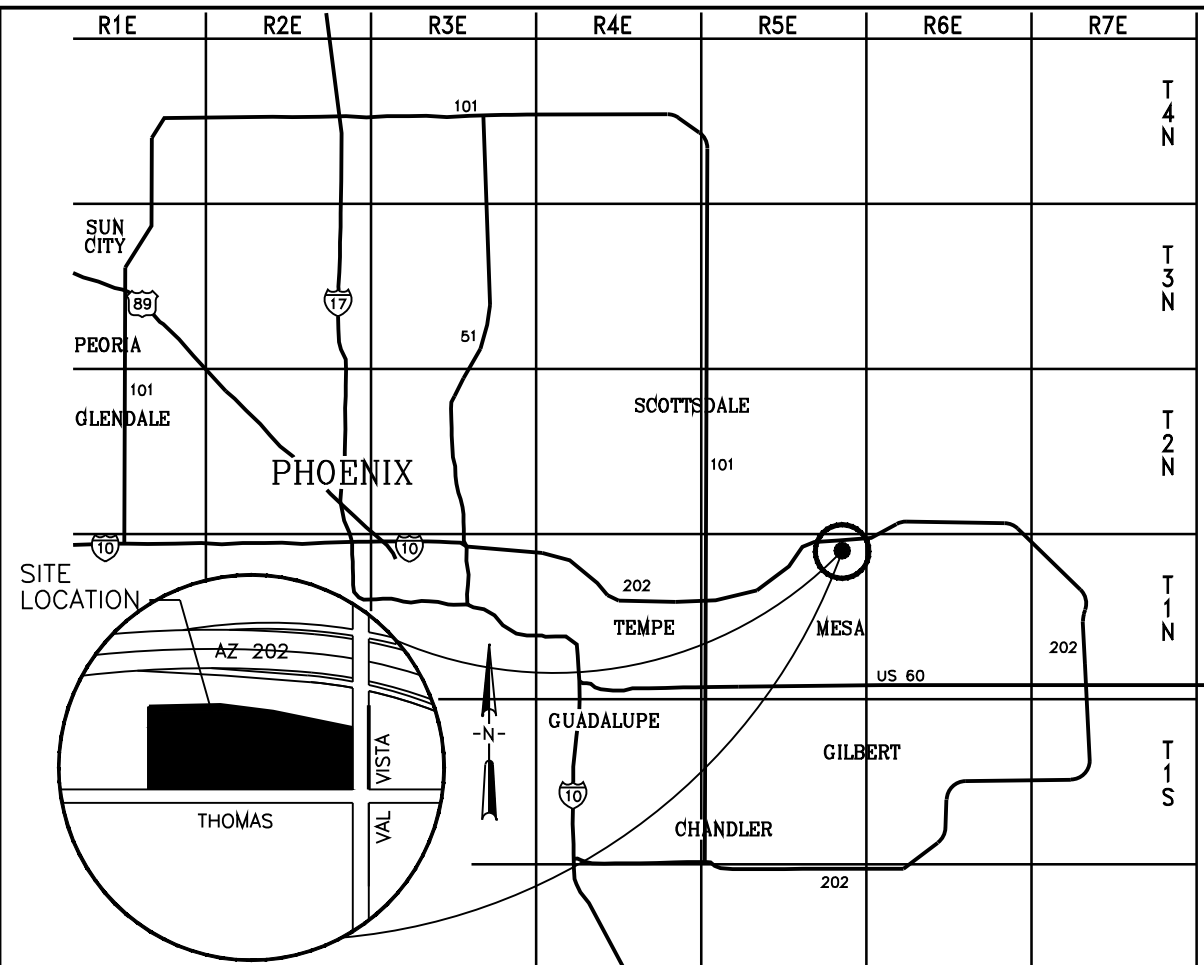


FIRE CODE NOTES

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 26' WIDE AND SHALL BE AN ALL WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERING TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 lbs/24,000 lbs PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL AND/OR ANY LOCATION ON THE JOBSITE. 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. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIAL 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 AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE AND THE VALVES ARE OPEN.

CHAPTER 33 OF THE INTERNATIONAL FIRE CODE AND INTERNATIONAL BUILDING CODE 2018 EDITION, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE FOLLOWED.



