

Desert Ridge Design Inc.

ARCHITECTURAL DESIGN & FORENSIC CONSULTING

November 23, 2016

City of Mesa Planning Division
55 N. Center St.
Mesa, AZ. 85201

Re: Planning Submittal
Kadkhoda LLC Car Lot
249 S. Alma School Rd.
Mesa, Az. 85210

Please find attached revised drawings based on the November 3, 2016 planning review comments. The proposed buildings will be used for the sale of automobiles. The hours of operation will be from 9:00 AM to 10:00 PM. There will be up to 18 cars on the lot at one time. New inventory will be driven in and therefore no need for a loading and unloading area. There will not be a display stand. Cars will be parked on the pavement and displayed as shown on the site plan. The driveway gates are for securing the inventory on the property and will be closed and locked after business hours. The lot will have onsite sales conducted in the office building as well as internet sales.

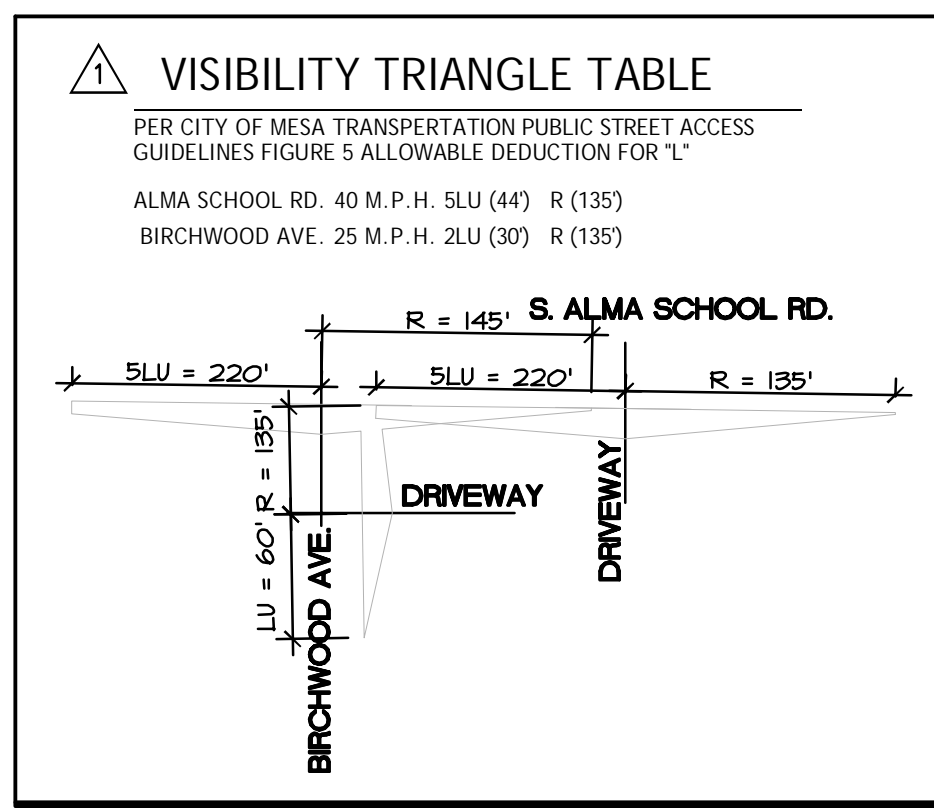
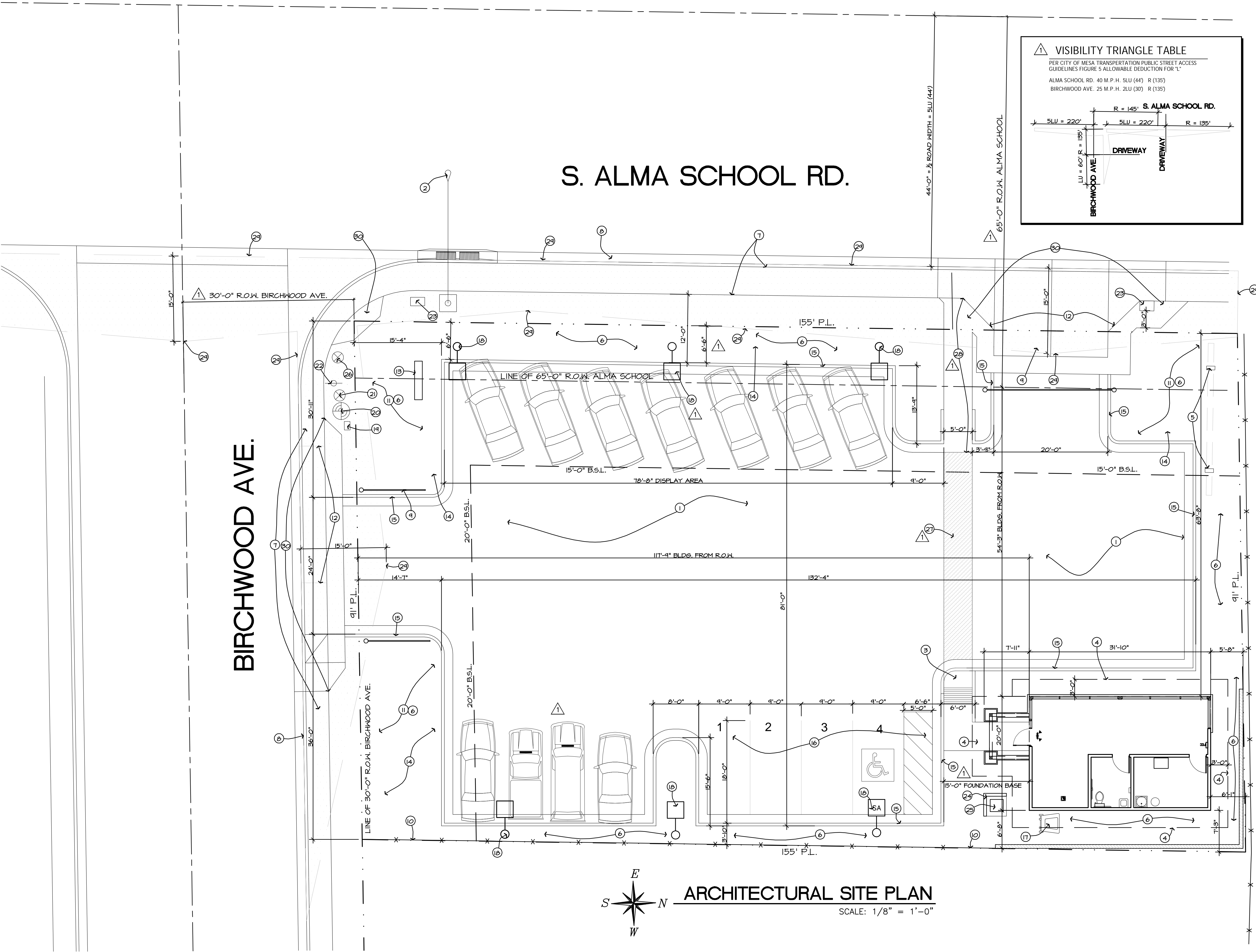
The 636 S.F. office building will consist of stucco (smooth sand finish) with a brick veneer accent on the west side of the building, a storefront window and door system, and a standing seam metal roof and soffit - see color chart and colored elevations. The landscaping will consist of drought hardy desert plants – species, size and location provided on the Landscape plan.

