

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'

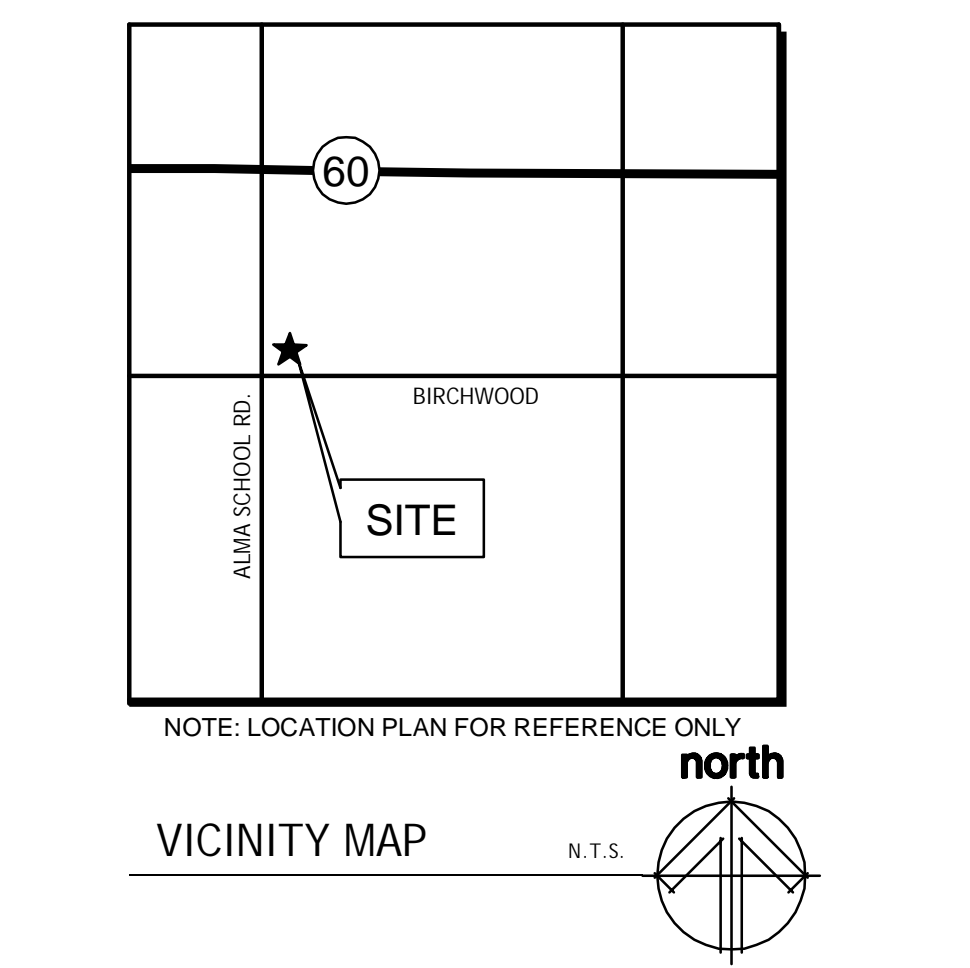
CONSTRUCTION TYPE: V-B
 OCCUPANCY: B

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:

A) SEE CIVIL PLAN FOR UTILITY LOCATIONS AND SIZES.
 B) SEE CIVIL PLAN FOR FINISH ELEVATIONS FOR PAVED AREAS.
 C) ALL ITEMS NOT NOTED ON THIS PLAN ARE EXISTING TO REMAIN.
 D) SEE PHOTOMETRIC PLAN FOR EXTERIOR LIGHT DISTRIBUTION

- KEYNOTES**
1. NEW ASPHALT PAVEMENT
 2. EXISTING STREET LIGHT
 3. NEW CONCRETE WALK RAMP 1:12
 4. LINE OF STEEL CANOPY
 5. EXISTING BILLBOARD SIGN TO REMAIN
 6. DECOMPOSED GRANITE
 7. EXISTING PUBLIC SIDEWALK
 8. STREET CURB
 9. NEW 3' HIGH STEEL GATES
 10. NEW 5' HIGH CHAIN LINK FENCE
 11. PROPOSED RETENTION AREA
 12. EXISTING DRIVEWAY CUT
 13. NEW SIGN UNDER SEPARATE PERMIT
 14. PLANTING AREA - SEE LANDSCAPE PLAN
 15. 6" C.I.P. CONC. CURB W/ GUTTER
 16. STRIPING FOR NEW PARKING
 17. TRASH CAN STORAGE
 18. NEW OVERHEAD LIGHT - SEE ELECTRICAL SITE PLAN
 19. WATER METER
 20. FIRE HYDRANT
 21. WATER SERVICE
 22. STREET SIGN
 23. CITY UTILITY BOX - STREET LIGHTS
 24. MASONRY WALL - SEE EXTERIOR ELEVATIONS
 25. NOT USED
 26. GAS STUB
 27. DELINEATE WALK WAY AT PAVEMENT
 28. NEW CONC. WALK TO PUBLIC SIDEWALK
 29. SITE VISIBILITY TRIANGLE - SEE TABLE
 30. NEW ADA COMPLIANT BY-PASS SIDEWALK