VICINITY MAP

PROJECT NARRATIVE

THE PROJECT INCLUDES THE DEVELOPMENT OF APPROXIMATELY 9.5 ACRES WITH A 108,000 SF INDUSTRIAL BUILDING (DESIGNED SPEC/NO TENANT). THE BUILDING USE IF FOR FUTURE BUSINESS/OFFICE, FACTORY, AND MANUFACTURING AND WITH A 2 ACRE STORAGE YARD. THE BUILDING IS CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STOREFRONT GLAZING WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

PROJECT TEAM

OWNER: THOMAS AND VAL VISTA LLC
1707 EAST HIGHLAND
PHOENIX, ARIZONA 95016
602-631-6101

ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066 946-5432 (FAX)

ELECTRICAL: HAWKINS DESIGN GROUP - DAVE HAWKINS
1140 W. HARWELL ROAD
GILBERT, ARIZONA 85233
(480) 813-9000 813-9001 (FAX)

CIVIL: KAEKO - NATE COTTRELL
12409 WEST INDIAN SCHOOL C-303
AVONDALE, AZ 85392
(623) 536-1993

LANDSCAPE: PHILLIP R. RYAN - PHIL RYAN
4915 S. QUIET WAY
GILBERT, ARIZONA 85298
(480) 899-5813 963-3674 (FAX)

PROJECT INFORMATION

ZONING EXISTING: 141-21-004J, 141-21-004F
APN: 574,850 S.F. - 13.19 ACRES
SITE AREA: (NET) 574,850 S.F. = 13.19 ACRES
LOT BUILDING COVERAGE: 108,000 S.F. / 574,850 S.F. = 17.53%
LOT COVERAGE: 276,694 S.F. / 574,850 S.F. = 48%
SITE AREA: (GROSS) 678,030 S.F. - 15.65 ACRES

BUILDING USE: MANUFACTURING, GENERAL
BUILDING HEIGHT: 50'-0" PROPOSED/ALLOWED
TYPE OF CONSTRUCTION: III-B, ESR
ALLOWABLE FLOOR AREA: UNLIMITED AREA

BUILDING AREA: 108,000 S.F.

PARKING CALCULATIONS
REQUIRED SPACES (BUILDING AREA):
GENERAL (75%) 81,000 S.F. / 500 = 162 SPACES
OFFICE (25%) 27,000 S.F. / 375 = 72 SPACES
TOTAL: 234 SPACES

ACCESSIBLE SPACES REQUIRED: 7 SPACES

STANDARD SPACE PROVIDED: 228 SPACES
ACCESSIBLE SPACES PROVIDED: 7 SPACES
TOTAL SPACES PROVIDED: 235 SPACES

BIKE PARKING PROVIDED: 234 SPACES / 10 = 23 SPACES
SPACES REQUIRED: 24 SPACES

COMMON OPEN SPACE REQUIRED: 1% x 108,000 S.F. = 1,080 S.F.
COMMON OPEN SPACE PROVIDED: 1,080 S.F.

OPEN SPACE (PHASE 1 AND EXCLUDING YARD): 59,100 SF/420,630 SF = 14%.

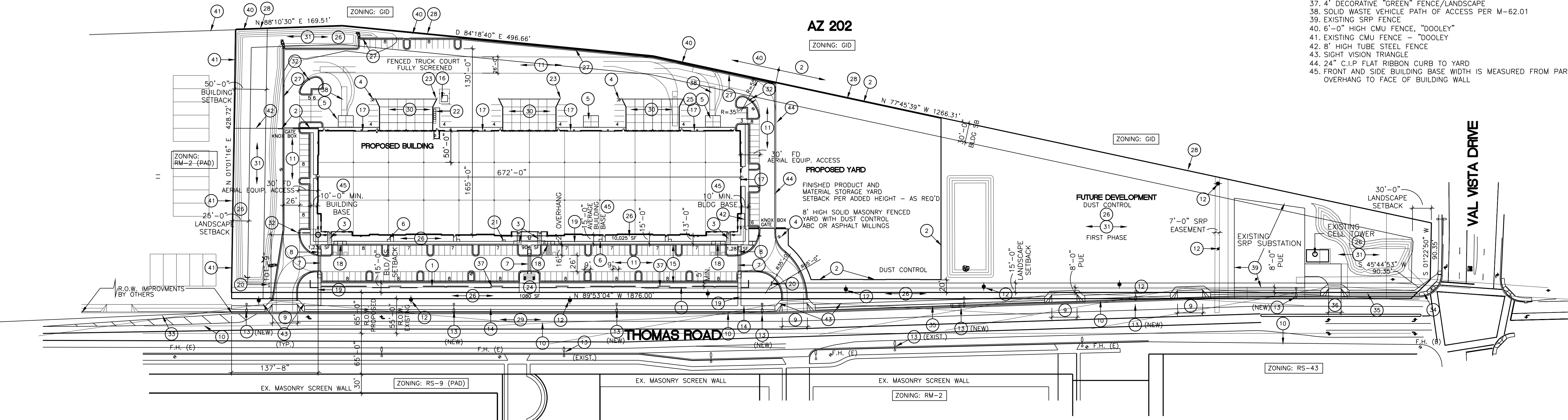
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH A 2 INCH ALUMINUM CAP ON REBAR AT THE NORTH QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST (BASIS OF BEARING), 2528.97 FEET;
THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, SOUTH 0 DEGREES 54 MINUTES 54 SECONDS EAST, 1314.26 FEET;
THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 65.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 82.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 200.00 FEET;
THENCE NORTHEASTERLY 60.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS;
THENCE NORTH 71 DEGREES 51 MINUTES 34 SECONDS EAST, 158.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET;
THENCE NORTHEASTERLY 60.13 FEET ALONG THE ARC OF SAID CURE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 32 SECONDS;
THENCE NORTH 89 DEGREES 05 MINUTES 06 SECONDS EAST, 881.33 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF THE ROOSEVELT WATER CONSERVATION DISTRICT (RWCD) MAIN CANAL;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE RWCD MAIN CANAL, SOUTH 13 DEGREES 16 MINUTES 35 SECONDS WEST, 455.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1385.00 FEET;
THENCE SOUTHWESTERLY 282.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 41 MINUTES 16 SECONDS;
THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 07 MINUTES 41 SECONDS WEST, 1081.16 FEET;
THENCE ALONG A LINE BEING PARALLEL TO, AND 65.00 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, NORTH 0 DEGREES 54 MINUTES 54 SECONDS WEST, 654.35 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED LAND CONTAINING 18.620 ACRES MORE OR LESS.