The proposed timeline for construction will be spring 2017. If you have any questions please contact me at (480) 502-6613.

Sincerely yours,



Andrew J. Boubel
Architect
Desert Ridge Design Inc.



SITE DATA

KADKHODA LLC CAR LOT

ADDRESS: 249 S. ALMA SCHOOL RD.
MESA, AZ. 85210

CONTACT / OWNER: PEDRAM KADKHODA (480) 227-6217
EMAIL: -

ASSESSORS PARCEL: 134-05-001C
(TO BE ADJOINED) 134-05-034

EXISTING ZONING: G.I. (GENERAL INDUSTRIAL)
PROPOSED ZONING: G.I. (GENERAL INDUSTRIAL)

PROPERTY AREA: 14,099 S.F. - .32 ACRES
OFFICE BUILDING: 636.6 S.F. S.F. - GROSS

(F.A.R.) - FLOOR AREA RATIO: 636.6 S.F. / 14,099 S.F. = .045

BUILDING DATA

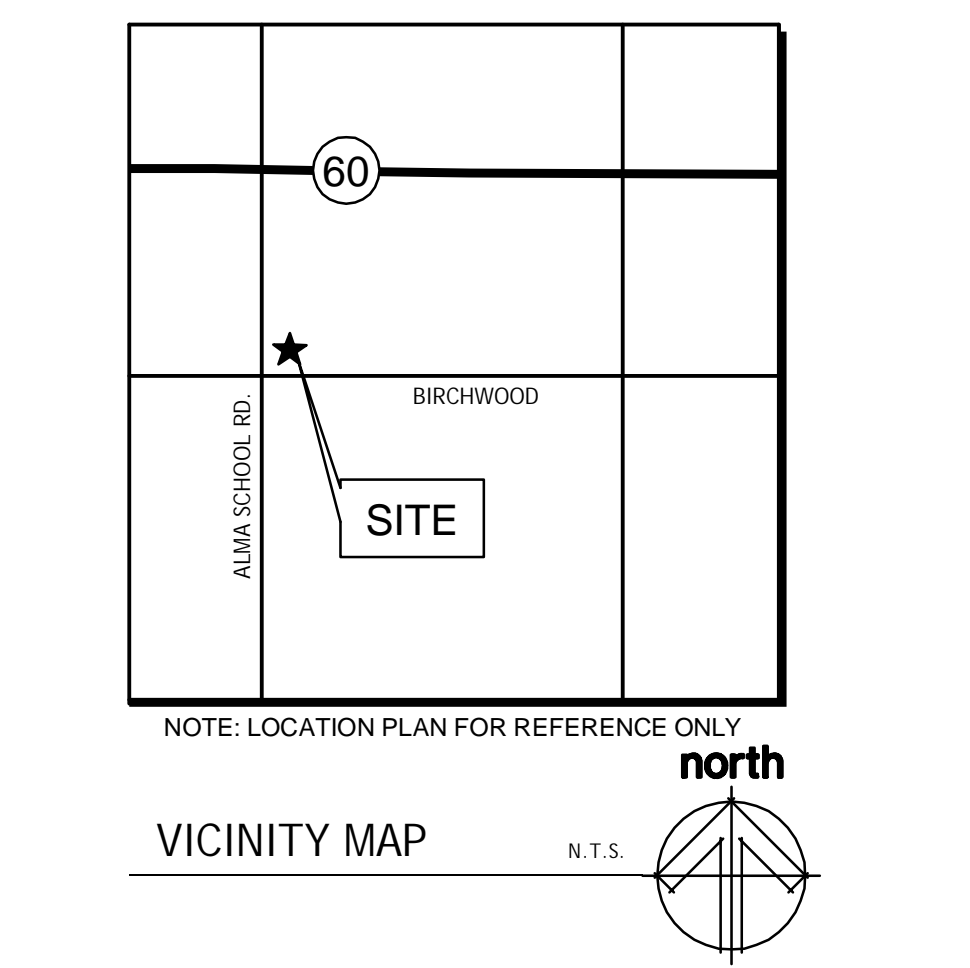
GROSS SQUARE FOOTAGE: 636.6 S.F.

MINIMUM REQUIRED SETBACKS: FRONT (ALMA SCHOOL RD.) 15'
SIDE (BIRCHWOOD) 20'
SIDE (NORTH) 0'
REAR (EAST) 0'

CONSTRUCTION TYPE: V-B
OCCUPANCY: B

- ### PARKING ANALYSIS:
- PER CITY OF MESA ZONING:
OUTDOOR SALES AND SERVICE AREAS (CAR LOT)
(1) SPACE FOR EVERY 375 S.F. OF SALES/SERVICE BLDG.
BUT NOT LESS THAN (4) SPACES
REQUIRED: (4) SPACES
PROVIDED: (4) SPACES
- ### GENERAL NOTES:
- SEE CIVIL PLAN FOR UTILITY LOCATIONS AND SIZES.
 - SEE CIVIL PLAN FOR FINISH ELEVATIONS FOR PAVED AREAS.
 - ALL ITEMS NOT NOTED ON THIS PLAN ARE EXISTING TO REMAIN.
 - SEE PHOTOMETRIC PLAN FOR EXTERIOR LIGHT DISTRIBUTION