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

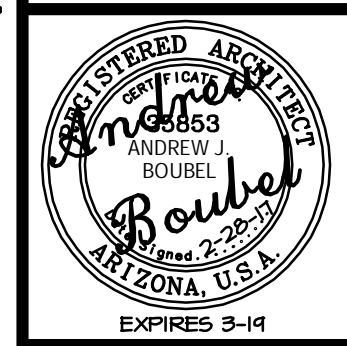
Kadkhoda LLC
 249 S. ALMA SCHOOL RD.
 MESA, ARIZONA 85210

ARCHITECTURAL
SITE PLAN

REV.
PRE-APP REVIEW

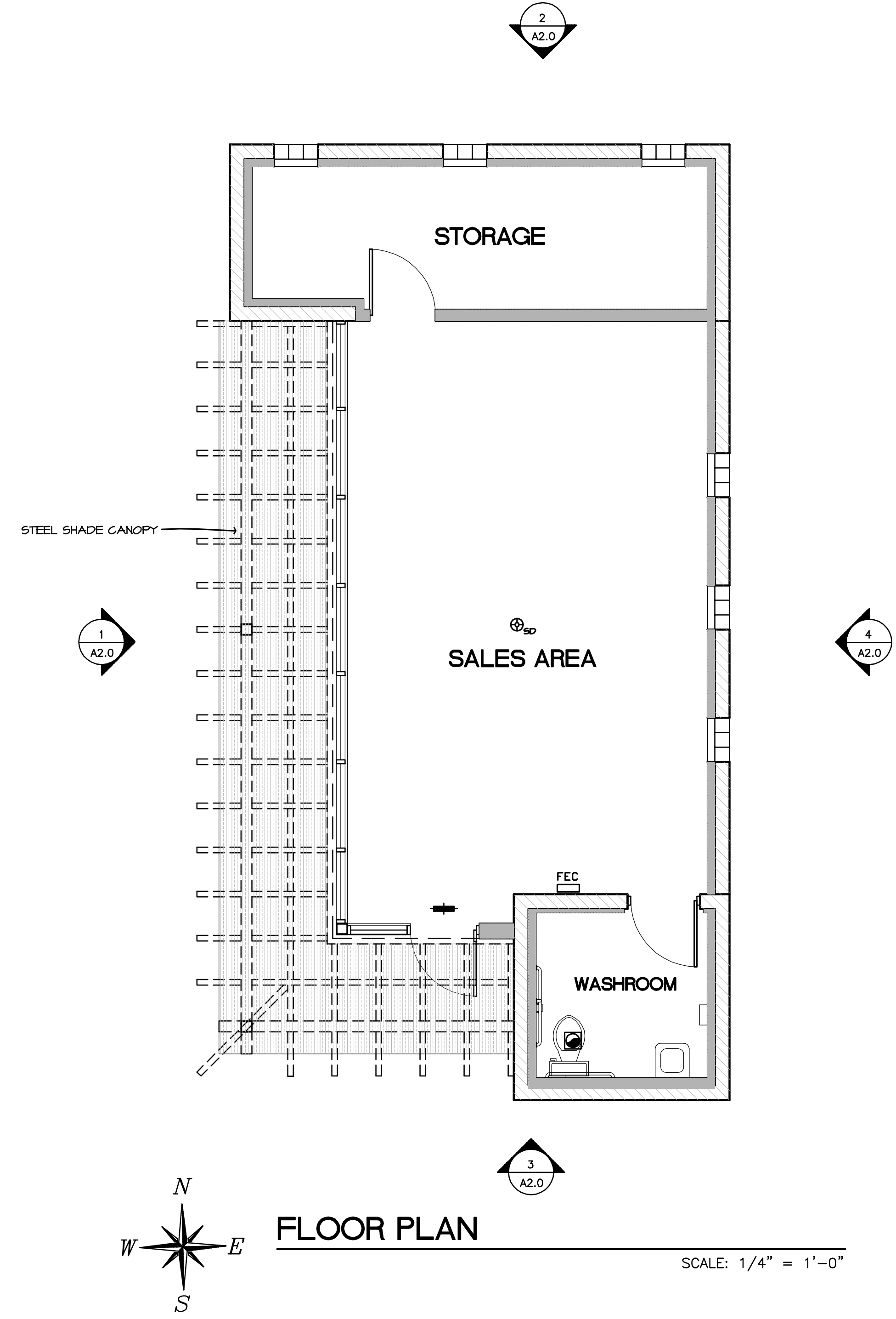
