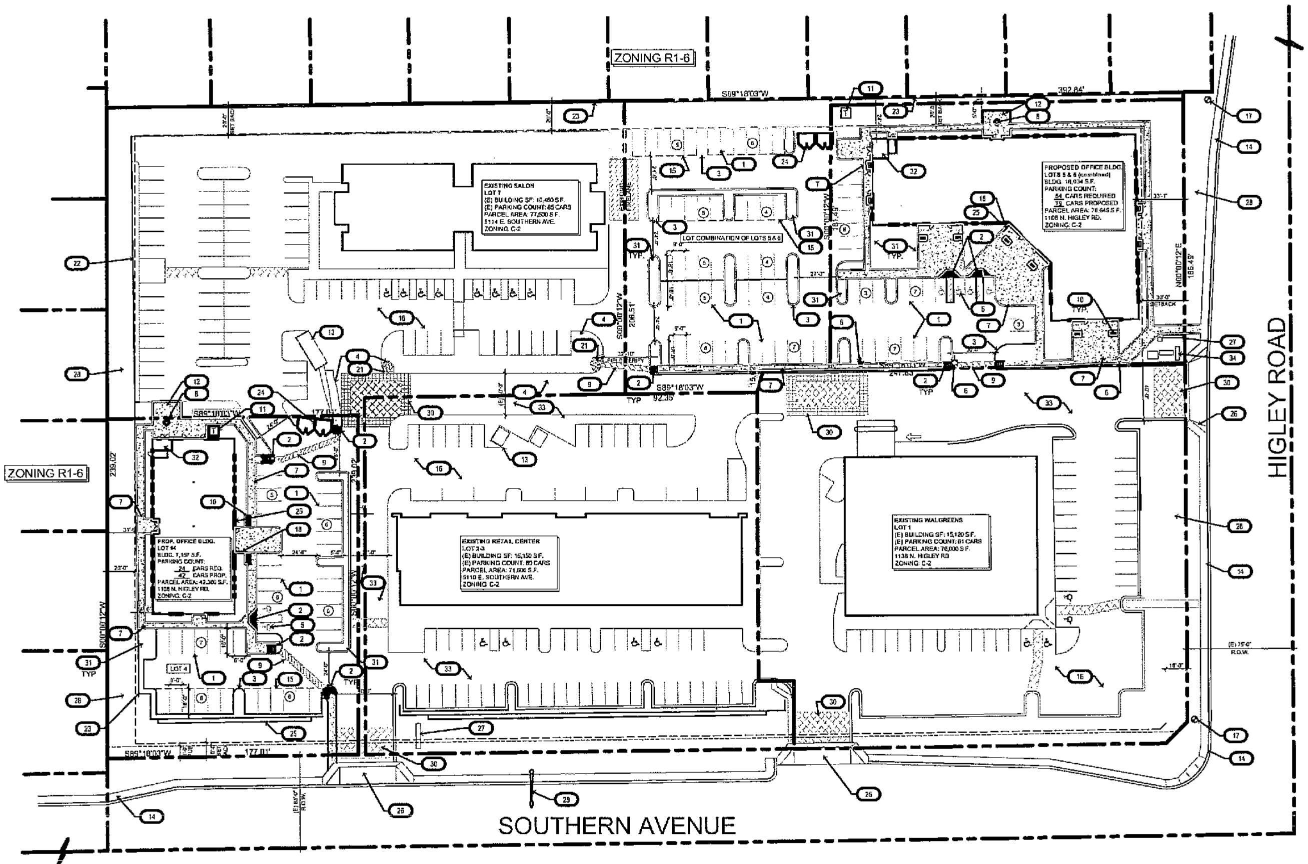

SITE PLAN

SCALE: 1" = 40'-0"

NORTH

GENERNAL NOTES:

1. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."

2. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."

3. "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE TO 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET."

4. "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE."

5. "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."

6. "AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.

7. "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."

8. "ALL SERVICES AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."

9. "BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS."

10. "THAT MECHANIZED TRASH PICK-UP AND PARKING LOT CLEAN-UP SHALL BE COMPLETED BETWEEN THE HOURS OF 7:00AM AND 6:00PM."

11. "ON-SITE LIGHTING NOT TO EXCEED 1 FC (FOOT CANDLE) AT THE PROPERTY LINE."

12. "MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE)."