- ### KEYNOTES
- NEW ASPHALT PAVEMENT
 - EXISTING STREET LIGHT
 - NEW CONCRETE WALK RAMP 1:12
 - LINE OF ROOF OVERHANG
 - EXISTING BILLBOARD SIGN TO REMAIN
 - DECOMPOSED GRANITE
 - EXISTING PUBLIC SIDEWALK
 - STREET CURB
 - NEW 3' HIGH STEEL GATES
 - NEW 5' HIGH CHAIN LINK FENCE
 - PROPOSED RETENTION AREA
 - EXISTING DRIVEWAY CUT
 - NEW SIGN UNDER SEPARATE PERMIT
 - PLANTING AREA - SEE LANDSCAPE PLAN
 - 6" C.I.P. CONC. CURB W/ GUTTER
 - STRIPING FOR NEW PARKING
 - TRASH CAN STORAGE
 - NEW OVERHEAD LIGHT - SEE ELECTRICAL SITE PLAN
 - WATER METER
 - FIRE HYDRANT
 - WATER SERVICE
 - STREET SIGN
 - CITY UTILITY BOX - STREET LIGHTS
 - 42" HIGH MASONRY SCREEN WALL TO MATCH STUCCO COLOR OF BUILDING.
 - COMPRESSOR UNIT ON CONC. PAD - SEE MECHANICAL
 - GAS STUB
 - DELINEATE WALK WAY AT PAVEMENT
 - NEW CONC. WALK TO PUBLIC SIDEWALK
 - SITE VISIBILITY TRIANGLE - SEE TABLE
 - NEW ADA COMPLIANT BY-PASS SIDEWALK




ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

PLN2016-00626 (557, + 558)

DESERT RIDGE DESIGN ARCHITECTS
RESIDENTIAL & COMMERCIAL ARCHITECTURE
Andrew J. Boubel Architect
4008 E. Crossgate Dr.
Cave Creek, Arizona
Phone: (480) 215-4961
adrd@cox.net

REV.

PRE-APP
REVIEW

REGISTERED ARCHITECT
ANDREW J. BOUBEL
NO. 11728
ARIZONA, U.S.A.
EXPIRES 3-14

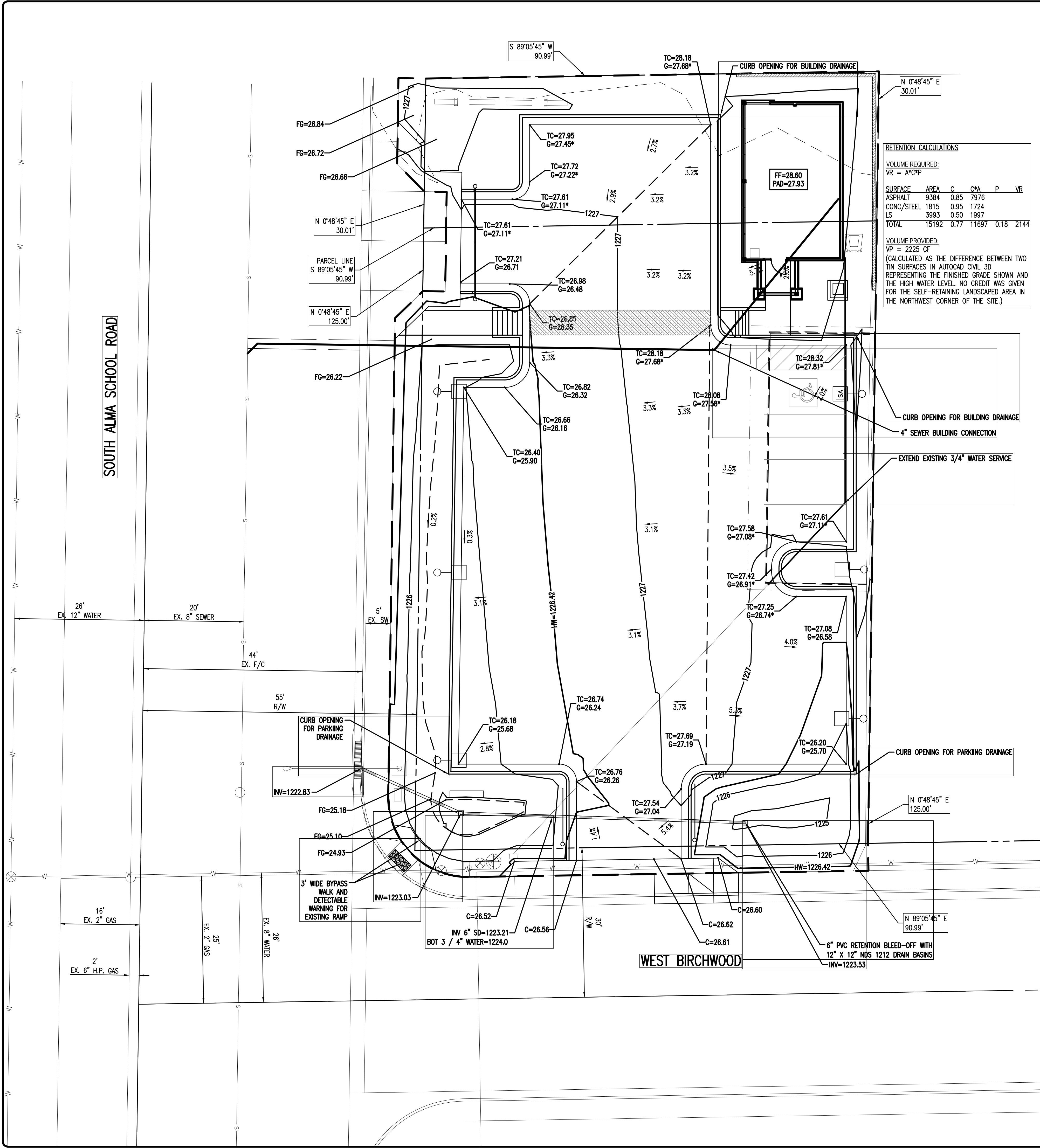
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Kadkhoda LLC
249 S. ALMA SCHOOL RD.
MESA, ARIZONA 85210