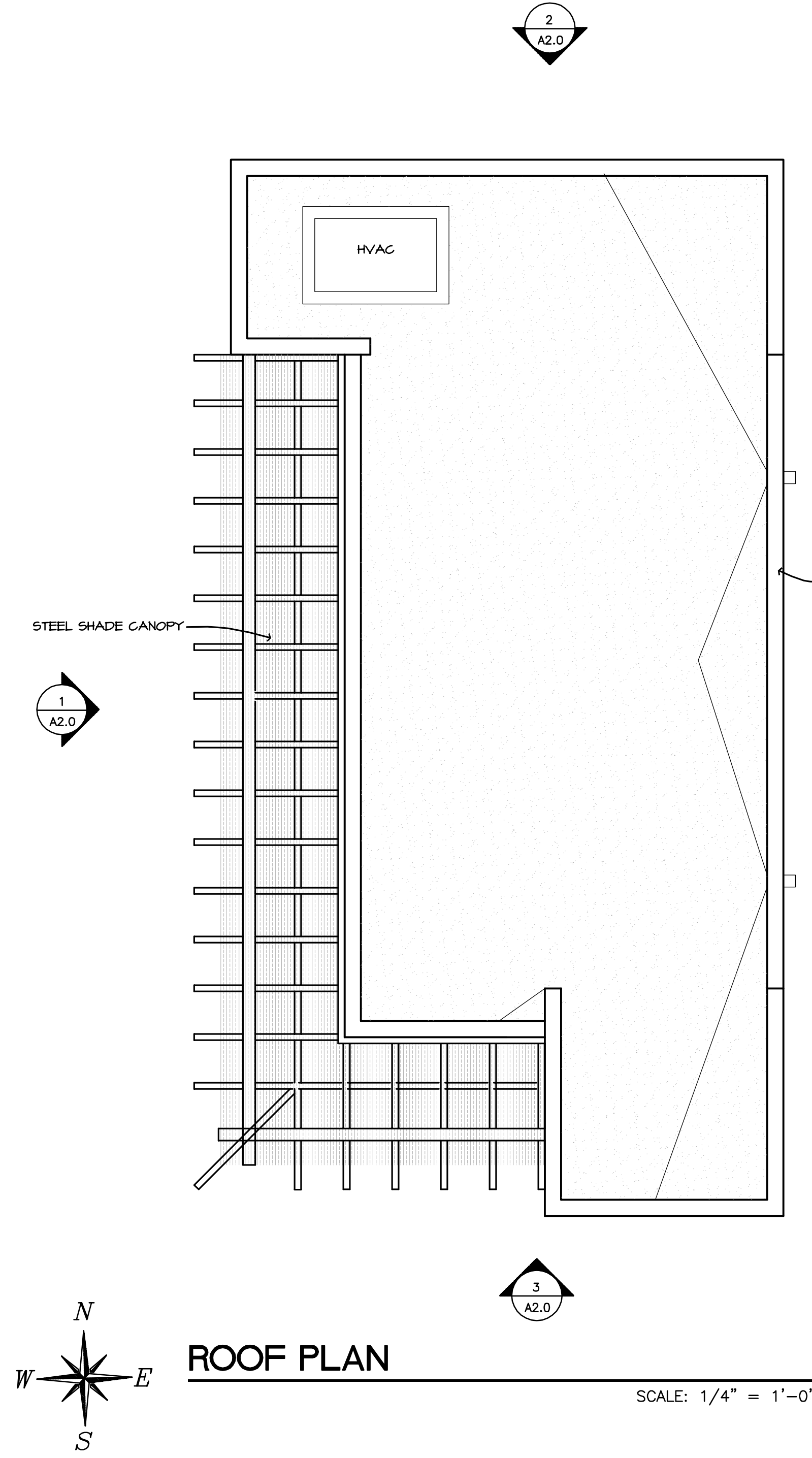
DESERT RIDGE DESIGN ARCHITECTS
 RESIDENTIAL & COMMERCIAL ARCHITECTURE
 Andrew J. Boubel Architect
 4008 E. Crossgate Dr.
 Cave Creek, Arizona
 Phone: (480) 215-4961
 adrd61@cox.net

PLN2016-00626 (557, + 558)