13. "SITE LANDSCAPING, WALLS AND LIGHTS TO MATCH THE CENTER."

KEYED NOTES

1. PARKING STRIPPING - PER MUNICIPALITY
2. ACCESSIBLE RAMP - SEE DETAILS ON A102
3. 6" CURB - SEE DETAIL (3,5 & 6 - A103)
4. EXISTING CURB TO REMAIN
5. ACCESSIBLE PARKING SPACE - SEE DETAIL (1 - A102)
6. EXISTING LIGHT TO BE REMOVED
7. 4" THICK SIDEWALK SEE DETAIL (5,6 & 7 - A103)
8. 3'-0" x 3'-0" TREE WELL SEE LANDSCAPE DRAWING
9. 5'-0" WIDE ACCESS AISLE
10. EXTERIOR BUILDING COLUMNS
11. TRANSFORMER - SEE ELECTRICAL DWG's
12. EMPLOYEE BREAK AREA
13. EXISTING TRASH ENCLOSE TO REMAIN
14. EXISTING SIDEWALK TO REMAIN
15. COVERED PARKING - SEE DETAIL 4 / A104
16. EXISTING PARKING TO REMAIN
17. EXISTING FIRE HYDRANT TO REMAIN
18. BIKE RACK - SEE 2 / A104
19. EXISTING STREET LIGHTING TO REMAIN
20. SITE LIGHTING - SEE ELECTRICAL DWG's
21. EXISTING RAMP TO REMAIN
22. EXISTING CMU RETAINING WALL
23. EXISTING CMU SCREEN WALL
24. PROPOSED TRASH ENCLOSURE
25. FIRE DEPARTMENT CONNECTION
26. EXISTING CONCRETE APPROACH
27. EXISTING MONUMENT SIGN
28. EXISTING RETENTION BASIN
29. EXISTING STREET LIGHT
30. EXISTING PAVEMENT CHANGE AT DRIVEWAY
31. LANDSCAPE AREA
32. SES AND FIRE RISER ROOM
33. EXISTING INTERNAL STREET MAINTAINED
34. EXISTING ELECTRICAL GEAR TO REMAIN

PROJECT INFO

PROJECT ADDRESS:	5114 E. SOUTHERN AVE. MESA, AZ (NWC HIGLEY ROAD AND SOUTHERN AVE.)
LOT 4 - GROSS AREA:	42,306 S.F. (0.97 ACRES)
NET SITE AREA:	35,149 S.F. (0.80 ACRES)
LOT 4 COVERAGE:	(42,306 - 7,157= 35,149 SF) 16.94%
LOT 5 & 6 - GROSS AREA:	76,645 S.F. (1.76 ACRES)
NET SITE AREA:	66,611 S.F. (1.53 ACRES)
LOT 5 & 6 COVERAGE:	(76,645 - 16,034 = 66,611 SF) 20.91%
TOTAL BUILDING AREA:	BUILDING "A" - 16,034 S.F. BUILDING "B" - 7,157 S.F.
OCCUPANCY:	BUSINESS GROUP B
BUILDING HEIGHT ALLOWED:	30'-0" AGL
ACTUAL HEIGHT:	23'-6" A.F.F.
CONSTRUCTION TYPE:	TYPE VB (TABLE 503)
ALLOWABLE FLOOR AREA:	UNLIMITED
PARKING CALCULATIONS:	GROUP COMMERCIAL DEVELOPMENT = 1SPACE PER 300 SF OF G.F.A. :
BUILDING "A":	PARKING REQUIRED: 16,034 S.F. / 300 = 53 SPACES PARKING PROVIDED: 76 - INCLUDING 20 COVERED & 4 ACCESSIBLE
BUILDING "B":	PARKING REQUIRED. 7,157 S.F. / 300 = 24 SPACES PARKING PROVIDED: 41 - INCLUDING 12 COVERED & 2 ACCESSIBLE

no.	revision	date
A	OWNER REVIEW	...
B	80% REVIEW	...
D	PERMIT SUBMITTAL	...

FM GROUP INC

project

GATEWAY COMMONS OFFICE BUILDING "A" & "B"

5114 E. SOUTHERN AVE.
MESA, ARIZONA

SITE PLAN

CHAMPION

REGISTERED ARCHITECT 22431 MICHAEL T. FRIES ARIZONA, U.S.A.

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