KEY NOTES

- 3'-0" HIGH DECORATIVE MASONRY PARKING SCREEN WALL
- 8'-0" HIGH DECORATIVE MASONRY SCREEN WALL
- ENHANCED CONCRETE AT BUILDING ENTRY
- NEW FIRE HYDRANT
- DOUBLE BIN REFUSE PAD
- BIKE RACK
- STAMPED COLORED ASPHALT PAVING
- ACCESSIBLE RAMP
- NEW 40'-0" WIDE DRIVEWAY
- EDGE OF EXISTING PAVEMENT
- 26' WIDE FIRE DEPARTMENT ACCESS WITH A 35' INSIDE AND 55' OUTSIDE TURN RADIUS - MESA AMENDED FIRE CODE SECTIONS 503.2.1 THROUGH 503.10
- EXISTING POWER POLE - REMOVE AND REPLACE PER SRP REQUIREMENTS.
- STREET LIGHT
- NEW CURB, GUTTER AND DETACHED SIDEWALK
- PARKING SPACE OVERHANG
- ELECTRICAL TRANSFORMER
- OH DOOR (AT GRADE)
- ACCESSIBLE PARKING SPACES WITH ACCESSIBLE RAMP
- ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY, MAX. SLOPE 1:20 WITH MAX. CROSS SLOPE 1:50. 50% OF PEDESTRIAN WALKWAY SHALL BE SHADED BY STRUCTURE OR LANDSCAPING.
- FIRE LINE BFP, ALL WATER SUPPLY VALVES AND FLOW SWITCHES TO BE ELECTRONICALLY MONITORED
- MAIL BOX
- ELECTRICAL SERVICE
- PAINTED STEEL BOLLARD
- 'COMMON OPEN SPACE' W./BENCH SEATING, ENHANCED PAVEMENT, SHADE
- CONCRETE TRUCK APRON
- LANDSCAPE PLANTING AREA
- 6" VERTICAL CURB AND GUTTER
- EXISTING ADOT FENCE
- STREET PAVING PER C.O.M. STD'S
- CONCRETE TRUCK WELL
- STORM WATER RETENTION AREA - SEE LANDSCAPE
- SITE POLE LIGHT, 15' HIGH, MAX.
- PAVEMENT TAPER
- EXISTING CURB GUTTER AND SIDEWALK RETURN
- NEW CURB, GUTTER AND 6' WIDE ATTACHED SIDEWALK
- 20'-0" DRIVEWAY
- 4' DECORATIVE "GREEN" FENCE/LANDSCAPE
- SOLID WASTE VEHICLE PATH OF ACCESS PER M-62.01
- EXISTING SRP FENCE
- 6'-0" HIGH CMU FENCE, "DOOLEY"
- EXISTING CMU FENCE - "DOOLEY"
- 8' HIGH TUBE STEEL FENCE
- SIGHT VISION TRIANGLE
- 24" C.I.P. FLAT RIBBON CURB TO YARD
- FRONT AND SIDE BUILDING BASE WIDTH IS MEASURED FROM PARKING STALL OVERHANG TO FACE OF BUILDING WALL



SITE PLAN

SCALE : 1"=80'-0"

Sheet Title:
SITE PLAN

Project:
KITCHELL - 202 / VAL VISTA
NWC THOMAS ROAD AND AL VISTA DRIVE
MESA, AZ 85253

date: 22SEP20
job no.: 20014
revision:



A1.1