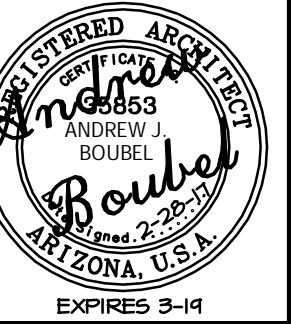


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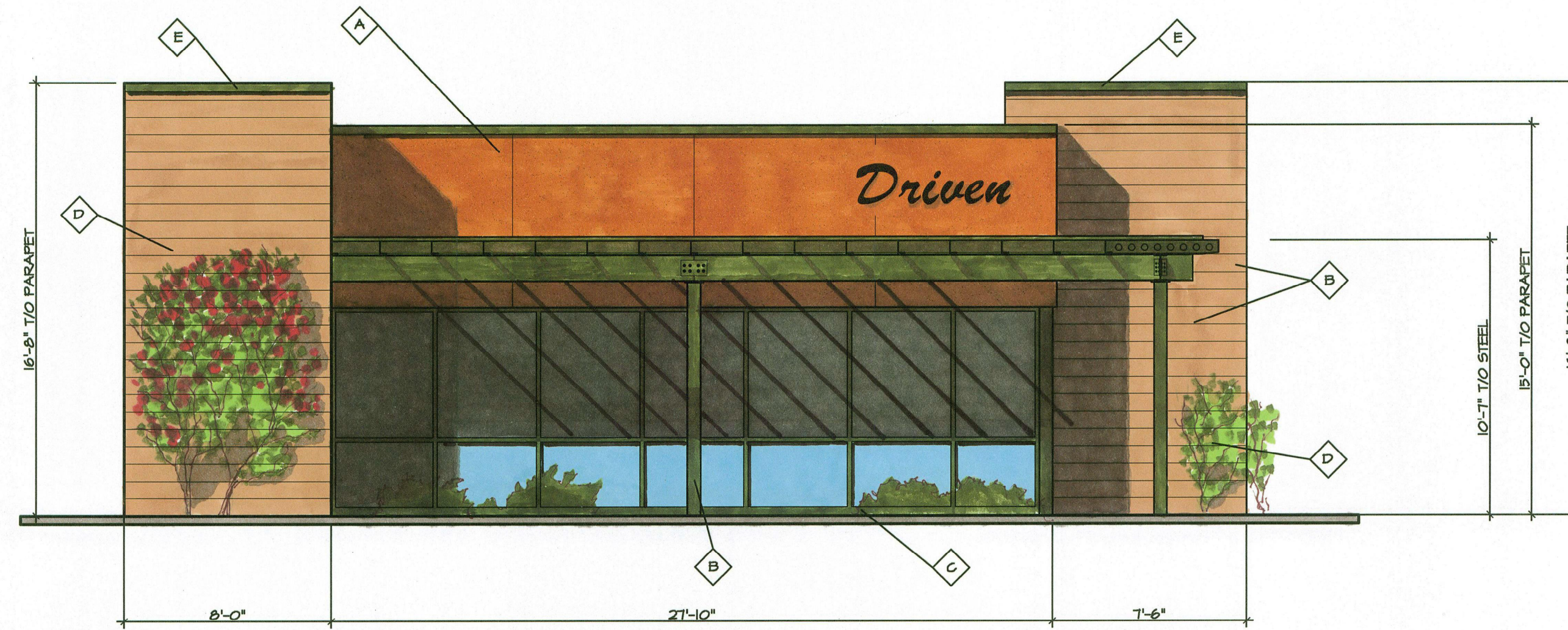
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 andrew@cox.net

REV.
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**FLOOR PLAN +
 ROOF PLAN**