ARCHITECTURAL
SITE PLAN

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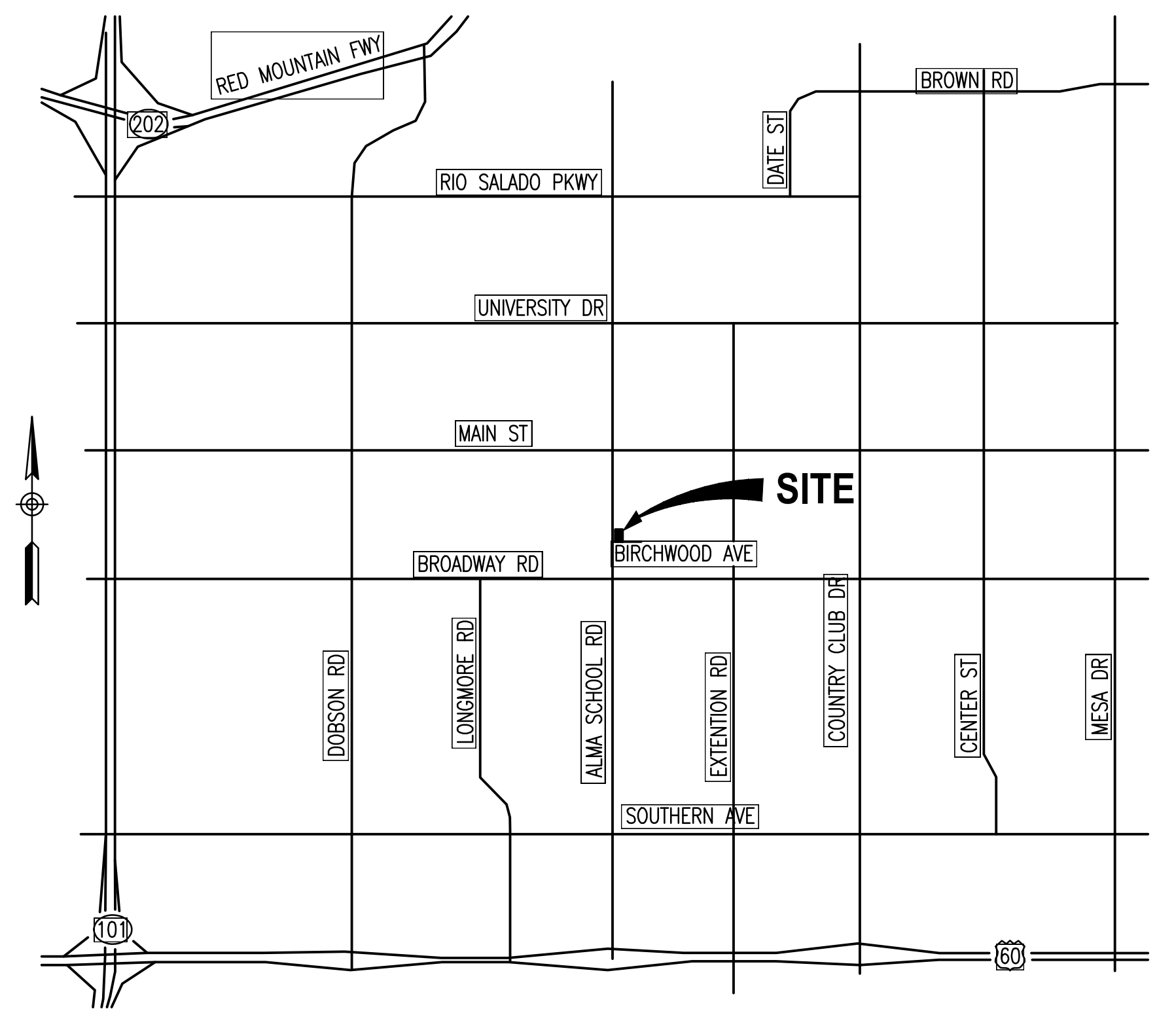


RETENTION CALCULATIONS

VOLUME REQUIRED:
VR = A*C*P

SURFACE	AREA	C	C*A	P	VR
ASPHALT	9384	0.85	7976		
CONC/STEEL	1815	0.95	1724		
LS	3993	0.50	1997		
TOTAL	15192	0.77	11697	0.18	2144

VOLUME PROVIDED:
VP = 2225 CF
(CALCULATED AS THE DIFFERENCE BETWEEN TWO TIN SURFACES IN AUTOCAD CIVIL 3D REPRESENTING THE FINISHED GRADE SHOWN AND THE HIGH WATER LEVEL. NO CREDIT WAS GIVEN FOR THE SELF-RETAINING LANDSCAPED AREA IN THE NORTHWEST CORNER OF THE SITE.)



VICINITY MAP
SCALE: 1"=1/2 MILE

BENCHMARK:

TOP OF CURB AT THE NORTH RETURN AT THE NORTHEAST CORNER OF BIRCHWOOD AND ALMA SCHOOL ROAD ELEVATION=1226.39 PER COM AS-BUILT PLAN A 40688

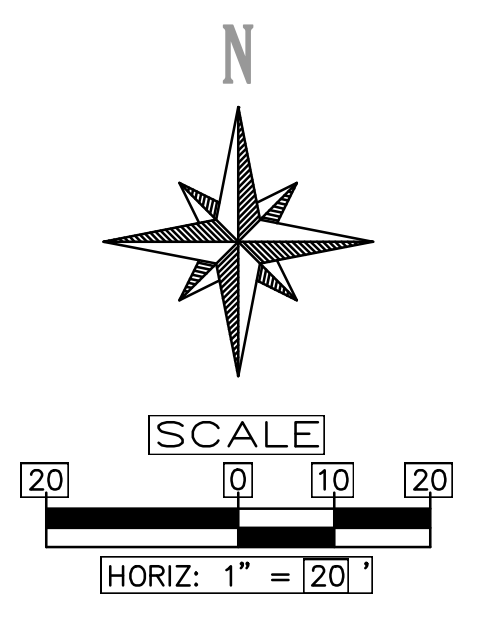
AREA:

14,098 SF = 0.32 ACRES

LEGAL DESCRIPTION:

PARCEL NO. 1:
TRACT B, DAVIS FARMS INDUSTRIAL PARK AMENDED, A SUBDIVISION RECORDED IN BOOK 105 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 15 FEET THEREOF.

PARCEL NO. 2:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 426 FEET;
THENCE NORTH 88 DEGREES 20 MINUTES 30 SECONDS EAST, 33 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 20 MINUTES 30 SECONDS EAST, 113 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 125 FEET;
THENCE SOUTH 88 DEGREES 20 MINUTES 30 SECONDS WEST, 113 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING.
EXCEPT THE WEST 22 FEET THEREOF.



FEMA FLOOD INSURANCE RATE MAP:

ZONE: X (DOT-HATCHED)
MAP PANEL# 04013C2265M
REVISION DATE: NOVEMBER 04, 2015

REVISIONS:

THOMAS GAIL HAWS, P.E.
1094 NORTH WARTINGALE ROAD
GILBERT, ARIZONA 85234
(480) 201-5476
TOM.HAWS@GMAIL.COM

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT: **249 SOUTH ALMA SCHOOL ROAD**
MESA, AZ 85202

811
Know what's below. Call before you dig.

DESIGNED BY: THOMAS GAIL HAWS
CHECKED BY: [Signature]
DATE: 11/23/16

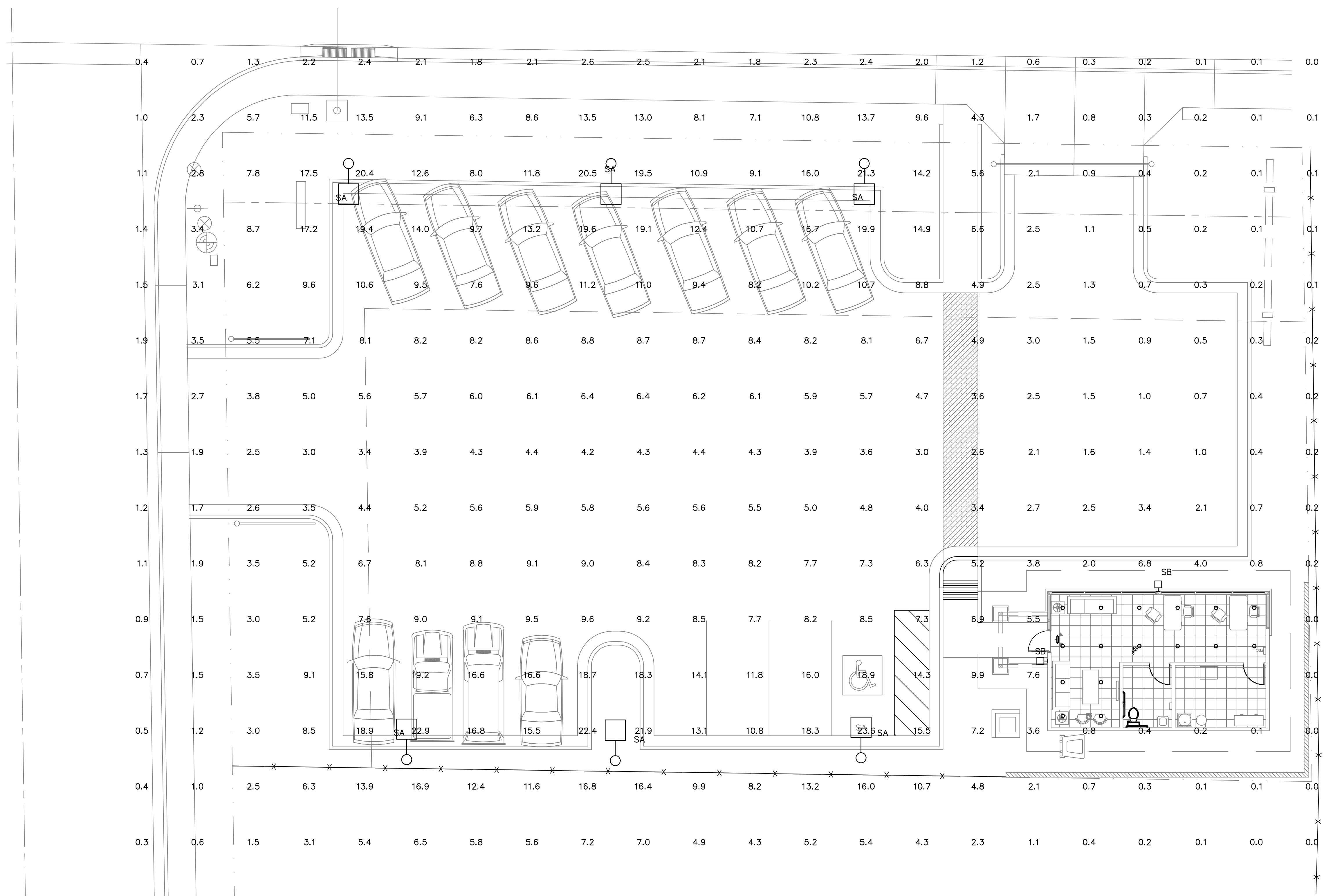
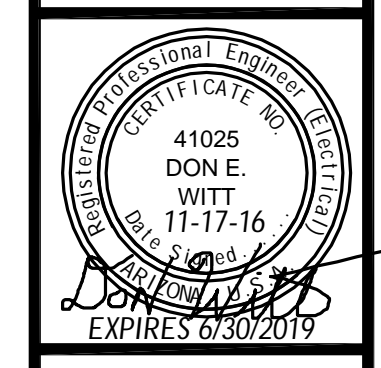
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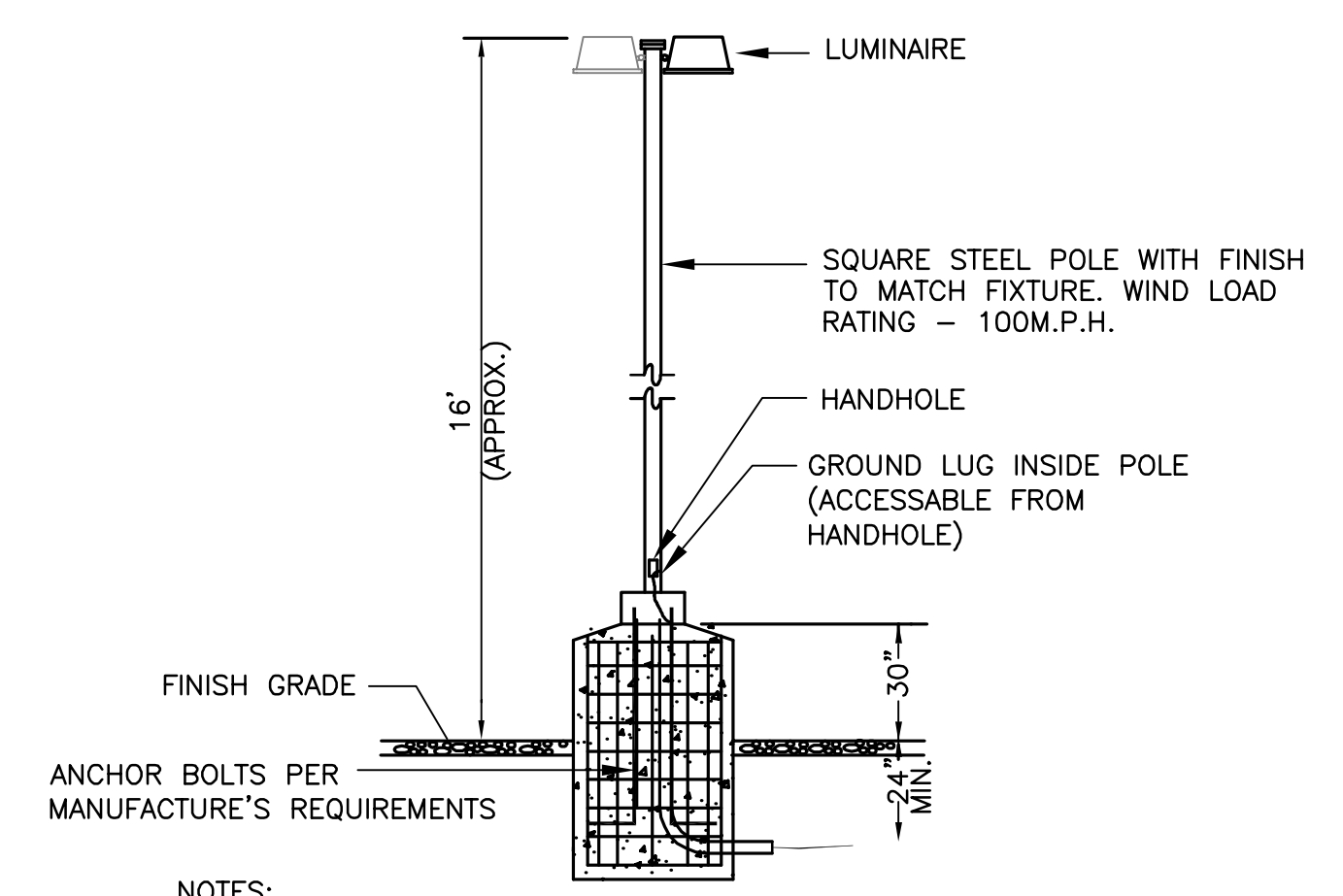
SHEET NO.
GD011