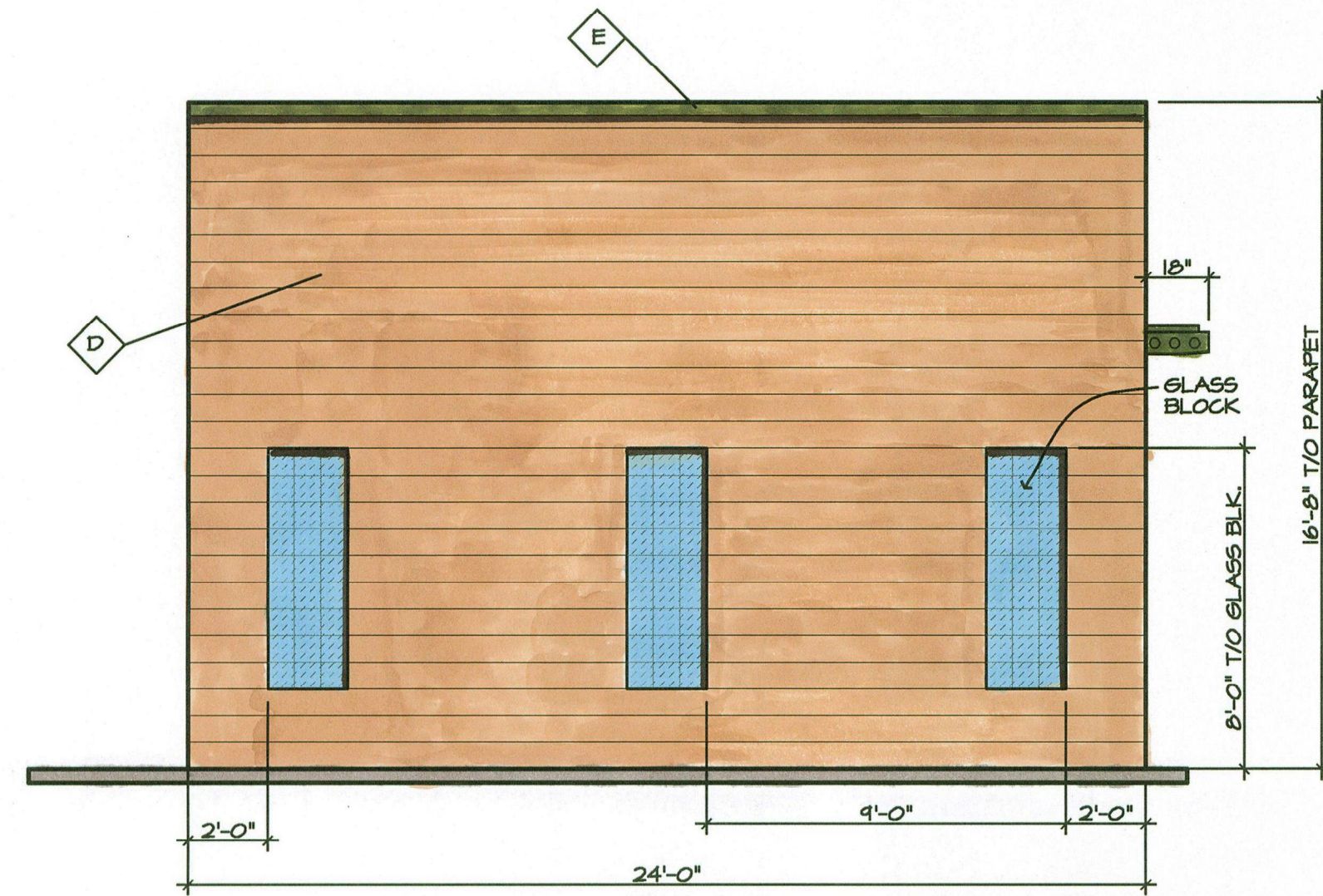
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1 WEST ELEVATION