1 OF 1

REV.	BY
1	DEW
2	
3	
4	



SITE PHOTOMETRIC PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



- NOTES:**
1. LIGHT POLE SHALL WITHSTAND 100MPH WIND FORCE WITH A 1.3 GUST FACTOR.
 2. THIS POLE BASE DETAIL IS FOR ELECTRICAL SYSTEMS ONLY. THE STRUCTURAL DESIGN SHALL BE PROVIDED BY A STRUCTURAL ENGINEER.

LIGHT POLE DETAIL

General Photometric Schedule

AVERAGE FOOTCANDLES	6.17
MAXIMUM FOOTCANDLES	23.6
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	23.64 / 0.00
AVERAGE TO MINIMUM FC RATIO	6.17 / 0.00

- GENERAL NOTES**
- (1) THE PHOTOMETRIC SIMULATION IS AT GROUND LEVEL WITH NEW LAMPS (NO DEPRECIATION).

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY	INPUT VA
SA		(1) 400W PULSE START MH	Area Luminaire, 400W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	POLE	Lithonia Lighting, KAD 400M R4 (PULSE START)	240V 2P 2W	BRONZE	6	456
SB		(1) 42W TRT	MINIATURE TRAPEZOID ARCHITECTURAL SCONCE, 42-WATT TRIPLE TUBE, MEDIUM DISTRIBUTION, HYDROFORM REFLECTOR CLEAR, FLAT GLASS LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	WALL	Lithonia Lighting, WSTM 42TRT MD	120V 1P 2W	BRONZE	2	44

BIRCHWOOD AVE.

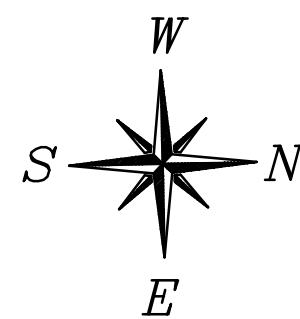
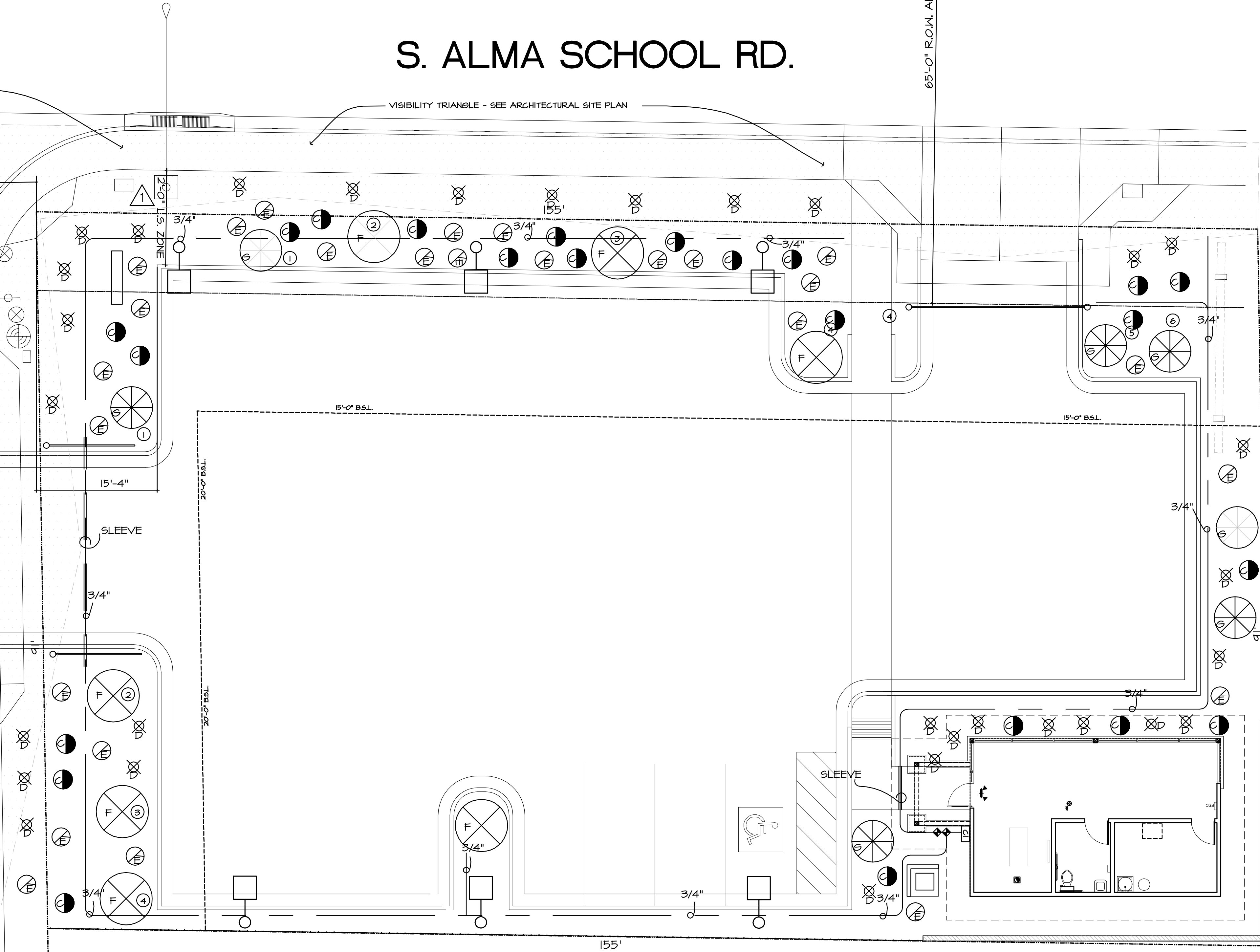
S. ALMA SCHOOL RD.

65'-0" R.O.W. ALMA SCHOOL

30'-0" R.O.W. BIRCHWOOD AVE.

VISIBILITY TRIANGLE - SEE ARCHITECTURAL SITE PLAN

VISIBILITY TRIANGLE - SEE ARCHITECTURAL SITE PLAN



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

IRRIGATION LEGEND

- NEW CONTROLLER
MODEL: RAINBIRD ESP-ET
- VALVE ASSEMBLY
MODEL: RAINBIRD 3/4" PES-B SERIES
- 3/4" EMITTER LINE
MODEL: 3/4" CL 200
- EMITTER LINE SLEEVE
MODEL: CRESLINE SCH 40 PVC
- NO SYMBOL DRIP EMITTER FOR TREES
MODEL: BOWSMITH ML-20 - 2.0 GPH
- NO SYMBOL DRIP EMITTER FOR SHRUBS
MODEL: BOWSMITH ML-10 - 1.0 GPH

PLANT LEGEND

- BOUGAINVILLEA GLABRA - RED BOUGAINVILLEA
QUANTITY: 23
SIZE: (1) GALLON
- LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
QUANTITY: 31
SIZE: (1) GALLON
- LEUCOPHYLLUM FRUTESCENS - TEXAS SAGE
QUANTITY: 24
SIZE: (5) GALLON
- CERGIIDIUM X - DESERT MUSEUM PALO VERDE
QUANTITY: 7
SIZE: 24" BOX
- PROSOPIS CHILENSIS - CHILLEAN MESQUITE
QUANTITY: 7
SIZE: 24" BOX

MZO 11-33-3
(LANDSCAPE FRONTAGES)

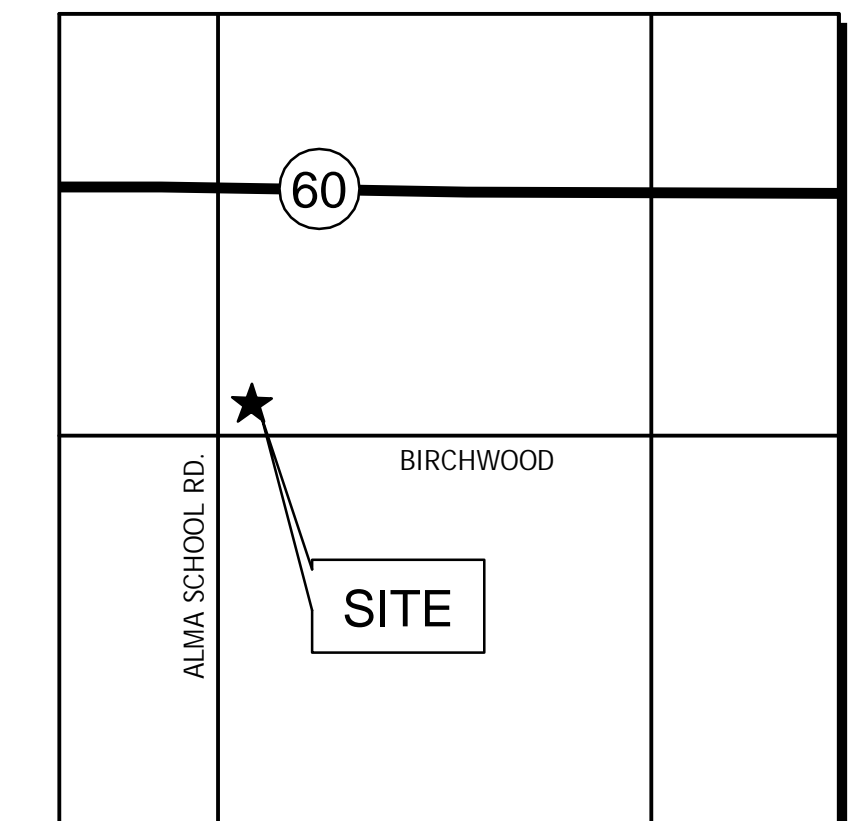
REQUIREMENT: (1) TREE & (6) SHRUBS PER 25 L.F.