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

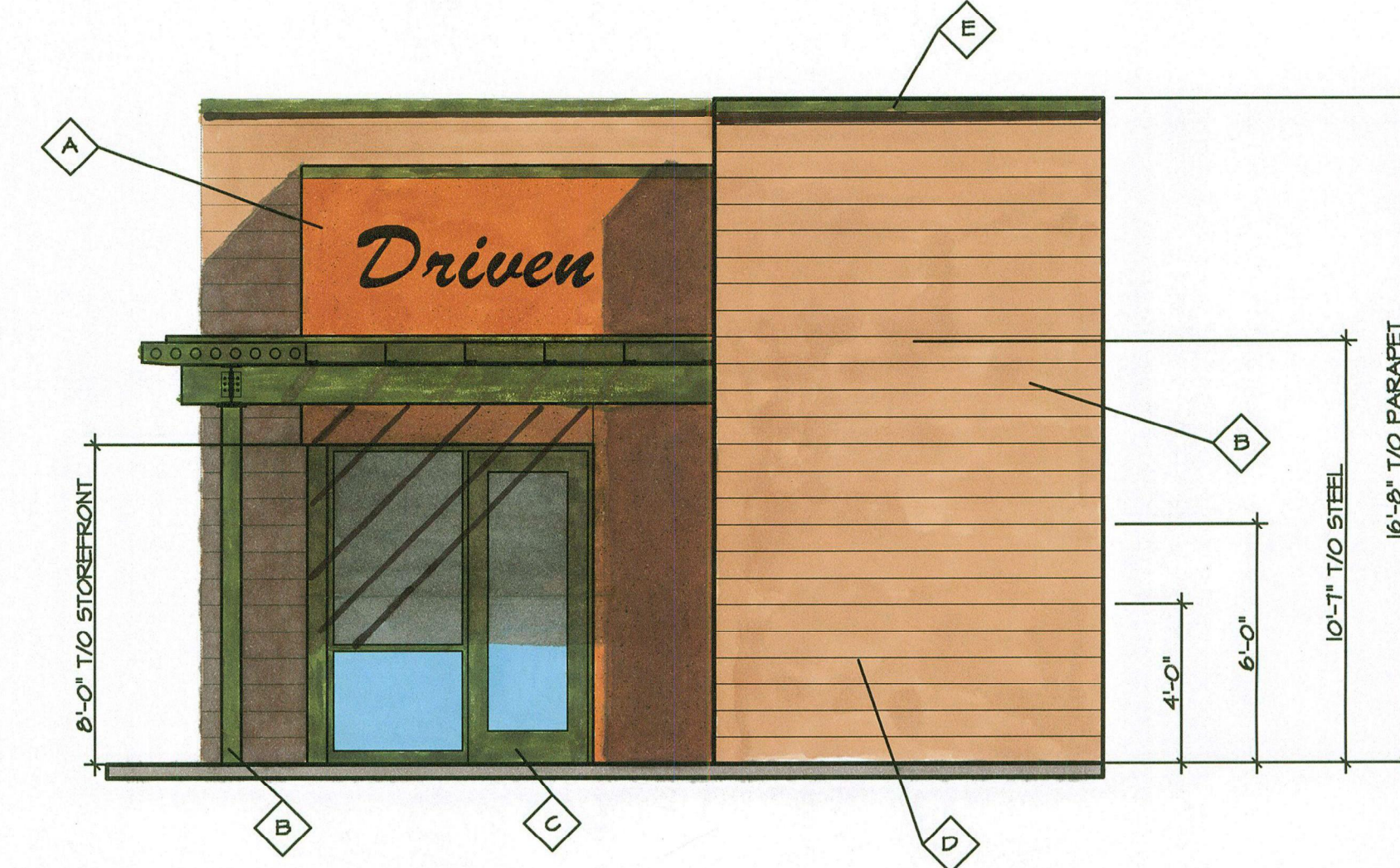


2 NORTH ELEVATION

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

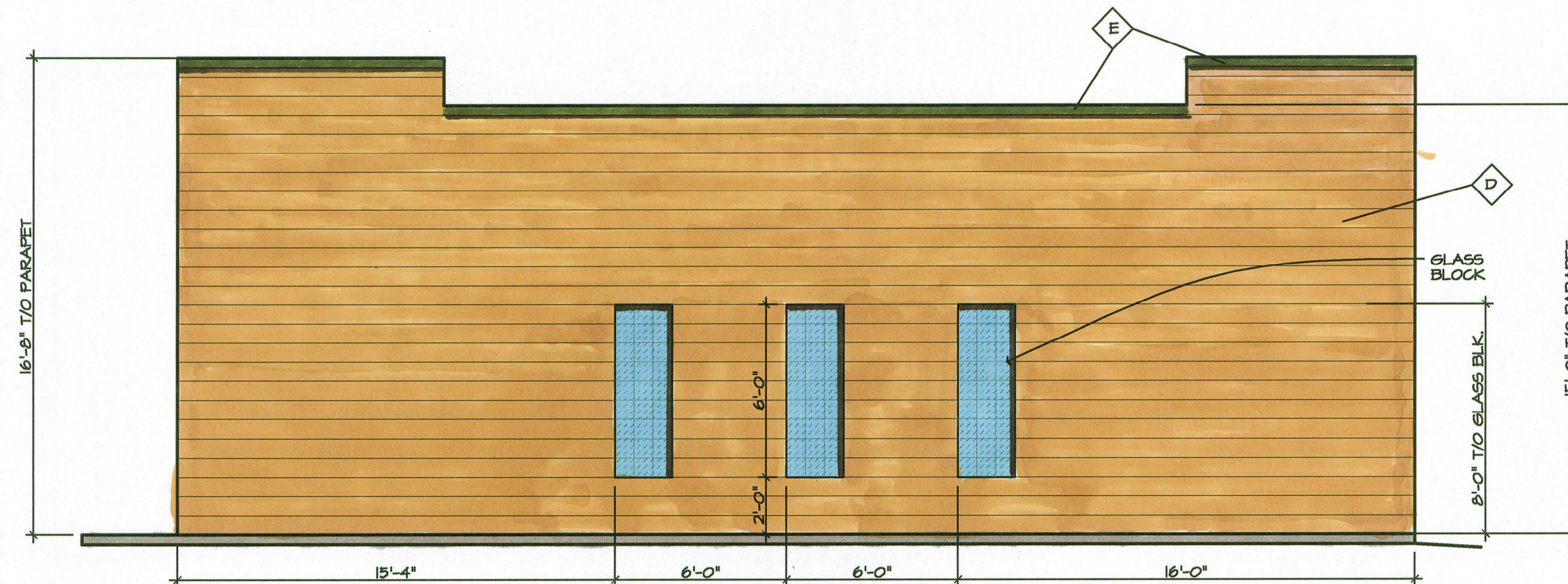
COLOR + MATERIAL KEY

- *SEE COLOR & MATERIAL BOARD
- A CLARK KENNINGTON "VIVID SUNSET" (2A-5 BUILDING BODY - STUCCO)
- B CLARK KENNINGTON "BASIL LEAF" 24B-6 STEEL CANOPY