PROVIDED - SEE PLAN

ALMA SCHOOL ROAD - (6) TREES IN 155 L.F.
(36) SHRUBS/ BUSHES IN 155 L.F.

BIRCHWOOD STREET - (4) TREES IN 91 L.F.
(24) SHRUBS/ BUSHES IN 91 L.F.

LOT AREA: 14,099 S.F. - 10% = 1,409
LANDSCAPE AREA: 2,987 S.F. > 1,409 S.F.



NOTE: LOCATION PLAN FOR REFERENCE ONLY

VICINITY MAP

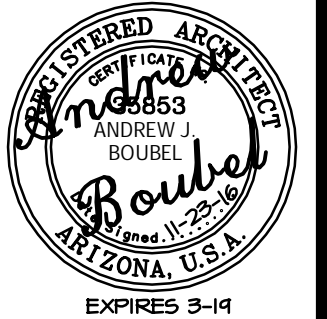
N.T.S.

Kadkhoda LLC
249 S. ALMA SCHOOL RD.
MESA, ARIZONA 85210

LANDSCAPE
PLAN

REV.
PRE-APP REVIEW

DESERT RIDGE DESIGN ARCHITECTS
RESIDENTIAL & COMMERCIAL ARCHITECTURE
Andrew J. Boubel Architect
4008 E. Cressate Dr.
Cave Creek, Arizona
Phone: (480) 215-4961
ajdb1@cox.net



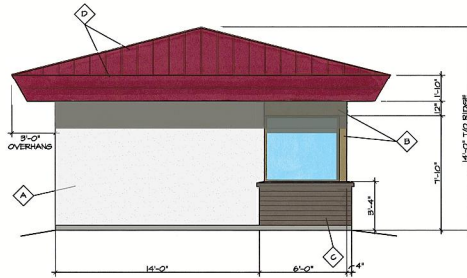
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PLN2016-00626 (557, + 558)

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1 WEST ELEVATION
SCALE: 1/4" = 1'-0" * SIGN UNDER SEPARATE PERMIT



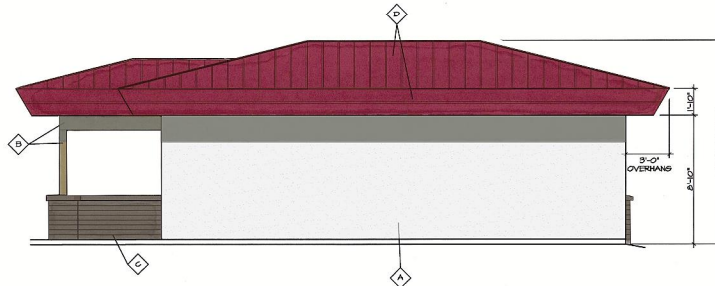
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

COLOR + MATERIAL KEY

- *SEE COLOR & MATERIAL BOARD
- ◊ DANN EDWARDS PAINT "PORPOISE" (ROOF)
 - ◊ DESERT BUILDING BODY - (STUCCO)
 - ◊ TRIBELITE SLATE GRAY STOREFRONT WINDOW AND DOOR FRAMES
 - ◊ PHOENIX BRICK 1/2" VENEER "GRAPHITE"
 - ◊ PETERSON ALUMINUM CORP. (CARDINAL RED) STANDING SEAM METAL ROOF & SOFFIT



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



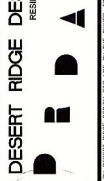
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Kadkhoda LLC
249 S. ALMA SCHOOL RD.
MESA, ARIZONA 85210

**FLOOR PLAN
BLDG. ELEVATIONS**

REV.

DESERT RIDGE DESIGN ARCHITECTS
RESIDENTIAL & COMMERCIAL ARCHITECTURE
Adam E. Dorewicz, Dr.
Andrew J. Boulant, Architect
Phone: (480) 212-4891
dridge@desertridge.com



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PLN2016-00626 (557, + 558)

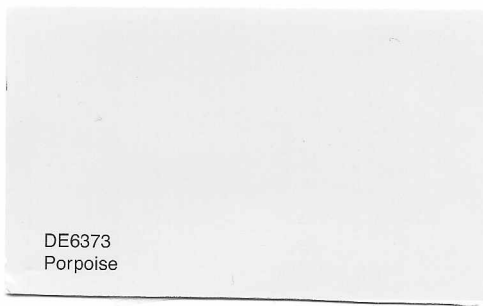
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249 S. Alma School Rd

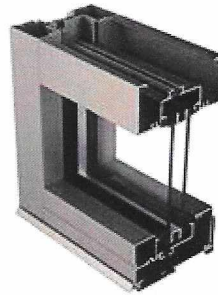
Building Material Color Samples

Building Exterior:

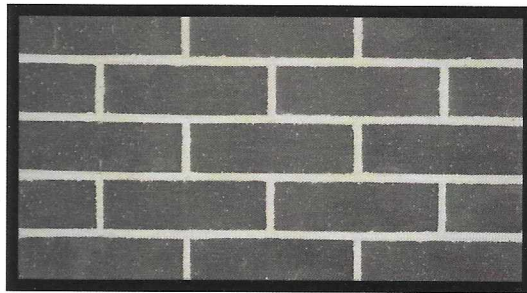
- A: Bldg. body smooth stucco (sand) finish
- B: Aluminum Storefront Frame by Tubelite
- C: Brick Veneer by Phoenix Brick "Graphite"
- D: Standing seam metal Roofing and soffit by Peterson Aluminum Corporation



(A) DE6373 Porpoise



(B) Slate Gray WP LT604-70



(C) Brick Veneer "Graphite"



(D) Metal Roof & Soffit "Cardinal Red"