- C TUBELITE (HARTFORD GREEN) STOREFRONT WINDOW AND DOOR FRAMES
- D SUPERLITE 8X8X16 C.M.U. "HARVEST BROWN"
- E PETERSON ALUMINUM CORP. (AGED COPPER) PARAPET CAPS



3 SOUTH ELEVATION

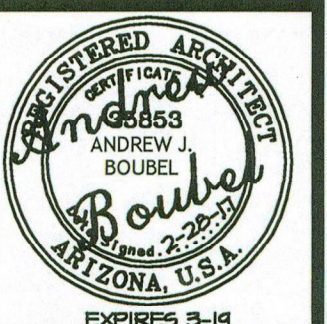
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION

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

REV.



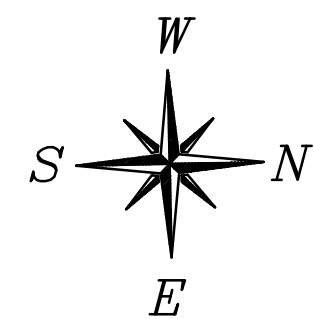
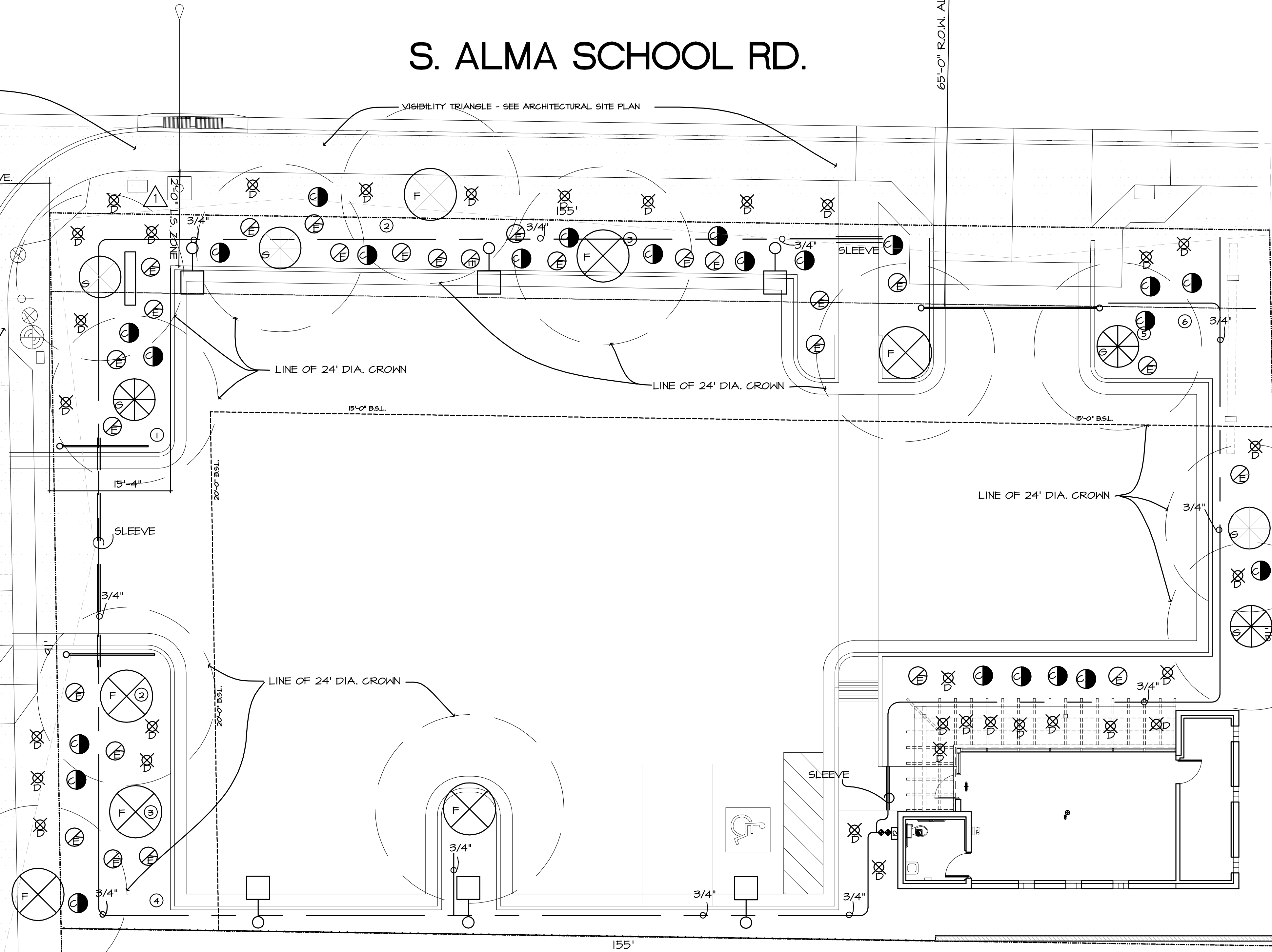
BIRCHWOOD AVE.

S. ALMA SCHOOL RD.

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

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

VISIBILITY TRIANGLE - SEE ARCHITECTURAL SITE PLAN



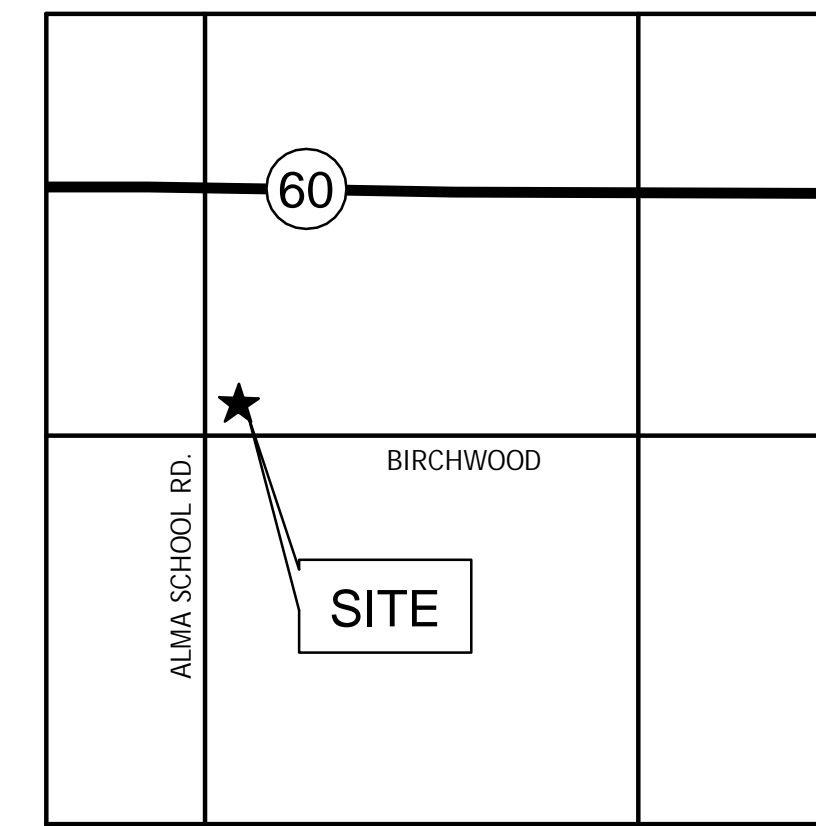
LANDSCAPE PLAN

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

IRRIGATION LEGEND	
	NEW CONTROLLER MODEL: RAINBIRD ESP-ET
	VALVE ASSEMBLY MODEL: RAINBIRD 3/4" PES-B SERIES
	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
	CERCIDIUM X - DESERT MUSEUM PALO VERDE QUANTITY: 7 SIZE: 24" BOX
	PROSOPIS CHILENSIS - CHILLEAN MESQUITE QUANTITY: 6 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.

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LANDSCAPE PLAN

REV.	
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249 S. Alma School Rd

Building Material Color Samples

Building Exterior:

Color A: Bldg. body smooth stucco (sand) finish

Color B: Aluminum Storefront Frame by "Tubelite"

Color C: Metal parapet cap by Peterson Aluminum Corporation

Color D: Painted Steel Canopy

Color E: Concrete Masonry Units by Superlite



(A) Clark Kensington Vivid Sunset
12A-5



(B) Clark Kensington Basil Leaf
29B-6



(C) Tubelite Hartford Green



(D) Superlite Harvest Brown



(E) Metal Parapet Cap Aged Copper